

**Subject:** Fwd: SCG GARDEN GROVE HOTEL CITY MEETING UPDATE

**From:** Maria Parra <mariap@ci.garden-grove.ca.us>

**Date:** Mon, 27 Jun 2016 10:21:24 -0700 (PDT)

**To:** Lisa Kim <lisak@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>, Lee Marino <leem@ci.garden-grove.ca.us>, Greg Blodgett <gregl@ci.garden-grove.ca.us>, Dan Candelaria <danc@ci.garden-grove.ca.us>, Kamyar Dibaj <kdibaj@ci.garden-grove.ca.us>, Bill Tewfik <nabilt@ci.garden-grove.ca.us>, Dai Vu <daiv@ci.garden-grove.ca.us>, Grace Lee <gracel@ci.garden-grove.ca.us>

Hi All:

Lorraine from Gensler wants to confirm with the Garden Grove team if changing the meeting time for the Site "C" meeting to 10:30 a.m. on Thursday, July 14 will work for the group. The proposed meeting location is at the Gensler office in Newport Beach. Karl, Lee, and myself have a Zoning Administrator meeting that morning at 9:00 a.m. that conflicts with the original meeting request sent from Gensler.

Let me know.

Thanks!

Maria

---

**From:** "Lorraine Francis" <Lorraine\_Francis@gensler.com>  
**To:** "Maria Parra" <mariap@ci.garden-grove.ca.us>  
**Sent:** Monday, June 27, 2016 10:01:54 AM  
**Subject:** RE: SCG GARDEN GROVE HOTEL CITY MEETING UPDATE

Maria,

Let me know if that works with the rest of your team and then I will update invitation.

Thanks

**Lorraine Francis AIA, LEED BD+C**  
**Regional Director of Hospitality Interiors**  
Associate  
[+1 949.260.8545](tel:+19492608545) Direct  
[+1 949.863.9434](tel:+19498639434) Main  
[+1 949.922.0591](tel:+19499220591) Cell

**Gensler**

[4675 MacArthur Court](#)  
[Suite 100](#)

Newport Beach, California 92660

USA

**From:** Maria Parra [mailto:mariap@ci.garden-grove.ca.us]

**Sent:** Monday, June 27, 2016 9:58 AM

**To:** Lorraine Francis <Lorraine\_Francis@gensler.com>

**Cc:** Jessica Chien <jessica.chien@scgamerica.com>; Lorraina Peng <lorraina\_usa@yahoo.com>; Winfred Zhang <zwf@scgamerica.com>; SCG <dannywei@scgamerica.com>; Tom Ito <tom\_ito@gensler.com>; Kap Malik <kap\_malik@gensler.com>; Vic Froggia <Vic\_Froggia@gensler.com>; David Loyola <david\_loyola@gensler.com>; Harry Pflueger <harry@maxim-hb.com>; Reid Matthew <matt.reid@landanddesign.com>; Eudeen Chang <changeu@gtlaw.com>; Jim Mace <macej@gtlaw.com>; Danielle Maxwell <Danielle\_Maxwell@gensler.com>; lisak@ci.garden-grove.ca.us; gracel@ci.garden-grove.ca.us; risattic@gtlaw.com; Karl Hill <karlh@ci.garden-grove.ca.us>; greg1@ci.garden-grove.ca.us; danc@ci.garden-grove.ca.us; leem@ci.garden-grove.ca.us; nathanb@ci.garden-grove.ca.us; kdibaj@ci.garden-grove.ca.us; daiv@ci.garden-grove.ca.us

**Subject:** Re: SCG GARDEN GROVE HOTEL CITY MEETING UPDATE

Hi Lorraine,

Karl, Lee, and I would not be able to attend the meeting at 9:00 a.m. since we have a scheduled Zoning Administrator meeting at 9:00 a.m. that same day. We could attend the meeting if the time was changed to 10:30 a.m. instead.

Thank you!

***Maria Parra***

Urban Planner

City of Garden Grove | Planning Services Division

11222 Acacia Parkway, Garden Grove, CA 92840

(714) 741-5312 | (714) 741-5578 fax

[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

Community and Economic Development Department of the City of Garden Grove

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City Hall Hours:

Monday-Thursday: 7:30 a.m. to 5:30 p.m.

Alternating Fridays: 7:30 a.m. to 5:00 p.m.

**Direct Website Links:**

[Planning Division](#)

[Municipal Code, Title 9, Land Use](#)

[Zoning Map](#)

---

**From:** "Lorraine Francis" <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>

**To:** "Jessica Chien" <[jessica.chien@scgamerica.com](mailto:jessica.chien@scgamerica.com)>, "Lorraina Peng" <[lorraina\\_usa@yahoo.com](mailto:lorraina_usa@yahoo.com)>, "Winfred Zhang" <[zwf@scgamerica.com](mailto:zwf@scgamerica.com)>, "SCG" <[dannywei@scgamerica.com](mailto:dannywei@scgamerica.com)>, "Tom Ito" <[tom\\_ito@gensler.com](mailto:tom_ito@gensler.com)>, "Kap Malik" <[kap\\_malik@gensler.com](mailto:kap_malik@gensler.com)>, "Vic Frogli" <[Vic\\_Frogli@gensler.com](mailto:Vic_Frogli@gensler.com)>, "David Loyola" <[david\\_loyola@gensler.com](mailto:david_loyola@gensler.com)>, "Harry Pflueger" <[harry@maxim-hb.com](mailto:harry@maxim-hb.com)>, "Reid Matthew" <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>, "Eudeen Chang" <[changeu@gtlaw.com](mailto:changeu@gtlaw.com)>, "Jim Mace" <[macej@gtlaw.com](mailto:macej@gtlaw.com)>, "Danielle Maxwell" <[Danielle\\_Maxwell@gensler.com](mailto:Danielle_Maxwell@gensler.com)>, [lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us), [gracel@ci.garden-grove.ca.us](mailto:gracel@ci.garden-grove.ca.us), [mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us), [risattic@gtlaw.com](mailto:risattic@gtlaw.com), "Karl Hill" <[karlh@ci.garden-grove.ca.us](mailto:karlh@ci.garden-grove.ca.us)>, [greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us), [danc@ci.garden-grove.ca.us](mailto:danc@ci.garden-grove.ca.us), [leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us), [nathanb@ci.garden-grove.ca.us](mailto:nathanb@ci.garden-grove.ca.us), [kdibaj@ci.garden-grove.ca.us](mailto:kdibaj@ci.garden-grove.ca.us), [daiv@ci.garden-grove.ca.us](mailto:daiv@ci.garden-grove.ca.us)

**Sent:** Monday, June 27, 2016 9:33:21 AM

**Subject:** SCG GARDEN GROVE HOTEL CITY MEETING UPDATE

RE: Call today at 4.45pm?

**Subject:** RE: Call today at 4.45pm?

**From:** Katelyn McGettigan <kmcgettigan@cgs3.com>

**Date:** Mon, 27 Jun 2016 23:31:18 +0000

**To:** David Swartz <dswartz@cgs3.com>, Matt Reid <matt.reid@landanddesign.com>, James Eggart <JEggart@wss-law.com>

**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, "Carrie M. Risatti" <risattic@gtlaw.com>, Jim Mace <macej@gtlaw.com>, Tom Crosbie <tcrosbie@cgs3.com>

I am available as well.

Katelyn McGettigan

**Crosbie Gliner Schiffman Southard & Swanson LLP**

12750 High Bluff Drive, Suite 250

San Diego, California 92130

858.367.7639

[kmcgettigan@cgs3.com](mailto:kmcgettigan@cgs3.com)



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**From:** David Swartz

**Sent:** Monday, June 27, 2016 4:31 PM

**To:** Matt Reid <matt.reid@landanddesign.com>; James Eggart <JEggart@wss-law.com>

**Cc:** Greg Blodgett <greg1@ci.garden-grove.ca.us>; Katelyn McGettigan <kmcgettigan@cgs3.com>; Carrie M. Risatti <risattic@gtlaw.com>; Jim Mace <macej@gtlaw.com>; Tom Crosbie <tcrosbie@cgs3.com>

**Subject:** RE: Call today at 4.45pm?

I am available.

David Swartz

**Crosbie Gliner Schiffman Southard & Swanson LLP**

2425 Olympic Boulevard, Suite 4000W

Santa Monica, California 90404

Office: 424.320.9254

Cell: 310.968.1600

[dswartz@cgs3.com](mailto:dswartz@cgs3.com)



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---

**From:** Matt Reid [<mailto:matt.reid@landanddesign.com>]  
**Sent:** Monday, June 27, 2016 4:30 PM  
**To:** James Eggart <[JEggart@wss-law.com](mailto:JEggart@wss-law.com)>  
**Cc:** Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; David Swartz <[dswartz@cgs3.com](mailto:dswartz@cgs3.com)>; Katelyn McGettigan <[kmcgettigan@cgs3.com](mailto:kmcgettigan@cgs3.com)>; Carrie M. Risatti <[risattic@gtlaw.com](mailto:risattic@gtlaw.com)>; Jim Mace <[macej@gtlaw.com](mailto:macej@gtlaw.com)>; Tom Crosbie <[tcrosbie@cgs3.com](mailto:tcrosbie@cgs3.com)>  
**Subject:** Call today at 4.45pm?

Please confirm availability for a conference call today at 4.45pm.

Call in: 712.775.7300  
Code: 764078#

Sent from my iPhone  
**Matthew Reid**  
**Land & Design, Inc.**  
[3755 Avocado Blvd | #516 | LaMesa, CA 91942](#)  
[858.735.1858](tel:858.735.1858) cell  
Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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RE: Call today at 4.45pm?

**Subject:** RE: Call today at 4.45pm?  
**From:** <risattic@gtlaw.com>  
**Date:** Mon, 27 Jun 2016 23:40:08 +0000  
**To:** <dswartz@cgs3.com>, <matt.reid@landanddesign.com>, <JEggart@wss-law.com>  
**CC:** <greg1@ci.garden-grove.ca.us>, <kmcgettigan@cgs3.com>, <macej@gtlaw.com>, <tcrosbie@cgs3.com>

Yes, we are available.

Carrie M. Risatti  
Shareholder  
Greenberg Traurig, LLP | 3161 Michelson Drive | Suite 1000 | Irvine, CA 92612  
Tel 949-732-6617  
[risattic@gtlaw.com](mailto:risattic@gtlaw.com) | [www.gtlaw.com](http://www.gtlaw.com)



---

**From:** David Swartz [<mailto:dswartz@cgs3.com>]  
**Sent:** Monday, June 27, 2016 4:31 PM  
**To:** Matt Reid; James Eggart  
**Cc:** Greg Blodgett; Katelyn McGettigan; Risatti, Carrie M. (Shld-OC-RE); Mace, Jim (Shld-LV-RE); Tom Crosbie  
**Subject:** RE: Call today at 4.45pm?

I am available.

David Swartz

**Crosbie Gliner Schiffman Southard & Swanson LLP**  
2425 Olympic Boulevard, Suite 4000W  
Santa Monica, California 90404  
Office: 424.320.9254  
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---

**From:** Matt Reid [<mailto:matt.reid@landanddesign.com>]  
**Sent:** Monday, June 27, 2016 4:30 PM  
**To:** James Eggart <[JEggart@wss-law.com](mailto:JEggart@wss-law.com)>  
**Cc:** Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; David Swartz <[dswartz@cgs3.com](mailto:dswartz@cgs3.com)>; Katelyn McGettigan <[kmcgettigan@cgs3.com](mailto:kmcgettigan@cgs3.com)>; Carrie M. Risatti <[risattic@gtlaw.com](mailto:risattic@gtlaw.com)>; Jim Mace <[macej@gtlaw.com](mailto:macej@gtlaw.com)>; Tom Crosbie <[tcrosbie@cgs3.com](mailto:tcrosbie@cgs3.com)>  
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858.735.1858 cell

Skype - matthew.reid.ca

matt.reid@landanddesign.com

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Re: Call today at 4.45pm?

**Subject:** Re: Call today at 4.45pm?

**From:** Matt Reid <matt.reid@landanddesign.com>

**Date:** Mon, 27 Jun 2016 16:43:51 -0700

**To:** James Eggart <JEggart@wss-law.com>

**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, "dswartz@cgs3.com" <dswartz@cgs3.com>, Katelyn McGettigan <kmcgettigan@cgs3.com>, "Carrie M. Risatti" <risattic@gtlaw.com>, Jim Mace <macej@gtlaw.com>, Tom Crosbie <tcrosbie@cgs3.com>, Eudeen Chang <changeu@gtlaw.com>

Great, Here is the info again:

Call In: 712.775.7300

Code: 764078#

**Matthew Reid**

Land & Design, Inc.

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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On Jun 27, 2016, at 4:41 PM, James H. Eggart <[JEggart@wss-law.com](mailto:JEggart@wss-law.com)> wrote:

Yes, I'm available.

<image001.jpg>

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---

**From:** Matt Reid [<mailto:matt.reid@landanddesign.com>]

**Sent:** Monday, June 27, 2016 4:30 PM

**To:** James H. Eggart <[JEggart@wss-law.com](mailto:JEggart@wss-law.com)>



Re: Call today at 4.45pm?

**Cc:** Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>; [dswartz@cgs3.com](mailto:dswartz@cgs3.com); Katelyn McGettigan <[kmcgettigan@cgs3.com](mailto:kmcgettigan@cgs3.com)>; Carrie M. Risatti <[risattic@gtlaw.com](mailto:risattic@gtlaw.com)>; Jim Mace <[macej@gtlaw.com](mailto:macej@gtlaw.com)>; Tom Crosbie <[tcrosbie@cgs3.com](mailto:tcrosbie@cgs3.com)>  
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[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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Re: Call today at 4.45pm?

**Subject:** Re: Call today at 4.45pm?

**From:** Matt Reid <matt.reid@landanddesign.com>

**Date:** Mon, 27 Jun 2016 17:29:03 -0700

**To:** "James H. Eggart" <JEggart@wss-law.com>

**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, "dswartz@cgs3.com" <dswartz@cgs3.com>, Katelyn McGettigan <kmcgettigan@cgs3.com>, "Carrie M. Risatti" <risattic@gtlaw.com>, Jim Mace <macej@gtlaw.com>, Tom Crosbie <tcrosbie@cgs3.com>

Thanks for your time today James!

Sent from my iPhone

**Matthew Reid**

**Land & Design, Inc.**

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](mailto:matthew.reid.ca)

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Yes, I'm available.

<image001.jpg>

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**From:** Matt Reid [<mailto:matt.reid@landanddesign.com>]

**Sent:** Monday, June 27, 2016 4:30 PM

**To:** James H. Eggart <JEggart@wss-law.com>

**Cc:** Greg Blodgett <greg1@ci.garden-grove.ca.us>; dswartz@cgs3.com; Katelyn McGettigan <kmcgettigan@cgs3.com>; Carrie M. Risatti <risattic@gtlaw.com>; Jim Mace <macej@gtlaw.com>; Tom Crosbie <tcrosbie@cgs3.com>

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**Subject:** RE: City of Garden Grove - EaglePro2: Vacant Land Garden Grove, CA Ref#:604754  
**From:** "Sardo, Jim" <jsardo@firstam.com>  
**Date:** Wed, 29 Jun 2016 01:21:34 +0000  
**To:** Carlos Marquez <carlosma@ci.garden-grove.ca.us>, "Smith, Lieng" <liesmith@firstam.com>  
**CC:** "Tocco, Vincent" <vtocco@firstam.com>, J Braley <jbraley@pencoeng.com>, "Slavik, Linda" <lslavik@firstam.com>, "Greg Blodgett (greg1@ci.garden-grove.ca.us)" <greg1@ci.garden-grove.ca.us>, Matt Reid <matt.reid@landanddesign.com>, "Rivera, Audra N." <AuRivera@firstam.com>

Hi Carlos and Team.

I will take care of your request and try to have it for you in the next 24 hours.

*Ø Please note that Janine Hudson has retired, now sipping corona's in Belize. Continue to include Lieng Smith and add Audra Rivera to all correspondence. Attached above is their contact information.*

Thank you

**Jim Sardo**

VP, National Account Manager  
Office: 858-410-2157  
Cell: 858-245-7221  
Fax: 800-606-3609  
jsardo@firstam.com

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**"Few things are impossible to diligence and skill. Great works are performed not by strength, but perseverance."**

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---

**From:** Carlos Marquez [mailto:carlosma@ci.garden-grove.ca.us]  
**Sent:** Tuesday, June 28, 2016 6:11 PM  
**To:** Hudson, Janine  
**Cc:** Sardo, Jim; Tocco, Vincent; J Braley; Slavik, Linda; Smith, Lieng; Greg Blodgett (greg1@ci.garden-grove.ca.us)  
**Subject:** RE: City of Garden Grove - EaglePro2: Vacant Land Garden Grove, CA Ref#:604754

Hi Janine,

I would like to know if you could run a grant deed search in which Lampson Homes Inc., took title to the portion of the subject property. Lampson Homes in referenced in the CCR's recorded in Bk 2667 Pg 486 of Official Records. They filed the relevant map tied to these CCR's. Please let me knwo if this can be done. Thanks.

-Carlos

----- Original Message -----

From: Hudson, Janine <JaHudson@firstam.com>

To: Carlos Marquez <carlosma@ci.garden-grove.ca.us>

Cc: Sardo, Jim <jsardo@firstam.com>, Tocco, Vincent <vtocco@firstam.com>, J Braley <jbraley@pencoeng.com>, Slavik, Linda <lslavik@firstam.com>, Smith, Lieng <liesmith@firstam.com>

Sent: Thu, 10 Sep 2015 12:00:06 -0700 (PDT)

Subject: RE: City of Garden Grove - EaglePro2: Vacant Land Garden Grove, CA Ref#:604754

@font-face  
 { font-family:Helvetica;  
 panose-1:2 11 6 4 2 2 2 2 4;}

@font-face  
 { font-family:Wingdings;  
 panose-1:5 0 0 0 0 0 0 0 0;}

@font-face  
 { font-family:Wingdings;  
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@font-face  
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@font-face  
 { font-family:Verdana;  
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@font-face  
 { font-family:Georgia;  
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p.MsoNormal, li.MsoNormal, div.MsoNormal  
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 margin-bottom:.0001pt;  
 font-size:11.0pt;  
 font-family:"Calibri", "sans-serif";}

a:link, span.MsoHyperlink  
 {mso-style-priority:99;  
 color:blue;  
 text-decoration:underline;}

a:visited, span.MsoHyperlinkFollowed

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color:purple;  
text-decoration:underline;}  
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margin-bottom:.0001pt;  
font-size:12.0pt;  
font-family:"Times New Roman","serif";}  
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margin-bottom:.0001pt;  
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font-family:"Tahoma","sans-serif";}  
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{mso-style-name:"Balloon Text Char";  
mso-style-priority:99;  
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font-family:"Tahoma","sans-serif";}  
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font-family:"Calibri","sans-serif";  
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letter-spacing:0pt;  
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font-style:normal;  
vertical-align:baseline;}  
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font-family:"Calibri","sans-serif";  
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{mso-style-type:personal-reply;  
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color:#1F497D;}  
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margin:1.0in 1.0in 1.0in 1.0in;}  
div.WordSection1

{page:WordSection1;}

-->

Carlos:

Here is the updated report. Should I send this to the buyer now?

**Janine Hudson**  
Senior Commercial Escrow Officer  
First American Title Company



4380 La Jolla Village Dr., Ste. 110, San Diego, CA 92122

Direct: 858.410.5767 | Mobile: 858.414.8518 | Fax: 877.478.3006

Email: [jahudson@firstam.com](mailto:jahudson@firstam.com)

A member of the  
[First American Financial Corporation](#)

family of companies | NYSE: [FAF](#)

---

**From:** Carlos Marquez [<mailto:carlosma@ci.garden-grove.ca.us>]

**Sent:** Friday, September 04, 2015 10:37 AM

**To:** Slavik, Linda

**Cc:** Sardo, Jim; Hudson, Janine; Tocco, Vincent; J Braley

**Subject:** Re: City of Garden Grove - EaglePro2: Vacant Land Garden Grove, CA Ref#:604754

Hi Linda,

We recently transferred the properties from the Garden Grove Agency for Community Development to the City of Garden Grove. Attached are the vesting deeds. Can you add J Braley, from Penco Engineering to the Eagle Pro list, since he will be preparing a Record of Survey for the project. Thank you.

-Carlos

P.S. How long will it take to update the title report?

---

**From:**

"Linda Slavik" <[lslavik@firstam.com](mailto:lslavik@firstam.com)>

**To:** [carlosma@ci.garden-grove.ca.us](mailto:carlosma@ci.garden-grove.ca.us)

**Cc:** "Jim Sardo" <[jsardo@firstam.com](mailto:jsardo@firstam.com)>, "Janine Hudson" <[JaHudson@firstam.com](mailto:JaHudson@firstam.com)>, "Vincent Tocco" <[vtocco@firstam.com](mailto:vtocco@firstam.com)>

**Sent:** Friday, July 17, 2015 1:13:10 PM

**Subject:** RE: City of Garden Grove - EaglePro2: Vacant Land Garden Grove, CA Ref#:604754

Carlos, the eagle pro link is below with the report, exceptions maps etc...just click on it and go  
J

<http://ep.firstam.com/ViewOrderDetail/index?id=0541bbba-be0b-429f-8aaf-0bc2ccd73345>

**Linda Slavik**

Commercial Title Officer

First American Title Insurance Company

**National Commercial Services**

4380 La Jolla Village Drive, Suite 110

San Diego, CA 92122

Direct: (858) 410-3873

Email: [lslavik@firstam.com](mailto:lslavik@firstam.com)

---

**From:** Sardo, Jim

**Sent:** Friday, July 17, 2015 1:05 PM

**To:** Hudson, Janine; Tocco, Vincent; Slavik, Linda

**Subject:** City of Garden Grove - EaglePro2: Vacant Land Garden Grove, CA Ref#:604754

Could I please ask one of you to add Carlos Marquez to the EaglePro distribution list and forward the PTR to him.

Thank you

Carlos Marquez

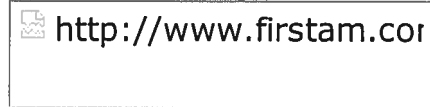
City of Garden Grove

[carlosma@ci.garden-grove.ca.us](mailto:carlosma@ci.garden-grove.ca.us)



**Jim Sardo**

National Account Manager - VP



First American Title Insurance Company

National Commercial Services

4380 La Jolla Village Dr., #110, San Diego, CA 92122

Direct: 858-410-2157

Mobile: 858-245-7221

Email:

[jsardo@firstam.com](mailto:jsardo@firstam.com)

*“You can get everything in life you want, if you help enough people get what they want”*

\*\*\*\*\*

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Thank you.~

\*\*\*\*\*

FAFLD

--

**Carlos Marquez**

Sr. Real Property Agent  
City of Garden Grove

Economic Development Division/Finance Department  
11222 Acacia Parkway

Garden Grove, CA 92840  
**(714) 741-5181**

--

**Carlos Marquez**

Sr. Real Property Agent  
City of Garden Grove

Real Property Division/Finance Department  
11222 Acacia Parkway  
Garden Grove, CA 92840  
**(714) 741-5181**

- Lieng Smith.vcf

BEGIN:VCARD  
PROFILE:VCARD  
VERSION:3.0  
MAILER:Microsoft Exchange  
PROPID:Microsoft Exchange  
FN:Lieng Smith  
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EMAIL;TYPE=INTERNET:liesmith@firstam.com  
ORG:First American Title\, NCS;  
CLASS:PUBLIC  
ADR;TYPE=WORK,PREF:;;4380 La Jolla Village Dr. #110;San Diego;CA;92122;Unit

ed States of America  
 LABEL;TYPE=WORK,PREF:4380 La Jolla Village Dr. #110\nSan Diego\, CA 92122  
 ADR;TYPE=HOME:;;;;;  
 ADR;TYPE=POSTAL:;;;;;  
 TEL;TYPE=WORK:(858) 410-3894  
 TEL;TYPE=WORK:(858) 410-3900  
 TEL;TYPE=CELL:(858) 253-2434  
 TEL;TYPE=WORK,FAX:(877) 478-3006  
 TITLE:Sr. Commercial Escrow Officer  
 REV;VALUE=DATE-TIME:2016-05-06T20:28:35,423Z  
 END:VCARD

—Audra Rivera.vcf

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 VERSION:3.0  
 MAILER:Microsoft Exchange  
 PRODID:Microsoft Exchange  
 FN:Audra Rivera  
 N:Rivera;Audra;;  
 EMAIL;TYPE=INTERNET:AuRivera@firstam.com  
 NOTE:\n\n  
 ORG:First American Title Insurance Company;  
 CLASS:PUBLIC  
 ADR;TYPE=WORK,PREF:;;4380 La Jolla Village Drive\, Suite 110;San Diego;CA;9  
 2121;United States of America  
 LABEL;TYPE=WORK,PREF:4380 La Jolla Village Drive\, Suite 110 \nSan Diego\  
 CA 92121  
 ADR;TYPE=HOME:;;;;;  
 ADR;TYPE=POSTAL:;;;;;  
 TEL;TYPE=WORK:(858) 410-5763  
 TEL;TYPE=WORK:  
 TEL;TYPE=WORK,FAX:  
 X-MS-TEL;TYPE=TTYTDD:  
 X-MS-TEL;TYPE=COMPANY:  
 EMAIL;TYPE=TLX:  
 TITLE:Commercial Escrow Officer  
 X-MS-IMADDRESS:  
 URL;TYPE=WORK:  
 REV;VALUE=DATE-TIME:2015-11-16T16:40:07,898Z  
 END:VCARD

<b>Lieng Smith.vcf</b>	<b>Content-Description:</b> Lieng Smith
	<b>Content-Type:</b> text/directory
	<b>Content-Encoding:</b> quoted-printable

—Audra Rivera.vcf

<b>Audra Rivera.vcf</b>	<b>Content-Description:</b> Audra Rivera
	<b>Content-Type:</b> text/directory
	<b>Content-Encoding:</b> quoted-printable

**Subject:** Re: Last Night  
**From:** Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>  
**Date:** Wed, 29 Jun 2016 13:16:23 -0700 (PDT)  
**To:** Matthew Reid <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>

We are

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Original Message -----

From: "Matthew Reid" <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>  
To: "Scott Stiles" <[ssstiles@ci.garden-grove.ca.us](mailto:ssstiles@ci.garden-grove.ca.us)>  
Cc: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, "Lisa Kim" <[lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)>, "Greg Blodgett" <[greg1@ch.ci.garden-grove.ca.us](mailto:greg1@ch.ci.garden-grove.ca.us)>, "Grace Lee" <[gracel@ci.garden-grove.ca.us](mailto:gracel@ci.garden-grove.ca.us)>, "Jessica Chien" <[jessica.chien@scgamerica.com](mailto:jessica.chien@scgamerica.com)>, "lorraina usa" <[lorraina\\_usa@yahoo.com](mailto:lorraina_usa@yahoo.com)>, "Danny Wei" <[dannywei@scgamerica.com](mailto:dannywei@scgamerica.com)>  
Sent: Wednesday, June 29, 2016 12:03:41 PM  
Subject: Re: Last Night

Thank you!!

Sent from my iPhone  
Matthew Reid  
Land & Design, Inc.  
3755 Avocado Blvd | #516 | LaMesa, CA 91942  
858.735.1858 cell  
Skype - [matthew.reid.ca](mailto:matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

Check out our new website [www.landanddesign.com](http://www.landanddesign.com)

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On Jun 29, 2016, at 11:50 AM, Scott Stiles <[ssstiles@ci.garden-grove.ca.us](mailto:ssstiles@ci.garden-grove.ca.us)> wrote:

Yes...great news for Land & Design, SCG, and the community. We'll get something back to you today.

Scott C. Stiles, ICMA-CM  
City Manager / City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840  
714-741-5100 (o) / 714-719-1810 (c)  
[www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

From: "Matthew Reid" <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>  
To: "Scott C. Stiles" <[ssstiles@ci.garden-grove.ca.us](mailto:ssstiles@ci.garden-grove.ca.us)>  
Cc: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, "Lisa Kim" <[lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)>, "Greg Blodgett" <[greg1@ch.ci.garden-grove.ca.us](mailto:greg1@ch.ci.garden-grove.ca.us)>, "Grace Lee"

<gracel@ci.garden-grove.ca.us>, "Jessica Chien" <jessica.chien@scgamerica.com>, "Lorraina Pang" <lorraina\_usa@yahoo.com>, "Danny Wei" <dannywei@scgamerica.com>  
Sent: Wednesday, June 29, 2016 7:40:21 AM  
Subject: Last Night

Scott,

Thanks again for you and your staffs support last night and a terrific victory for Garden Grove and Site C.

If you would today, please forward a letter to me on behalf of the City providing its approval of the assignment and amendment approved by Council as well as copies of the executed resolutions for item 7a from the meeting (if there were any).

We are off and running hard to get this project into the ground!

Thanks again!

Sent from my iPad Pro

Matthew Reid  
Land & Design, Inc.  
3755 Avocado Blvd | #516 | LaMesa, CA 91942  
858.735.1858 cell  
Skype - matthew.reid.ca  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

Check out our new website [www.landanddesign.com](http://www.landanddesign.com)

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**Subject:** Re: Resolution

**From:** <risattic@gtlaw.com>

**Date:** Thu, 30 Jun 2016 18:17:06 +0000

**To:** <JEggart@wss-law.com>

**CC:** <matt.reid@landanddesign.com>, <macej@gtlaw.com>, <tcrosbie@cgs3.com>, <dswartz@cgs3.com>, <kmcgettigan@cgs3.com>, <changeu@gtlaw.com>, <huangst@gtlaw.com>, <greg1@ci.garden-grove.ca.us>, <lisak@ci.garden-grove.ca.us>, <sstiles@ci.garden-grove.ca.us>, <OSandoval@wss-law.com>

James,

The signed resolution follows in my next email and the accompanying operating agreement of the manager of the JV follows this afternoon. You will have everything very shortly today.

Sincerely,  
Carrie

Sent from my iPhone

On Jun 30, 2016, at 11:12 AM, James H. Eggart <[JEggart@wss-law.com](mailto:JEggart@wss-law.com)<<mailto:JEggart@wss-law.com>>> wrote:

All,

The City will need signed documents establishing signature authority for the Joint Venture before the city manager can execute the consent on the assignment agreement document or the Amendment letter. It is my understanding that those will be provided within the next couple of days. Did you need a signed document from the City before your transaction closes? If so, let me know and I will facilitate getting the documents signed on the City end as soon as I get the executed documents from your end.

James

James H. Eggart  
Woodruff, Spradlin & Smart  
(714) 415-1062 (office)  
(714) 865-4853 (mobile)  
[jeggart@wss-law.com](mailto:jeggart@wss-law.com)<<mailto:jeggart@wss-law.com>>

On Jun 30, 2016, at 10:21 AM, Matt Reid <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>> wrote:

Thanks for the update...please note just spoke to David. CGS3 email is down apparently..please give him a call.

I would like to be cc'd on all communication with my attorney and/or the City.

Thank you

Matthew Reid  
Land & Design, Inc.  
3755 Avocado Blvd | #516 | LaMesa, CA 91942  
858.735.1858 cell  
Skype - [https://urldefense.proofpoint.com/v2/url?u=http-3A\\_mattthew.reid.ca&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr7lD83Tu4gkjRZGrA8BJyT43lFJVC&m=Leu3FmCfgmExsNApcmeSI-MrPkdrv\\_D2hbF1KZhU8gs&s=c78gx-Ff3lEHTMbswtL9O43Lk\\_4M60iAzgVWNZ0SQZo&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A_mattthew.reid.ca&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr7lD83Tu4gkjRZGrA8BJyT43lFJVC&m=Leu3FmCfgmExsNApcmeSI-MrPkdrv_D2hbF1KZhU8gs&s=c78gx-Ff3lEHTMbswtL9O43Lk_4M60iAzgVWNZ0SQZo&e=>)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>

Check out our new website [www.landanddesign.com](https://urldefense.proofpoint.com/v2/url?u=http-3A_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv_D2hbF1KZhU8gs&s=VVggy4XFZ2w6W48ybdyT7wG5tgh78kjCr5EwZPUDjms&e=>)<[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv\\_D2hbF1KZhU8gs&s=VVggy4XFZ2w6W48ybdyT7wG5tgh78kjCr5EwZPUDjms&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv_D2hbF1KZhU8gs&s=VVggy4XFZ2w6W48ybdyT7wG5tgh78kjCr5EwZPUDjms&e=>)>

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On Jun 30, 2016, at 10:05 AM, [risattic@qtlaw.com](mailto:risattic@qtlaw.com)<<mailto:risattic@qtlaw.com>> wrote:

Matt,

There seems to be some confusion at the City. I spoke with James Eggart about this yesterday and provided the draft to him several days ago. Regardless, buyer's closing package will be delivered later today after we receive and finalize the remaining outstanding closing documents that we are working on with your team. David Swartz and I are I top of this and will get this closed. Please note, in order to avoid wasting a lot of time chasing deliveries that have already been made etc., we will be limiting our communication with the City to its counsel, James Eggart, and ask that City communicate through Dave and me. Thank you!

Sincerely,  
Carrie

Sent from my iPhone

On Jun 30, 2016, at 8:10 AM, Matt Reid  
<[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>  
<<mailto:matt.reid@landanddesign.com>>> wrote:

Carrie,

Just got a call from the City. They are still missing the Resolution from Investel Garden Resorts providing Winfred authorization to sign on behalf of the LLC. The City cannot issue their respective approval documents until they receive this. Please advise when this will be sent over.

Matthew Reid

Land & Design, Inc.

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](https://urldefense.proofpoint.com/v2/url?u=http-3A_matthew.reid.ca&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv_D2hbF1KZhU8gs&s=c78gx-Ff31EHTMbswtL9O43Lk_4M60iAzgVWNZ0SQZo&e=>)<[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_matthew.reid.ca&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv\\_D2hbF1KZhU8gs&s=c78gx-Ff31EHTMbswtL9O43Lk\\_4M60iAzgVWNZ0SQZo&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A_matthew.reid.ca&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv_D2hbF1KZhU8gs&s=c78gx-Ff31EHTMbswtL9O43Lk_4M60iAzgVWNZ0SQZo&e=>)><[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_matthew.reid.ca&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=A8KVaQe2MWIU2fLEyu2Ywkh7\\_Z2uDOcanZlqIQ0fqDQ&s=ix9A9SpeGX5SEStsneID9hqvZfz-ROu\\_m59Ighx99DY&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A_matthew.reid.ca&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=A8KVaQe2MWIU2fLEyu2Ywkh7_Z2uDOcanZlqIQ0fqDQ&s=ix9A9SpeGX5SEStsneID9hqvZfz-ROu_m59Ighx99DY&e=>)>  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)<<mailto:matt.reid@landanddesign.com>>  
<<mailto:matt.reid@landanddesign.com>>

Check out our new website [www.landanddesign.com](https://urldefense.proofpoint.com/v2/url?u=http-3A_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv_D2hbF1KZhU8gs&s=VVggy4XFZ2w6W48ybdyT7wG5tgh78kjCr5EwZPUDjms&e=>)<[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv\\_D2hbF1KZhU8gs&s=VVggy4XFZ2w6W48ybdyT7wG5tgh78kjCr5EwZPUDjms&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVC&m=Leu3FmCfmgExsNAPcmeSI-MrPkdrv_D2hbF1KZhU8gs&s=VVggy4XFZ2w6W48ybdyT7wG5tgh78kjCr5EwZPUDjms&e=>)>



[/v2/url?u=http-3A\\_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVc&m=Leu3FmCfmgExsNApcmeSI-MrPkdrv\\_D2hbF1KZhU8gs&s=VVggy4XFZ2w6W48ybdyT7wG5tgh78kjCr5EwZPUDjms&e=><https://urldefense.proofpoint.com/v2/url?u=http-3A\\_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVc&m=A8KVaQe2MWIU2fLEyu2Ywkh7\\_Z2uD0caNz1qIQ0fqDQ&s=PMP7LnrLBGkE8Pc9-onjJbDExS5gwKQpCN6CI9eLLMo&e=>](https://urldefense.proofpoint.com/v2/url?u=http-3A_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVc&m=Leu3FmCfmgExsNApcmeSI-MrPkdrv_D2hbF1KZhU8gs&s=VVggy4XFZ2w6W48ybdyT7wG5tgh78kjCr5EwZPUDjms&e=><https://urldefense.proofpoint.com/v2/url?u=http-3A_www.landanddesign.com&d=CwMFAg&c=HZc2iMNQt2jZf4ve7hXwXw&r=fNCG2vbk1d3UuEr71D83Tu4gkjRZGrA8BJyT431FJVc&m=A8KVaQe2MWIU2fLEyu2Ywkh7_Z2uD0caNz1qIQ0fqDQ&s=PMP7LnrLBGkE8Pc9-onjJbDExS5gwKQpCN6CI9eLLMo&e=>)

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**Subject:** Re: SCG GARDEN GROVE HOTEL CITY MEETING UPDATE

**From:** lorraina\_usa <lorraina\_usa@yahoo.com>

**Date:** Sun, 3 Jul 2016 11:55:35 -0700

**To:** Lorraine Francis <lorraine\_francis@gensler.com>

**CC:** David Loyola <david\_loyola@gensler.com>, Reid Matthew <matt.reid@landanddesign.com>, "SCG" <dannywei@scgamerica.com>, "leem@ci.garden-grove.ca.us" <leem@ci.garden-grove.ca.us>, "lisak@ci.garden-grove.ca.us" <lisak@ci.garden-grove.ca.us>, Eudeen Chang <changeu@gtlaw.com>, Danielle Maxwell <danielle\_maxwell@gensler.com>, "risattic@gtlaw.com" <risattic@gtlaw.com>, Jessica Chien <jessica.chien@scgamerica.com>, Jim Mace <macej@gtlaw.com>, "kdibaj@ci.garden-grove.ca.us" <kdibaj@ci.garden-grove.ca.us>, "daiv@ci.garden-grove.ca.us" <daiv@ci.garden-grove.ca.us>, Harry Pflueger <harry@maxim-hb.com>, Vic Frogliia <vic\_frogliia@gensler.com>, Tom Ito <tom\_ito@gensler.com>, "nathanb@ci.garden-grove.ca.us" <nathanb@ci.garden-grove.ca.us>, "karlh@ci.garden-grove.ca.us" <karlh@ci.garden-grove.ca.us>, "danc@ci.garden-grove.ca.us" <danc@ci.garden-grove.ca.us>, "mariap@ci.garden-grove.ca.us" <mariap@ci.garden-grove.ca.us>, Winfred Zhang <zwf@scgamerica.com>, "gregl@ci.garden-grove.ca.us" <gregl@ci.garden-grove.ca.us>, "gracel@ci.garden-grove.ca.us" <gracel@ci.garden-grove.ca.us>, Kap Malik <kap\_malik@gensler.com>

Good for SCG team.

Lorraina

Sent from Mail Master

On 07/03/2016 10:35, Lorraine Francis wrote:

**Subject:** Meetings with Civil Engineers

**From:** Matt Reid <matt.reid@landanddesign.com>

**Date:** Tue, 5 Jul 2016 13:34:05 -0700

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Grace Lee <gracel@ci.garden-grove.ca.us>

Greg,

Can you arrange a meeting with me and the civil engineers that have been working on the project for the City? I'd like to meet with them this week if possible.

Thanks

**Matthew Reid**

Land & Design, Inc.

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

Check out our new website [www.landanddesign.com](http://www.landanddesign.com)

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**Subject:** Re: SCG Parcel Map  
**From:** Matt Reid <matt.reid@landanddesign.com>  
**Date:** Tue, 5 Jul 2016 14:32:39 -0700  
**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

Thanks greg. Also, would like to understand how we can get the 4 city owned homes under lease control as soon as possible.

Sent from my iPad Pro

**Matthew Reid**  
**Land & Design, Inc.**  
3755 Avocado Blvd | #516 | LaMesa, CA 91942  
858.735.1858 cell  
Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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On Jul 5, 2016, at 2:07 PM, Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)> wrote:

The following meeting has been modified:

Subject: SCG Parcel Map  
Organizer: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>

Location: "CH3\_City\_Manager" <[ch3\\_city\\_manager@ci.garden-grove.ca.us](mailto:ch3_city_manager@ci.garden-grove.ca.us)> [MODIFIED]  
Resources: "CH3\_City\_Manager" <[ch3\\_city\\_manager@ci.garden-grove.ca.us](mailto:ch3_city_manager@ci.garden-grove.ca.us)> (CH3\_City\_Manager)  
Time: Wednesday, July 6, 2016, 11:00:00 AM - 12:00:00 PM GMT -08:00 US/Canada Pacific [MODIFIED]

Invitees: [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com); [carlosma@ci.garden-grove.ca.us](mailto:carlosma@ci.garden-grove.ca.us); [jbraley@pencoeng.com](mailto:jbraley@pencoeng.com); [greg1@ch.ci.garden-grove.ca.us](mailto:greg1@ch.ci.garden-grove.ca.us)

\*~\*~\*~\*~\*~\*~\*~\*~\*~\*

<meeting.ics>

**Subject:** Re: 15045 Site C

**From:** Carlos Marquez <carlosma@ci.garden-grove.ca.us>

**Date:** Wed, 6 Jul 2016 14:40:45 -0700 (PDT)

**To:** J Braley <jbraley@pencoeng.com>

**CC:** "Mathew Reid (matt.reid@landanddesign.com)" <matt.reid@landanddesign.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, "Kamyar Dibaj - City of Garden Grove (kdibaj@ci.garden-grove.ca.us)" <kdibaj@ci.garden-grove.ca.us>, John Koepke <JKoepke@pencoeng.com>, Miguel Hernandez <mhernandez@pencoeng.com>

J,

Question: does the Subdivision Map Act require topo information on tentative and maps? Thanks.

-CM

----- Original Message -----

From: J Braley <jbraley@pencoeng.com>

To: Mathew Reid (matt.reid@landanddesign.com) <matt.reid@landanddesign.com>

Cc: Greg Blodgett <greg1@ci.garden-grove.ca.us>, Carlos Marquez <carlosma@ci.garden-grove.ca.us>, Kamyar Dibaj - City of Garden Grove (kdibaj@ci.garden-grove.ca.us) <kdibaj@ci.garden-grove.ca.us>,

John Koepke <JKoepke@pencoeng.com>, Miguel Hernandez <mhernandez@pencoeng.com>

Sent: Wed, 06 Jul 2016 13:50:23 -0700 (PDT)

Subject: 15045 Site C

Greetings All,

It was a pleasure to see you all once again at our meeting at the City of Garden Grove today. Below is a list of requests extracted from our meeting that I wanted to memorialize in writing.

#### City of Garden Grove Tasks

Penco to provide a cost proposal for a 2-D Subdivision Map – Parcel configuration to be determined by 08-01-2016 assuming up to 9 parcels. This price will include all ground level mapping and parcel configurations. All 3-D mapping of possible roof top rooms, parking, ingress egress issues will be determined at a later time when more information becomes available.

Penco to provide a cost proposal to provide a Tentative Map. (Should we wait and use the post demolition topography or the old aerial topography in the interest of time?)

#### Shanghai Group Tasks

Penco to provide a cost proposal for a post demolition design survey and an ALTA Survey (updated title report provided by others).

Provide cost to layout up to 25 boring locations (locations provided by others).

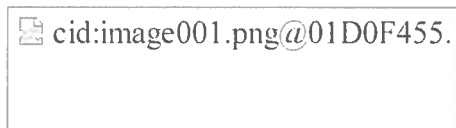
Provide cost proposal for full Civil Engineering package (including SWWWP) for the proposed site (Site Plan to be provided by others)

Please review my comments and let me know if everyone is in agreement regarding the division of tasks and scope of work. Thank you for your time and I look forward to working with you all on this new project.

Best Regards,

**J Braley**

Survey Manager



16842 Von Karman Avenue, Suite 150

Irvine, CA 92606

Mobile: 916-837-2999 (best number)

Office: 949-777-1584 Direct

Fax: 949-753-0775

**[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)**

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**Carlos Marquez**

Sr. Real Property Agent  
City of Garden Grove  
Real Property Division/Finance Department  
11222 Acacia Parkway  
Garden Grove, CA 92840  
**(714) 741-5181**

# 15045 Site C ALTA - Aerial - Design Topo Limits

**Subject:** 15045 Site C ALTA - Aerial - Design Topo Limits

**From:** J Braley <jbraley@pencoeng.com>

**Date:** Mon, 11 Jul 2016 21:11:31 +0000

**To:** "Mathew Reid (matt.reid@landanddesign.com)" <matt.reid@landanddesign.com>

**CC:** Carlos Marquez <carlosma@ci.garden-grove.ca.us>, Greg Blodgett <gregl@ci.garden-grove.ca.us>

Greetings Matt,

Enclosed for your review are 3 exhibits

1. Aerial Manuscript Limits - Showing the limits of what will be mapped in the aerial CAD drawing
2. ALTA – Topo Limits - Showing what will be located and mapped in the ALTA and Design topography
3. Ortho Photo Limits Showing the overall Ortho Photo limits for future exhibits etc.

Please let me know if you agree with my included areas or would like them changed, and I will prepare a proposal for surveying this scope of work. Thank you for your time

Best Regards,

**J Braley**

Survey Manager



16842 Von Karman Avenue, Suite 150  
Irvine, CA 92606  
Mobile: 916-837-2999 (best number)  
Office: 949-777-1584 Direct  
Fax: 949-753-0775

[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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— Aerial Manuscript Limits.jpg —





ALTA Topo Limits.jpg



Ortho Photo Limits.jpg



Aerial Manuscript Limits.jpg	Content-Description: Aerial Manuscript Limits.jpg
	Content-Type: image/jpeg
	Content-Encoding: base64

ALTA Topo Limits.jpg

ALTA Topo Limits.jpg	Content-Description: ALTA Topo Limits.jpg
	Content-Type: image/jpeg
	Content-Encoding: base64

Ortho Photo Limits.jpg

<b>Ortho Photo Limits.jpg</b>	<b>Content-Description:</b> Ortho Photo Limits.jpg <b>Content-Type:</b> image/jpeg <b>Content-Encoding:</b> base64
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**Subject:** Re: Dinner at Pelican Hill, Friday, Jul. 15, 2016

**From:** Matt Reid <matt.reid@landanddesign.com>

**Date:** Tue, 12 Jul 2016 16:58:47 -0700

**To:** Grace Lee <gracel@ci.garden-grove.ca.us>

**CC:** Scott Stiles <sstiles@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, lisak <lisak@ci.garden-grove.ca.us>, Harry Pflueger <harry@maxim-hb.com>

Great. Thanks! I'll send details in a later email.

Sent from my iPhone

**Matthew Reid**

**Land & Design, Inc.**

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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On Jul 12, 2016, at 4:19 PM, Grace Lee <gracel@ci.garden-grove.ca.us> wrote:

Hi Matt,

Thank you for the invitation. Scott, Greg, Lisa and I will be attending the dinner. Scott will be there, most likely around 6:15 - 6:30 p.m. He has a prior meeting that ends around 5:30 p.m.

Grace E. Lee

Sr. Economic Development Specialist

City of Garden Grove | Economic Development Division

11222 Acacia Parkway, Garden Grove, CA 92840

Tel. 714.741.5130 | Fax (714) 741-5205

**Subject:** Re: SCG America

**From:** Matt Reid <matt.reid@landanddesign.com>

**Date:** Wed, 13 Jul 2016 10:25:55 -0700

**To:** Grace Lee <gracel@ci.garden-grove.ca.us>

**CC:** Greg Blodgett <greg1@ci.garden-grove.ca.us>, Lisa Kim <lisak@ci.garden-grove.ca.us>

Thanks

**Matthew Reid**

Land & Design, Inc.

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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On Jul 13, 2016, at 10:06 AM, Grace Lee <gracel@ci.garden-grove.ca.us> wrote:

FYI

<http://m.hotelbusiness.com/RealEstate/SCG-America-Expands-US-Footprint/54536>

**Grace E. Lee**

Sr. Economic Development Specialist

City of Garden Grove | Economic Development Division

11222 Acacia Parkway, Garden Grove, CA 92840

Tel. 714.741.5130 | Fax (714) 741-5205

**Subject:** Re: SCG meeting

**From:** Matt Reid <matt.reid@landanddesign.com>

**Date:** Thu, 14 Jul 2016 08:09:01 -0700

**To:** Lisa Kim <lisak@ci.garden-grove.ca.us>

**CC:** Danny Wei <dannywei@scgamerica.com>, Jessica Chien <jessica.chien@scgamerica.com>, Karl Hill <karlh@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, nathanb@ci.garden-grove.ca.us, gracel@ci.garden-grove.ca.us

no problem. Thanks for letting us know.

**Matthew Reid**

Land & Design, Inc.

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](https://www.skype.com/user/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

Check out our new website [www.landanddesign.com](http://www.landanddesign.com)

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On Jul 14, 2016, at 8:03 AM, Lisa Kim <[lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)> wrote:

Good Morning All,

I will be late to the Gensler meeting today and hope to join the group by 11a. Please be advise that the ED and Fire team will leaving the meeting around 11:40a for a noon presentation at the CBRE offices. However, the planning team will be on hand to address all questions associated with entitlements.

Best,  
Lisa

Sent from my iPad

**Subject:** Chef Louie Jocson intro

**From:** Lisa Kim <lisak@ci.garden-grove.ca.us>

**Date:** Sat, 16 Jul 2016 08:20:31 -0700 (PDT)

**To:** "Matt (Site C) Reid" <matt.reid@landanddesign.com>, dannywei@scgamerica.com, jessica.chien@scgamerica.com

**CC:** louie.jocson@yahoo.com, Scott Stiles <sstiles@ci.garden-grove.ca.us>, Lisa Kim <lisak@ci.garden-grove.ca.us>

Good Morning All,

My thanks again for a wonderful evening. As we briefly discussed, I am thrilled to introduce Chef Louie Jocson to the SCG America team. Louie and I were introduced through a mutual friend in the OC culinary world. Provided are a few links highlighting Louie's success story and rise in the culinary world. I've included Louie in this email correspondence so please feel free to connect. Louie can also be reach directly at (949) 244-2697.

Hi Louie...Danny Wei/Jessica Chien of SCG America represent the new ownership of the Hyatt Hotel in GG and in the midst of repositioning the former Fandango restaurant located adjacent to the hotel. They are in the process of looking for an Executive Chef for the restaurant and thought this opportunity would be mutually beneficial. I would be happy to coordinate a meet and great as well.

Best,  
Lisa

<http://www.ocregister.com/articles/fat-358833-cup-heat.html>

<http://www.ocweekly.com/restaurants/on-the-line-louie-jocson-of-zovs-part-one-6625804>

<http://www.ocweekly.com/restaurants/on-the-line-louie-francis-jocson-of-red-table-part-two-6618451>

Sent from my iPad



**Subject:** Re: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

**From:** Matt Reid <matt.reid@scgamerica.com>

**Date:** Wed, 20 Jul 2016 11:02:42 -0700

**To:** Maria Parra <mariap@ci.garden-grove.ca.us>

**CC:** Lorraine Francis <Lorraine\_Francis@gensler.com>, Juan Benavides <Juan\_Benavides@gensler.com>, Vic Froggia <Vic\_Froggia@gensler.com>, leem <leem@ci.garden-grove.ca.us>, Jessica Chien <jessica.chien@scgamerica.com>, Danny Wei <dannywei@scgamerica.com>, Lorraine Pang <lorraina\_usa@yahoo.com>

Maria,

You can send this plan to the environmental consultants.

Sent from my iPhone

Matthew W Reid  
SCG America  
[858.735.1858](tel:858.735.1858) c  
Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

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On Jul 20, 2016, at 10:57 AM, Maria Parra <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)> wrote:

Hi Lorraine,

Thank you for the exhibit. Our only comment at this time is to include dimensions on the site plan, including building setbacks, and drive aisle and street widths. Attached is a copy of the original site plan for Site "C" to use as an example. Also, let me know if you would like me to forward this version of the exhibit to our environmental consultant so that they can start preparing a new scope of work.

Best regards,

***Maria Parra***

Urban Planner  
City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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Direct Website Links:

Planning Division  
Municipal Code, Title 9, Land Use  
Zoning Map

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**From:** "Lorraine Francis" <Lorraine\_Francis@gensler.com>  
**To:** "Maria Parra" <mariap@ci.garden-grove.ca.us>, "Juan Benavides" <Juan\_Benavides@gensler.com>  
**Cc:** "Vic Frogli" <Vic\_Frogli@gensler.com>, "leem" <leem@ci.garden-grove.ca.us>, "Matt Reid" <matt.reid@landanddesign.com>, "Jessica Chien" <jessica.chien@scgamerica.com>, "Danny Wei" <dannywei@scgamerica.com>, "Lorraine Pang" <lorraina\_usa@yahoo.com>  
**Sent:** Wednesday, July 20, 2016 9:17:01 AM  
**Subject:** RE: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Maria,

Please find our draft for the city submittal. This draft includes the comments from our meeting last Thursday and shows Phase 2- which includes the 3 towers.

After review, please advise if we are missing any information for the formal submittal on August 1<sup>st</sup>.

Best,

**Lorraine Francis AIA, LEED BD+C**

**Regional Director of Hospitality Interiors**  
Associate

+1 949.260.8545 Direct  
+1 949.863.9434 Main  
+1 949.922.0591 Cell

**Gensler**  
4675 MacArthur Court  
Suite 100  
Newport Beach, California 92660  
USA

---

**From:** Maria Parra [mailto:mariap@ci.garden-grove.ca.us]  
**Sent:** Friday, July 15, 2016 5:01 PM  
**To:** Juan Benavides <Juan\_Benavides@gensler.com>  
**Cc:** Lorraine Francis <Lorraine\_Francis@gensler.com>; Vic Frogli <Vic\_Frogli@gensler.com>; leem

<[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>

**Subject:** Re: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Hi Juan,

Based on the meeting yesterday morning with Gensler and SCG, below is more clarification of the project submittal:

- Site Plan that contains Phase I and Phase 2 of the project
- Shade and Shadow analysis
- Project Summary (Table 1 of the previous attachment)/ Project description
- Building massing with heights

The above information will be sent to the environment consultant to prepare a scope of work, and once all the contracts are in place, the environmental consultant will proceed with the environmental addendum.

Also, please submit a Site Plan that contains Phase I for city staff to review in-house.

Please contact me if you have any questions.

Have a great weekend!

***Maria Parra***

Urban Planner  
City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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[Zoning Map](#)

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**From:** "Juan Benavides" <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>

**To:** "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>

**Cc:** "Lorraine Francis" <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>, "Vic Frogli" <[Vic\\_Frogli@gensler.com](mailto:Vic_Frogli@gensler.com)>, "leem" <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>

**Sent:** Thursday, July 14, 2016 9:05:03 AM

**Subject:** RE: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Maria:

Thank you so much for your reply and clarifications. Your out of office reply did provide a response to an initial inquiry.

Best,

**Juan Benavides**

+1 213.243.8714 Direct

+1 213.327.3600 Main

**Gensler**

500 South Figueroa Street  
Los Angeles, California 90071  
USA

---

**From:** Maria Parra [<mailto:mariap@ci.garden-grove.ca.us>]

**Sent:** Thursday, July 14, 2016 8:50 AM

**To:** Juan Benavides <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>

**Cc:** Lorraine Francis <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>; Vic Frogli <[Vic\\_Frogli@gensler.com](mailto:Vic_Frogli@gensler.com)>; leem <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>

**Subject:** Re: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Hi Juan,

I was out of the office since beginning July 7, and returned today, and apparently my out of office reply may have not been set up correctly. If you did not receive my out of office auto response, I apologize for any convenience this may have caused.

Best regards,

*Maria Parra*

Urban Planner

City of Garden Grove | Planning Services Division

11222 Acacia Parkway, Garden Grove, CA 92840

(714) 741-5312 | (714) 741-5578 fax

[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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[Zoning Map](#)

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**From:** "Juan Benavides" <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>

**To:** [mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)

**Cc:** "Lorraine Francis" <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>, "Vic Frogli" <[Vic\\_Frogli@gensler.com](mailto:Vic_Frogli@gensler.com)>

**Sent:** Friday, July 8, 2016 10:49:10 AM

**Subject:** GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Maria:

My name is Juan Benavides. I left a message on the Planning Services Division answering machine earlier today, but I thought I should try this means to reach you as well.

I am currently assisting Lorraine Francis on a proposal to be presented to the city of Garden Grove for the development of the properties on the North-East corner of Harbor Boulevard and Twintree Lane, south of the Target parking lot, west of Choisser Road (Site/Parcel "C" - PUD-128-12).

Lorraine has asked me to contact you to get all the requirements needed for submittal on August 1<sup>st</sup>.

Your assistance is greatly appreciated.

You may reach me via e-mail, the contact info below or via cell phone (213 924 2292).

Best wishes,

**Juan Benavides**

+1 213.243.8714 Direct

+1 213.327.3600 Main

**Gensler**

500 South Figueroa Street

Los Angeles, California 90071

USA

Wed 20 Jul 2016

11:02:42-0700

**CITY OF GARDEN GROVE**

**PUD-128-12**

**GARDEN GROVE DEVELOPMENT SITE "C" SUBMITTAL**

**2016/07/19**

**Gensler**

DRAFT 07/19/2016

Total Hotel Rooms (one full service and two limited service)	769 keys/rooms
Full Service - 360 key - Hotel (max. height)	260 ft
Harbor Boulevard Limited Service - 240 key - Hotel (max. height)	190 ft
Twintree Avenue Limited Service Hotel - 169 Key - Hotel (max. height)	180 ft (West side)
Parking Structure / Ballroom & Pre Function (max. height)	85 ft
Parking Structure (East Side) (max height)	75 ft
Restaurants Off Harbor + Parallel to Harbor (in podium) (max height)	40 ft
Restaurant/Venue North East Corner (max height)	75 ft
Restaurant/Entertainment (1 Restaurant @ 7,270 sf + 1 Restaurant @ 13,000 sf + Podium retail @ 19,500 sf+ 1 Rooftop Restaurant @ 5,230 sf)	45,000 sf total
Hotel Restaurant	20,000 sf
Additional Hotel Ancillary	Restaurant, Bars, Fitness Rooms and Spa
Conference/Meeting Banquet	39,000 sf
Parking Spaces Provided	1,297

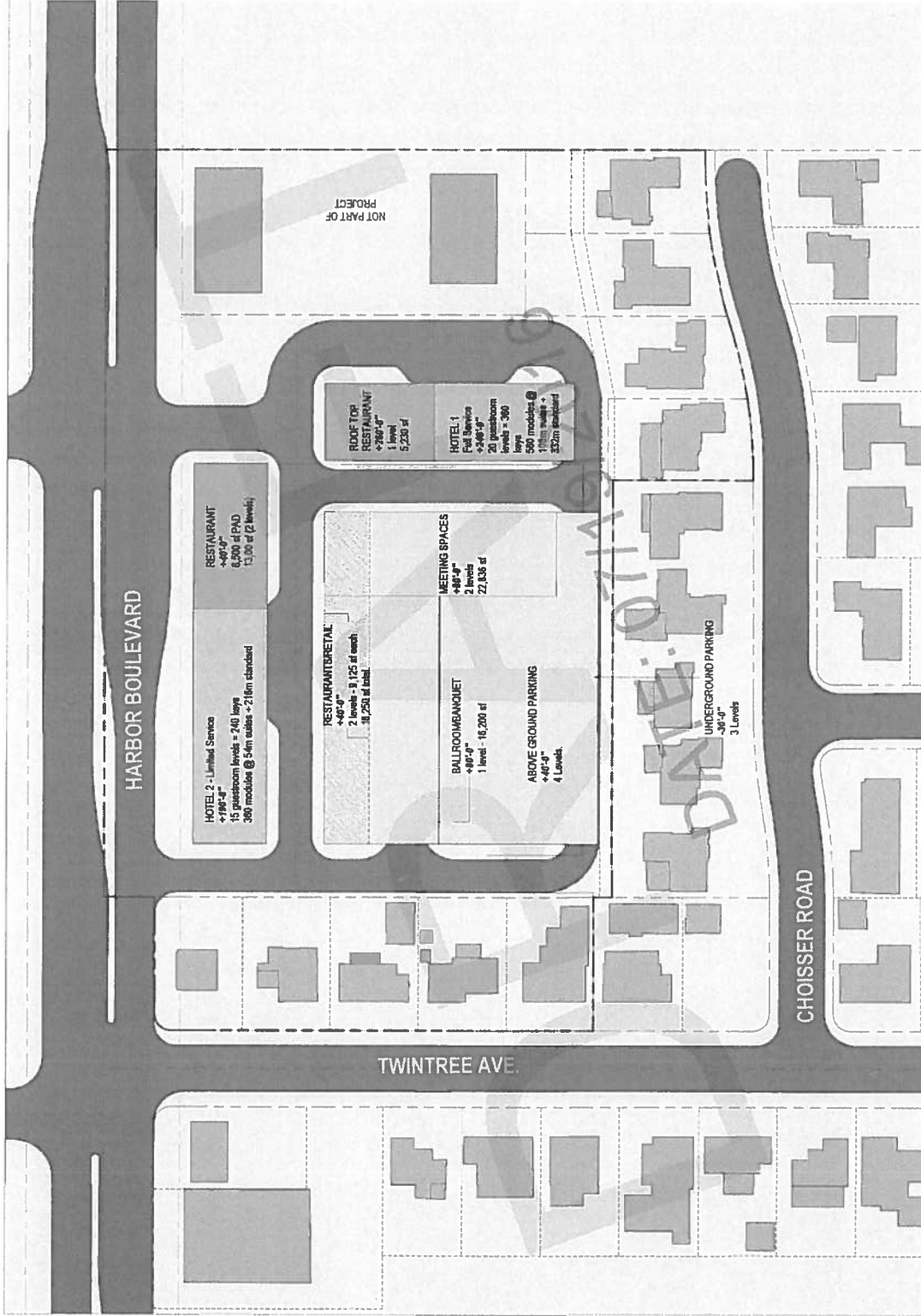
**Table 1 - Project Summary**

**SITE PLAN AND BUILDING MASSING - PHASE 01 - 2 HOTELS**

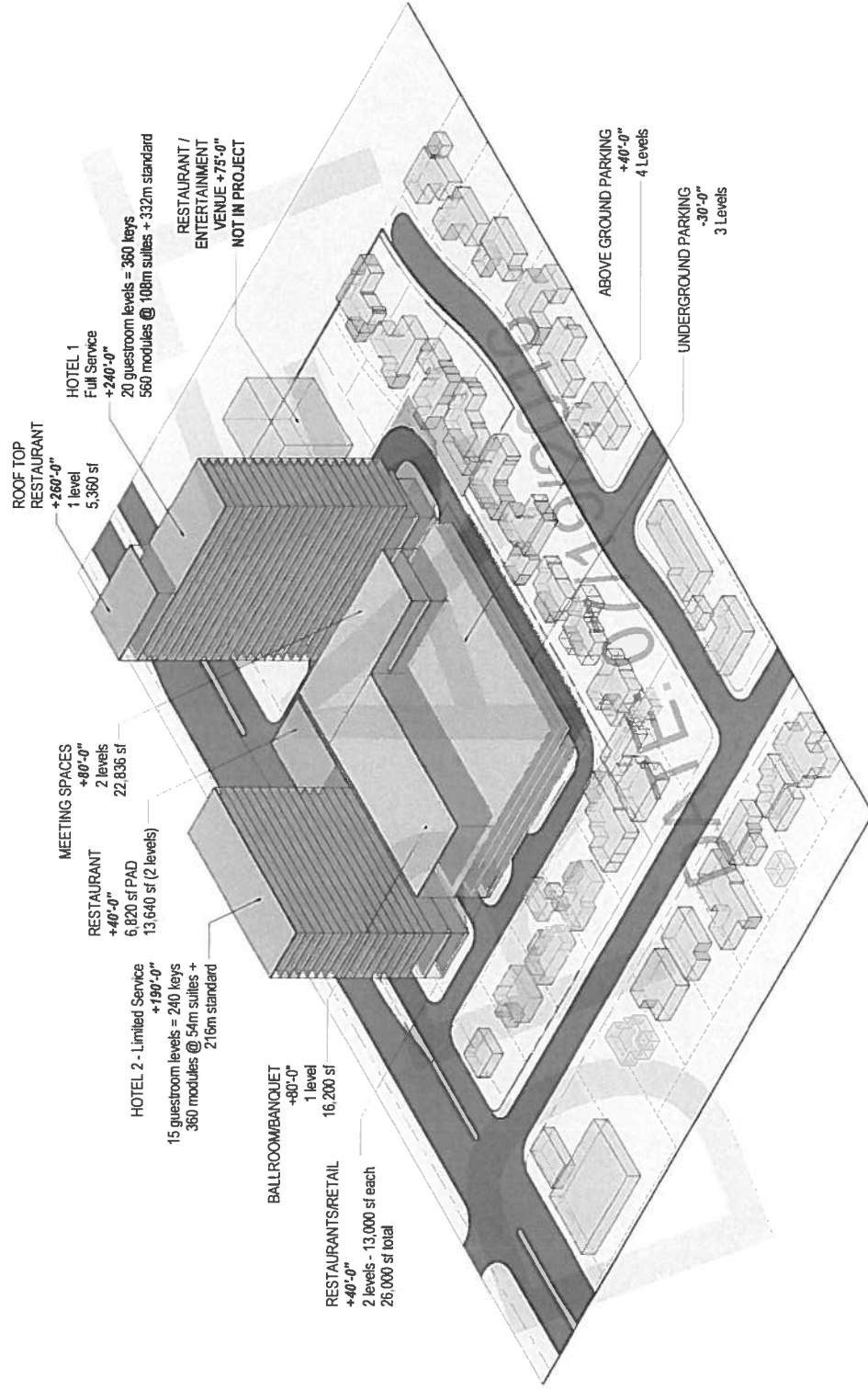
DATE: 07/19/2016



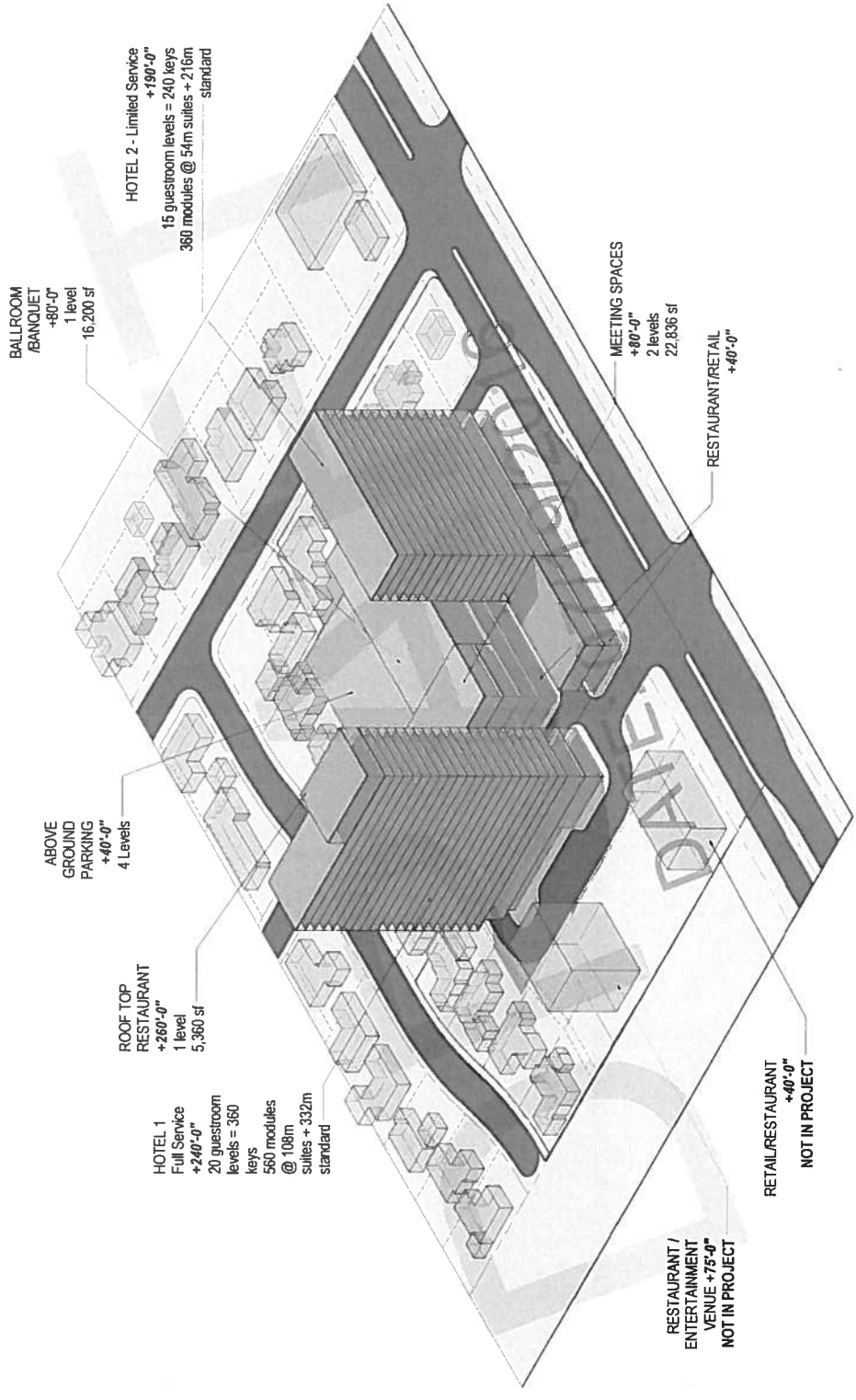
PHASE\_01\_2\_HOTELS\_SITE PLAN



**PHASE\_01\_2\_HOTELS\_SE AXON**



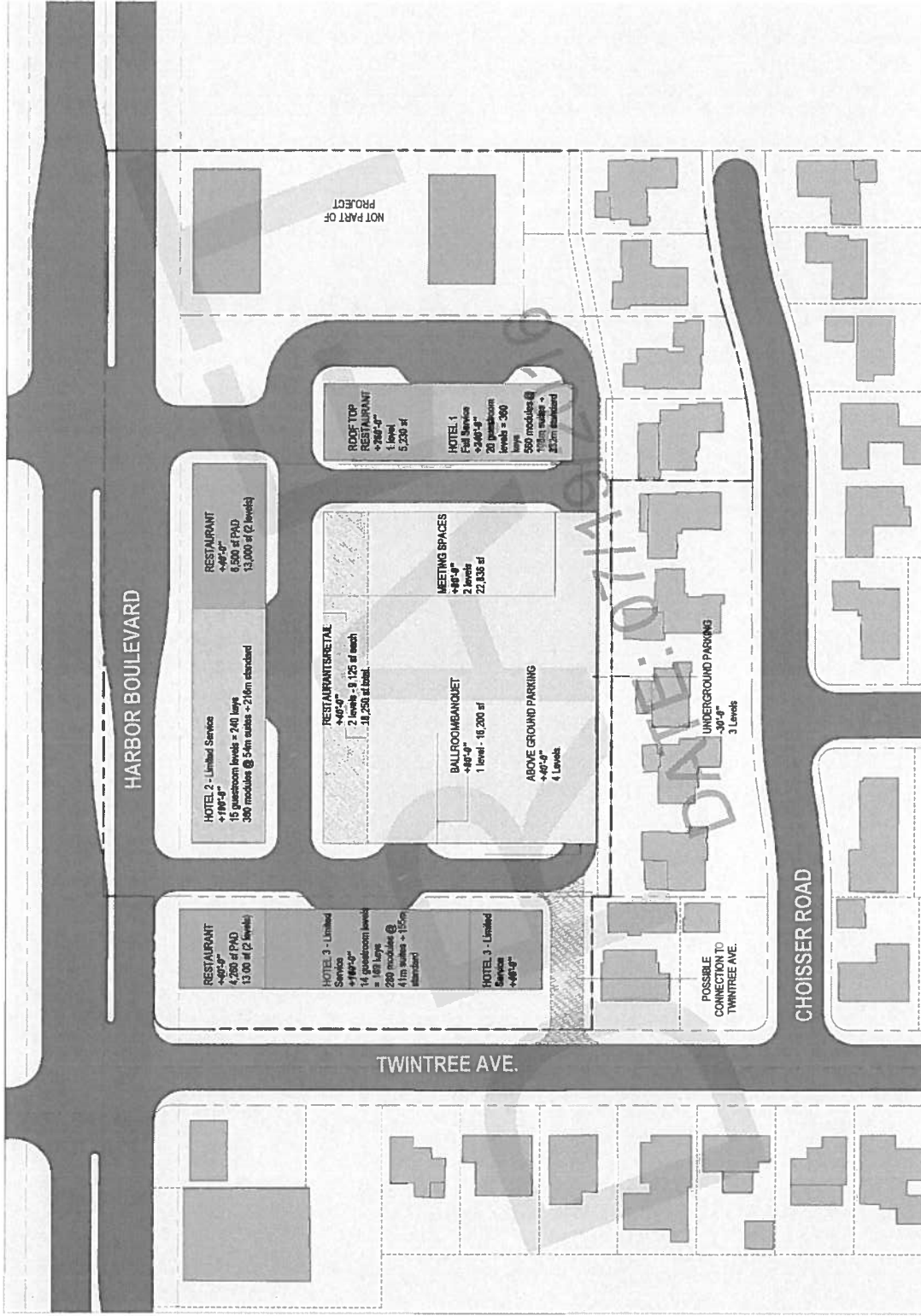
PHASE\_01\_2\_HOTELS\_NW AXON



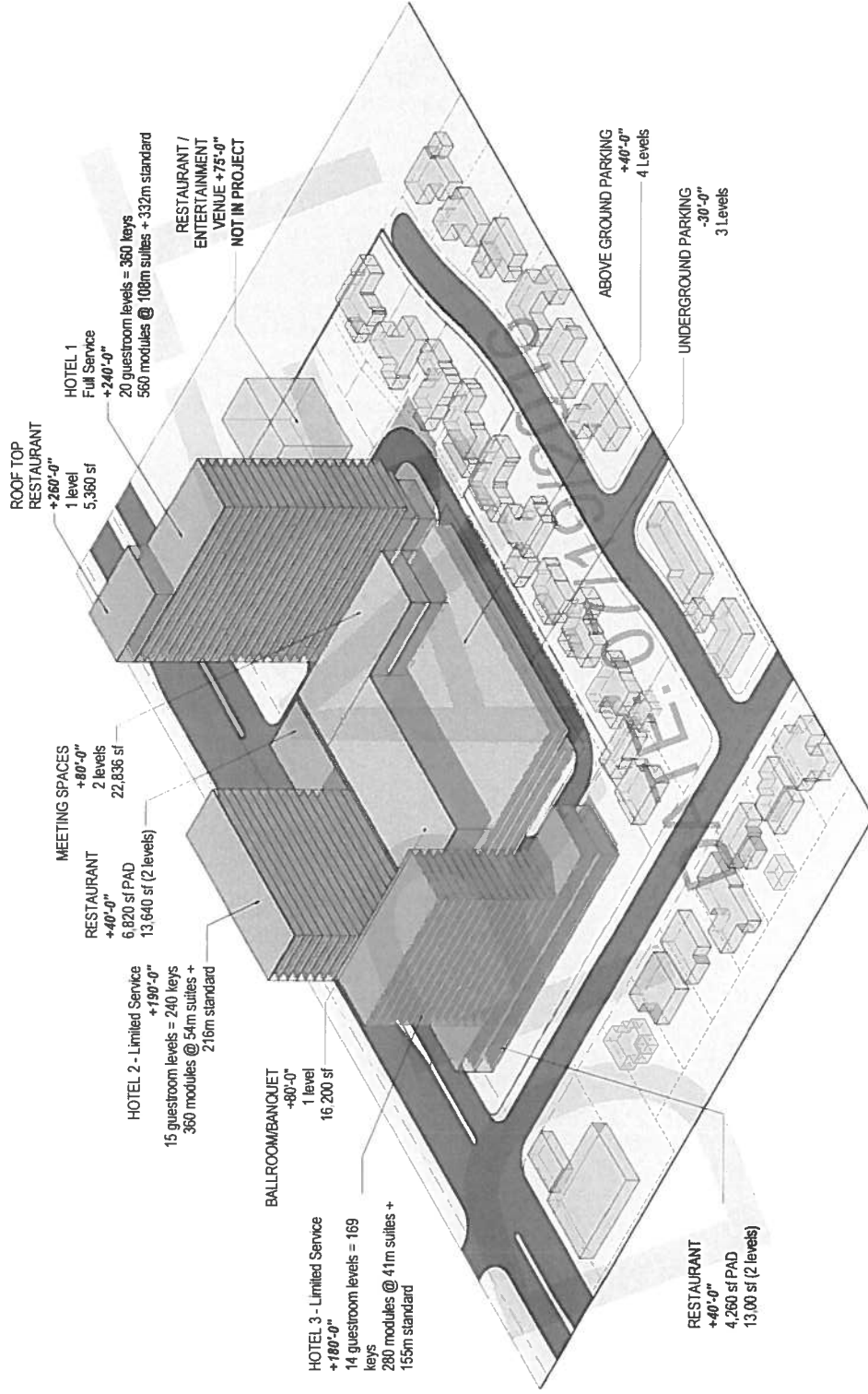
**SITE PLAN AND BUILDING MASSING - PHASE 02 - 3 HOTELS**

DATE: 07/19/2016

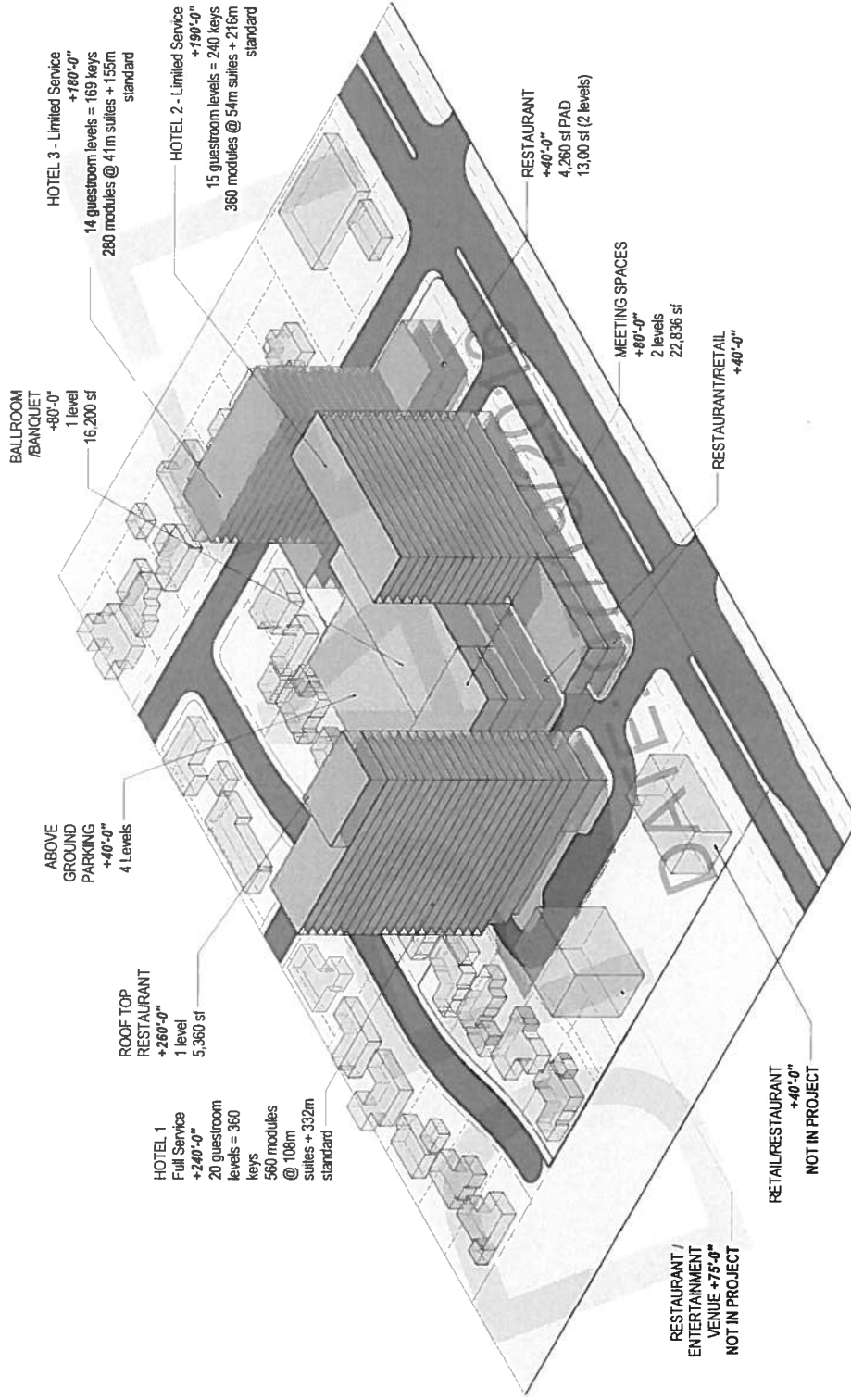
PHASE\_02\_3\_HOTELS\_SITE PLAN



PHASE\_02\_3\_HOTELS\_SE AXON



PHASE\_02\_3\_HOTELS\_NW AXON



**SHADE/ SHADOW ANALYSIS**

DATE: 07/19/2016



## SHADE/ SHADOW ANALYSIS - NOTES

### GENERAL NOTES:

The proposed building is considered to be a project under the California Environmental Quality Act (CEQA).

The City of Garden Grove is the designated Lead Agency for the proposed project and the City will be responsible for the project's environmental review.

Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.\*

\*(Source: Association of Environmental Professionals. CALIFORNIA ENVIRONMENTAL QUALITY ACT Statute and Guidelines. 2012)

### NOTE 1 (Thresholds of significance):

- 3 HOUR: Shadow-sensitive use areas (where sunlight is important to function) would be shaded by project-related structures for more than THREE (3) hours between the hours of 9:00 a.m. and 3:00 p.m. PST between late October and early April
- 4-HOUR: Shadow-sensitive use areas (where sunlight is important to function) would be shaded by project-related structures for more than FOUR (4) hours October between 9:00 a.m. and 5:00 p.m. PST from early April to late October.

(Source: City of Los Angeles. L.A. CEQA Thresholds Guide. 2006)

### NOTE 2:

Shadow study only contemplates shadows-cast by project related structures. It does not contemplate the impact of any proposed landscaping.

### NOTE 3:

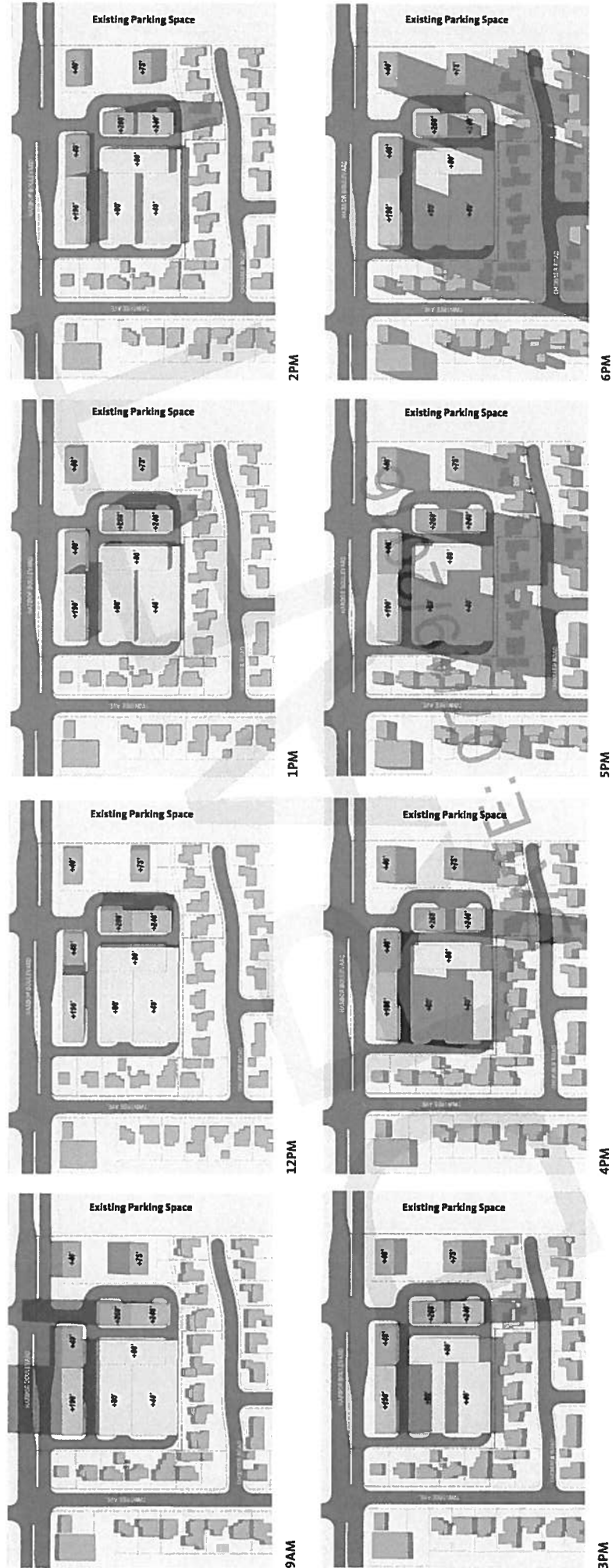
All times are PST. (Pacific Standard Time)

**SHADE/ SHADOW ANALYSIS - PHASE 01 - 2 HOTELS**

DATE: 07/16/2016

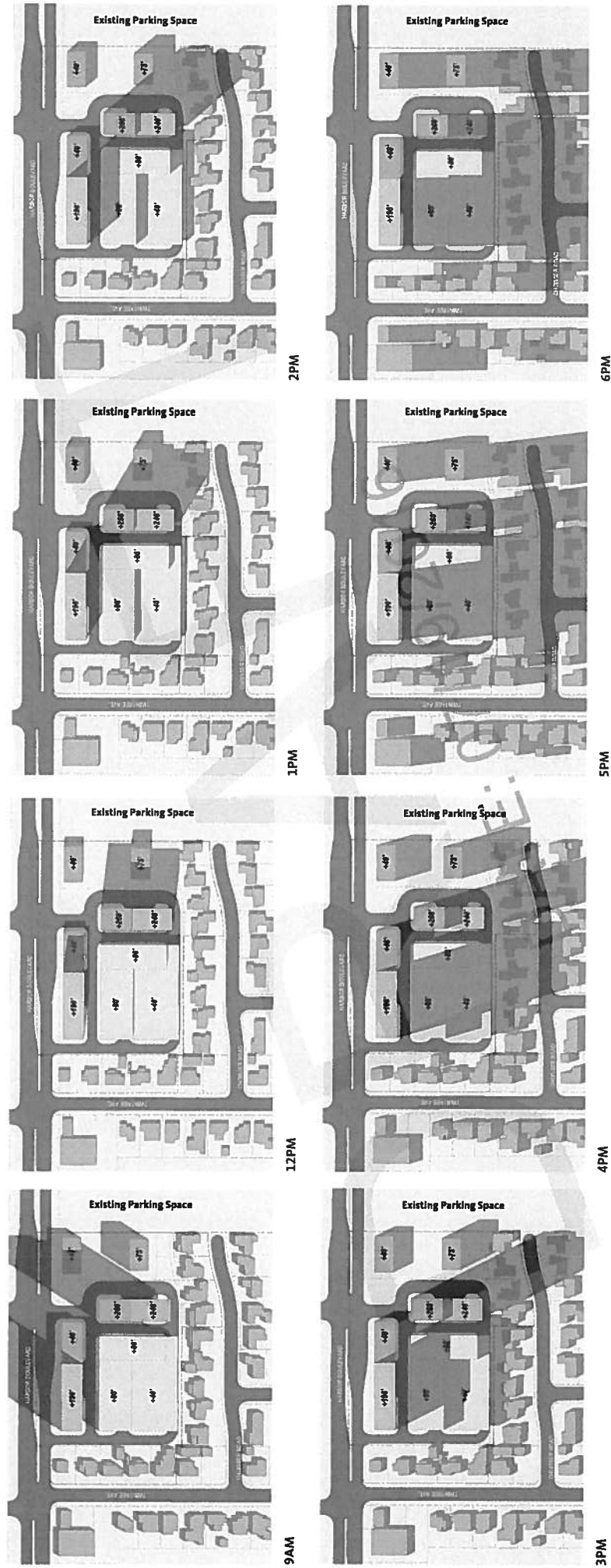
**SUMMER SOLSTICE (JUNE 21st)**

**PHASE\_01\_2\_HOTELS**



SUMMER SOLSTICE (4 hour Threshold) (\* see Note 1)

Adjacent properties west of Choisser Road begin to experience shadows from project related structures approximately ca. 2:00 p.m. Properties east Choisser Road begin to be shaded ca. 3:00 p.m.  
 2:00 p.m. - 5:00 p.m. = 3 hours = IMPACT LESS THAN SIGNIFICANT.



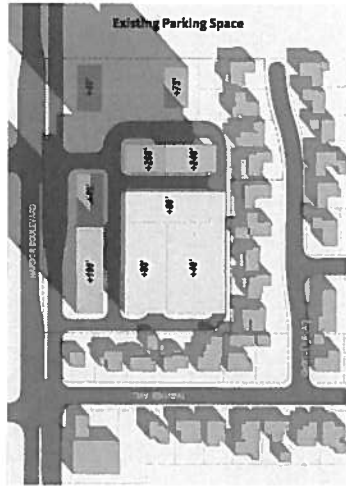
AUTUM EQUINOX (3 hour Threshold) (\* see Note 1)

Adjacent properties west of Choisser Road begin to experience shadows from project related structures approximately ca. 1:00 p.m. Properties east Choisser Road begin to be shaded ca. 2:00 p.m

1:00 p.m. – 3:00 p.m. = 2 hours = IMPACT LESS THAN SIGNIFICANT.

WINTER SOLSTICE (DECEMBER 22nd)

PHASE\_01\_2\_HOTELS



9AM



12PM



1PM



2PM



3PM



4PM



5PM



6PM

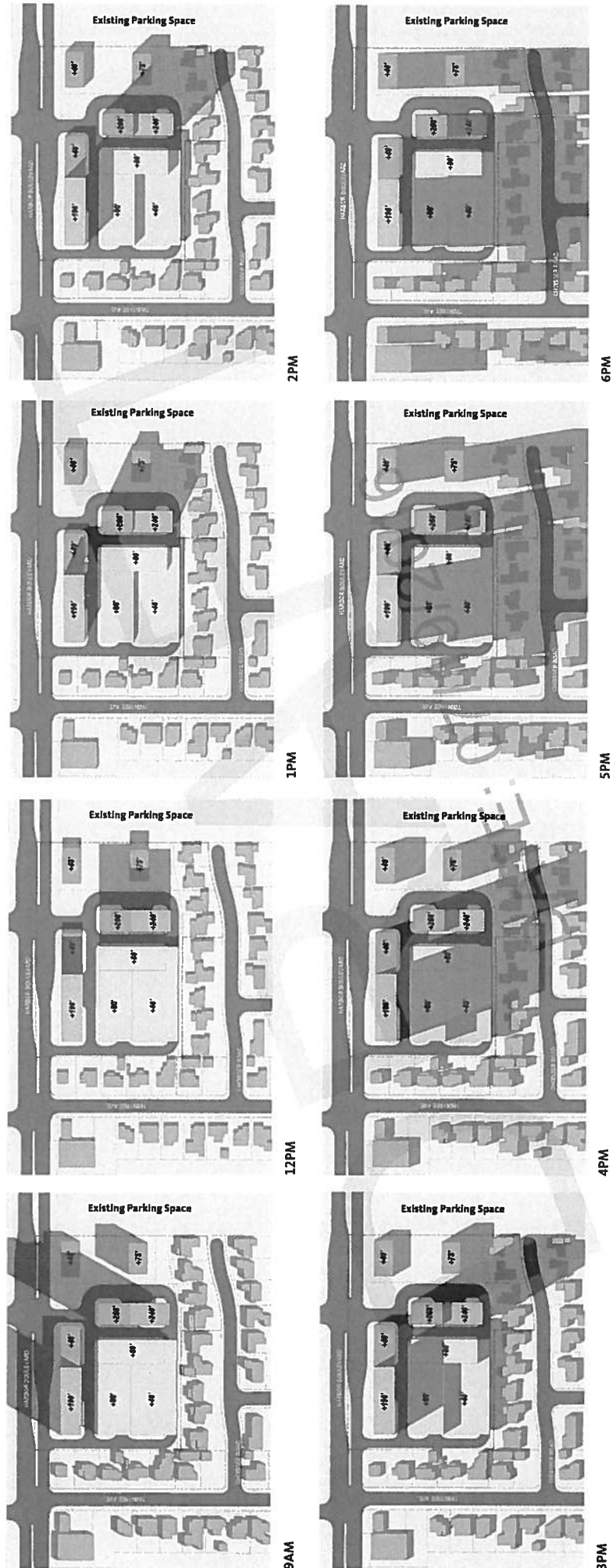


WINTER SOLSTICE (3 hour Threshold) (\* see Note 1)

Adjacent properties west of Choisser Road begin to experience shadows from project related structures approximately ca. 1:00 p.m. Properties east Choisser Road begin to be shaded ca. 2:00 p.m. 1:00 p.m. - 3:00 p.m. = 2 hours = IMPACT LESS THAN SIGNIFICANT.

SPRING EQUINOX (MARCH 20th)

PHASE\_01\_2\_HOTELS



SPRING EQUINOX (4 hour Threshold) (\* see Note 1)

Adjacent properties west of Choisser Road begin to experience shadows from project related structures approximately ca. 2:00 p.m. Properties east Choisser Road begin to be shaded ca. 2:00 p.m.  
 2:00 p.m. – 5:00 p.m. = 3 hours = IMPACT LESS THAN SIGNIFICANT.

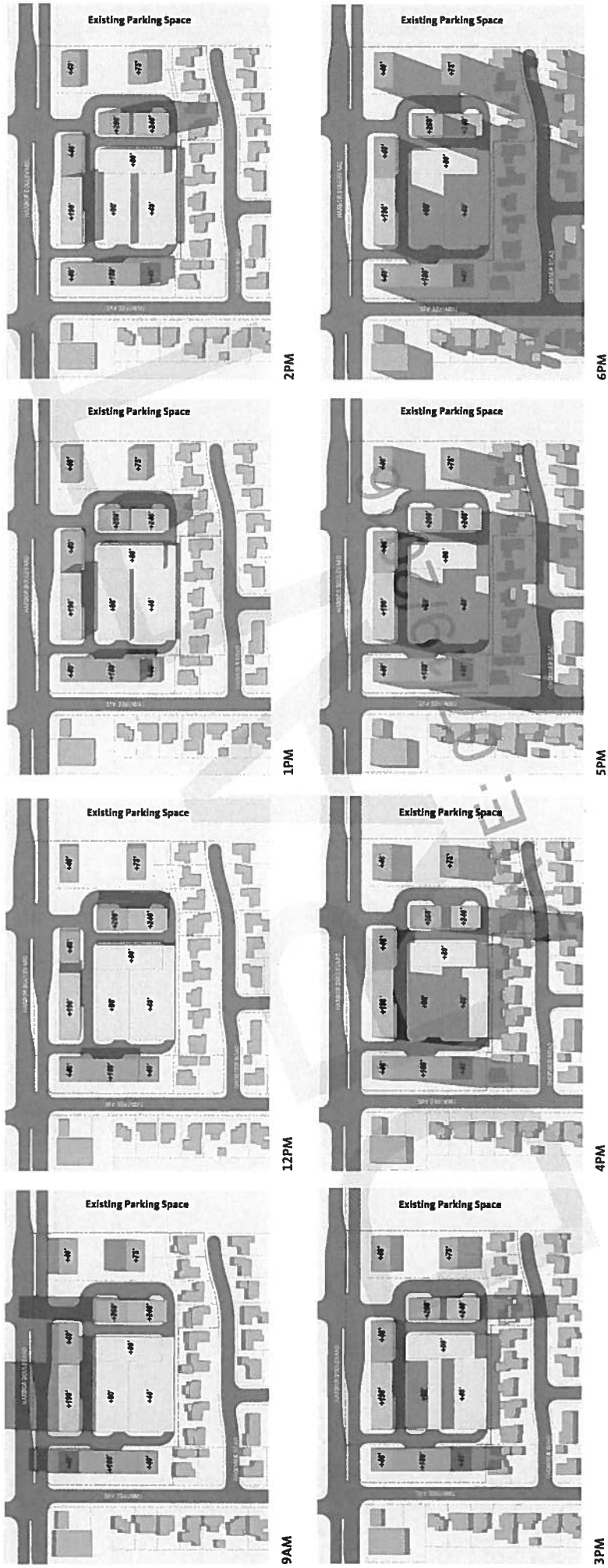


**SHADE/ SHADOW ANALYSIS - PHASE 02 - 3 HOTELS**

DATE: 07/19/2016

SUMMER SOLSTICE (JUNE 21st)

PHASE\_02\_3\_HOTELS

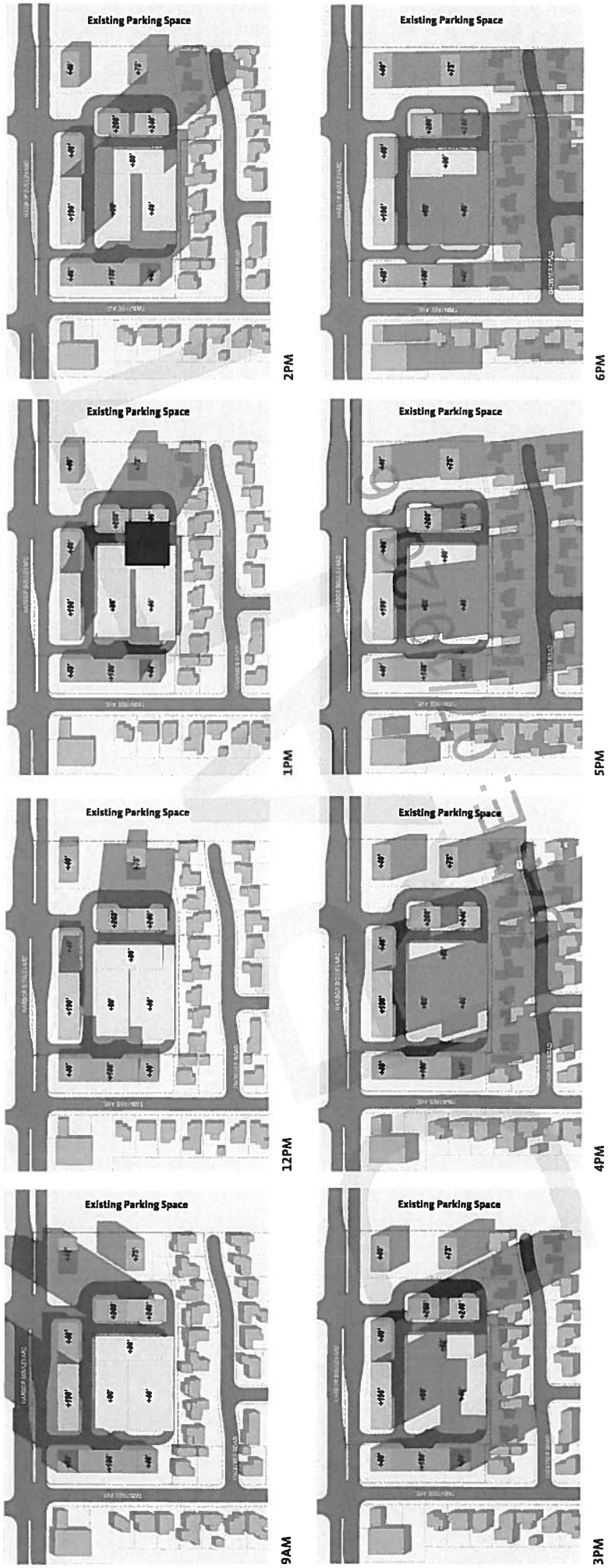


SUMMER SOLSTICE (4 hour Threshold) (\* see Note 1)

Adjacent properties west of Choisser Road begin to experience shadows from project related structures approximately ca. 2:00 p.m. Properties east Choisser Road begin to be shaded ca. 3:00 p.m. 2:00 p.m. – 5:00 p.m. = 3 hours = IMPACT LESS THAN SIGNIFICANT.







AUTUM EQUINOX (3 hour Threshold) (\* see Note 1)

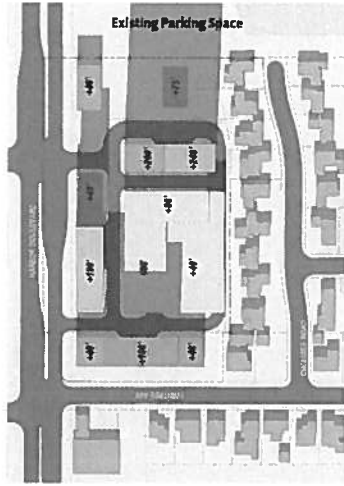
Adjacent properties west of Choisser Road begin to experience shadows from project related structures approximately ca. 1:00 p.m. Properties east Choisser Road begin to be shaded ca. 2:00 p.m  
1:00 p.m. – 3:00 p.m. = 2 hours = IMPACT LESS THAN SIGNIFICANT.

**WINTER SOLSTICE (DECEMBER 22nd)**

**PHASE\_02\_3\_HOTELS**



9AM



12PM



1PM



2PM



3PM



4PM



5PM



6PM



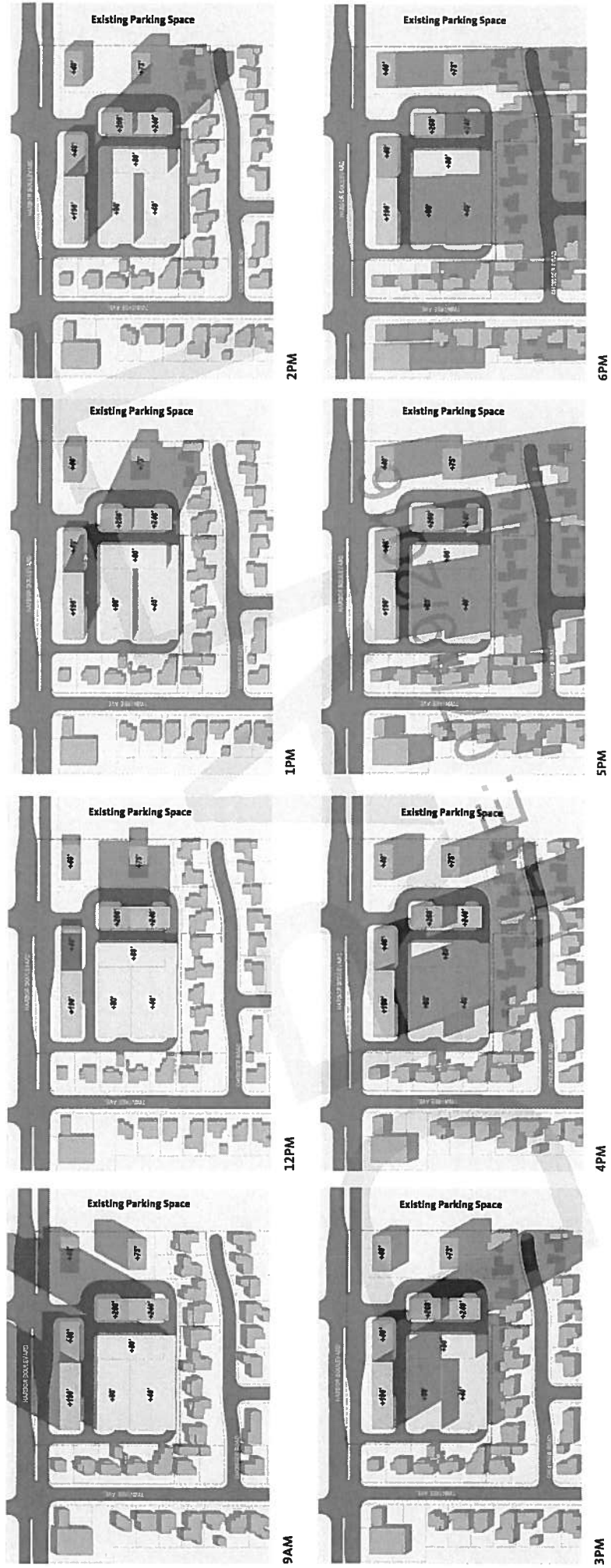
**WINTER SOLSTICE (3 hour Threshold) (\* see Note 1)**

Adjacent properties west of Choisser Road begin to experience shadows from project related structures approximately ca. 1:00 p.m. Properties east Choisser Road begin to be shaded ca. 2:00 p.m.

1:00 p.m. – 3:00 p.m. = 2 hours = IMPACT LESS THAN SIGNIFICANT.

**SPRING EQUINOX (MARCH 20th)**

**PHASE\_02\_3\_HOTELS**



SPRING EQUINOX (4 hour Threshold) (\* see Note 1)

Adjacent properties west of Choisser Road begin to experience shadows from project related structures approximately ca. 2:00 p.m. Properties east Choisser Road begin to be shaded ca. 2:00 p.m.  
 2:00 p.m. - 5:00 p.m. = 3 hours = IMPACT LESS THAN SIGNIFICANT.



**Gensler**

DATE: 07/19/2016

**Subject:** Re: Site "C"  
**From:** Matt Reid <matt.reid@landanddesign.com>  
**Date:** Wed, 20 Jul 2016 11:22:08 -0700  
**To:** Grace Lee <gracel@ci.garden-grove.ca.us>

December 2016 Council approval (1st reading)

Sent from my iPhone

**Matthew Reid**  
**Land & Design, Inc.**  
3755 Avocado Blvd | #516 | LaMesa, CA 91942  
858.735.1858 cell  
Skype - matthew.reid.ca  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Check out our new website** [www.landanddesign.com](http://www.landanddesign.com)

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On Jul 20, 2016, at 11:08 AM, Grace Lee <[gracel@ci.garden-grove.ca.us](mailto:gracel@ci.garden-grove.ca.us)> wrote:

Hi Matt,  
Can you please see Maria's question below.

Thank you.

**Grace E. Lee**  
Sr. Economic Development Specialist  
City of Garden Grove | Economic Development Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
Tel. 714.741.5130 | Fax (714) 741-5205

---

**From:** "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>  
**To:** "Grace Lee" <[gracel@ci.garden-grove.ca.us](mailto:gracel@ci.garden-grove.ca.us)>  
**Sent:** Friday, July 15, 2016 4:00:14 PM  
**Subject:** Re: Site "C"

Thanks Grace. SCG wants the environmental addendum to be expedited. Do you happen to know what date they are targeting so that AECOM can have a reference point?

Thanks!

## *Maria Parra*

Urban Planner

City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

Community and Economic Development Department of the City of Garden Grove  
*"Providing Quality Services Through Creativity and Collaboration"*

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[Municipal Code, Title 9, Land Use](#)

[Zoning Map](#)

---

**From:** "Grace Lee" <[gracel@ci.garden-grove.ca.us](mailto:gracel@ci.garden-grove.ca.us)>  
**To:** "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>  
**Sent:** Friday, July 15, 2016 3:03:22 PM  
**Subject:** Re: Site "C"

Hi Maria,  
The developer said by Dec. 2016.

### **Grace E. Lee**

Sr. Economic Development Specialist  
City of Garden Grove | Economic Development Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
Tel. 714.741.5130 | Fax (714) 741-5205

---

**From:** "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>  
**To:** "Grace Lee" <[gracel@ci.garden-grove.ca.us](mailto:gracel@ci.garden-grove.ca.us)>  
**Sent:** Thursday, July 14, 2016 1:15:25 PM  
**Subject:** Site "C"

Hi Grace,

When is the target date to complete the addendum for the Site "C" environmental based on the

schedule? SCG wants to expedite the review, but I need to provide the environmental consultant a date as a reference point.

Thanks!

***Maria Parra***

Urban Planner

City of Garden Grove | Planning Services Division

11222 Acacia Parkway, Garden Grove, CA 92840

(714) 741-5312 | (714) 741-5578 fax

[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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[Zoning Map](#)

**Subject:** RE: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

**From:** Lorraine Francis <Lorraine\_Francis@gensler.com>

**Date:** Wed, 20 Jul 2016 20:47:55 +0000

**To:** Maria Parra <mariap@ci.garden-grove.ca.us>, Matt Reid <matt.reid@scgamerica.com>

**CC:** Juan Benavides <Juan\_Benavides@gensler.com>, Vic Froggia <Vic\_Froggia@gensler.com>, leem <leem@ci.garden-grove.ca.us>, Jessica Chien <jessica.chien@scgamerica.com>, Danny Wei <dannywei@scgamerica.com>, "Lorraine Pang" <lorraina\_usa@yahoo.com>

Maria,

We will update all the dimension for final submittal on August 1<sup>st</sup>.

Thanks

**Lorraine Francis AIA, LEED BD+C**

**Regional Director of Hospitality Interiors**

Associate

+1 949.260.8545 Direct

+1 949.863.9434 Main

+1 949.922.0591 Cell

**Gensler**

4675 MacArthur Court

Suite 100

Newport Beach, California 92660

USA

---

**From:** Maria Parra [mailto:mariap@ci.garden-grove.ca.us]

**Sent:** Wednesday, July 20, 2016 11:29 AM

**To:** Matt Reid <matt.reid@scgamerica.com>

**Cc:** Lorraine Francis <Lorraine\_Francis@gensler.com>; Juan Benavides <Juan\_Benavides@gensler.com>; Vic Froggia <Vic\_Froggia@gensler.com>; leem <leem@ci.garden-grove.ca.us>; Jessica Chien <jessica.chien@scgamerica.com>; Danny Wei <dannywei@scgamerica.com>; Lorraine Pang <lorraina\_usa@yahoo.com>

**Subject:** Re: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Thanks, Matt!

I will e-mail the packet to the environmental consultant, and if there is anything else that they need, I will let you know.

Just for clarification, we would need the dimensions to be included on the site plan for the August 1st submittal.

Also, the environmental consultant is aware that SCG wants the addendum to be expedited. What is the date that is being targeted so that I can inform the consultant as they will need to determine their availability to perform this request.



Best regards,

*Maria Parra*

Urban Planner  
City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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[Zoning Map](#)

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**From:** "Matt Reid" <[matt.reid@scgamerica.com](mailto:matt.reid@scgamerica.com)>  
**To:** "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>  
**Cc:** "Lorraine Francis" <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>, "Juan Benavides" <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>, "Vic Frogli" <[Vic\\_Frogli@gensler.com](mailto:Vic_Frogli@gensler.com)>, "leem" <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>, "Jessica Chien" <[jessica.chien@scgamerica.com](mailto:jessica.chien@scgamerica.com)>, "Danny Wei" <[dannywei@scgamerica.com](mailto:dannywei@scgamerica.com)>, "Lorraine Pang" <[lorraine\\_usa@yahoo.com](mailto:lorraine_usa@yahoo.com)>  
**Sent:** Wednesday, July 20, 2016 11:02:42 AM  
**Subject:** Re: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Maria,  
You can send this plan to the environmental consultants.

Sent from my iPhone  
Matthew W Reid  
SCG America  
[858.735.1858](tel:858.735.1858) c  
Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

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On Jul 20, 2016, at 10:57 AM, Maria Parra <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)> wrote:

Hi Lorraine,

Thank you for the exhibit. Our only comment at this time is to include dimensions on the site plan, including building setbacks, and drive aisle and street widths. Attached is a copy of the original site plan for Site "C" to use as an example. Also, let me know if you would like me to forward this version of the exhibit to our environmental consultant so that they can start preparing a new scope of work.

Best regards,

*Maria Parra*

Urban Planner  
City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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**From:** "Lorraine Francis" <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>

**To:** "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>, "Juan Benavides" <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>

**Cc:** "Vic Frogli" <[Vic\\_Frogli@gensler.com](mailto:Vic_Frogli@gensler.com)>, "leem" <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>, "Matt Reid" <[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)>, "Jessica Chien" <[jessica.chien@scgamerica.com](mailto:jessica.chien@scgamerica.com)>, "Danny Wei" <[dannywei@scgamerica.com](mailto:dannywei@scgamerica.com)>, "Lorraina Pang" <[lorraina\\_usa@yahoo.com](mailto:lorraina_usa@yahoo.com)>

**Sent:** Wednesday, July 20, 2016 9:17:01 AM

**Subject:** RE: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Maria,

Please find our draft for the city submittal. This draft includes the comments from our meeting last Thursday and shows Phase 2- which includes the 3 towers.

After review, please advise if we are missing any information for the formal submittal on August 1<sup>st</sup>.

Best,

**Lorraine Francis AIA, LEED BD+C**

**Regional Director of Hospitality Interiors**  
Associate

+1 949.260.8545 Direct

+1 949.863.9434 Main

+1 949.922.0591 Cell

**Gensler**

4675 MacArthur Court  
Suite 100  
Newport Beach, California 92660  
USA

---

**From:** Maria Parra [<mailto:mariap@ci.garden-grove.ca.us>]  
**Sent:** Friday, July 15, 2016 5:01 PM  
**To:** Juan Benavides <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>  
**Cc:** Lorraine Francis <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>; Vic Froggia <[Vic\\_Froggia@gensler.com](mailto:Vic_Froggia@gensler.com)>; leem <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>  
**Subject:** Re: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Hi Juan,

Based on the meeting yesterday morning with Gensler and SCG, below is more clarification of the project submittal:

- Site Plan that contains Phase I and Phase 2 of the project
- Shade and Shadow analysis
- Project Summary (Table 1 of the previous attachment)/ Project description
- Building massing with heights

The above information will be sent to the environment consultant to prepare a scope of work, and once all the contracts are in place, the environmental consultant will proceed with the environmental addendum.

Also, please submit a Site Plan that contains Phase I for city staff to review in-house.

Please contact me if you have any questions.

Have a great weekend!

## *Maria Parra*

Urban Planner  
City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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**From:** "Juan Benavides" <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>  
**To:** "Maria Parra" <[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)>  
**Cc:** "Lorraine Francis" <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>, "Vic Frogli" <[Vic\\_Frogli@gensler.com](mailto:Vic_Frogli@gensler.com)>, "leem" <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>  
**Sent:** Thursday, July 14, 2016 9:05:03 AM  
**Subject:** RE: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Maria:

Thank you so much for your reply and clarifications. Your out of office reply did provide a response to an initial inquiry.

Best,

**Juan Benavides**  
+1 213.243.8714 Direct  
+1 213.327.3600 Main

**Gensler**

500 South Figueroa Street  
Los Angeles, California 90071  
USA

---

**From:** Maria Parra [<mailto:mariap@ci.garden-grove.ca.us>]

**Sent:** Thursday, July 14, 2016 8:50 AM

**To:** Juan Benavides <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>

**Cc:** Lorraine Francis <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>; Vic Froggia <[Vic\\_Froggia@gensler.com](mailto:Vic_Froggia@gensler.com)>;  
leem <[leem@ci.garden-grove.ca.us](mailto:leem@ci.garden-grove.ca.us)>

**Subject:** Re: GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL  
REQUIREMENTS

Hi Juan,

I was out of the office since beginning July 7, and returned today, and apparently my out of office reply may have not been set up correctly. If you did not receive my out of office auto response, I apologize for any convenience this may have caused.

Best regards,

*Maria Parra*

Urban Planner  
City of Garden Grove | Planning Services Division  
11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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**From:** "Juan Benavides" <[Juan\\_Benavides@gensler.com](mailto:Juan_Benavides@gensler.com)>  
**To:** [mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us)  
**Cc:** "Lorraine Francis" <[Lorraine\\_Francis@gensler.com](mailto:Lorraine_Francis@gensler.com)>, "Vic Frogli" <[Vic\\_Frogli@gensler.com](mailto:Vic_Frogli@gensler.com)>  
**Sent:** Friday, July 8, 2016 10:49:10 AM  
**Subject:** GARDEN GROVE - "SITE C" - PUD-128-12 - REQUEST AUGUST 1st SUBMITTAL REQUIREMENTS

Maria:

My name is Juan Benavides. I left a message on the Planning Services Division answering machine earlier today, but I thought I should try this means to reach you as well.

I am currently assisting Lorraine Francis on a proposal to be presented to the city of Garden Grove for the development of the properties on the North-East corner of Harbor Boulevard and Twintree Lane, south of the Target parking lot, west of Choisser Road (Site/Parcel "C" – PUD-128-12).

Lorraine has asked me to contact you to get all the requirements needed for submittal on August 1<sup>st</sup>.  
Your assistance is greatly appreciated.

You may reach me via e-mail, the contact info below or via cell phone (213 924 2292).

Best wishes,

**Juan Benavides**

+1 213.243.8714 Direct  
+1 213.327.3600 Main

**Gensler**

500 South Figueroa Street  
Los Angeles, California 90071  
USA

**Subject:** RE: GARDEN GROVE - "SITE C" -

**From:** Lorraine Francis <Lorraine\_Francis@gensler.com>

**Date:** Tue, 2 Aug 2016 14:46:25 +0000

**To:** Maria Parra <mariap@ci.garden-grove.ca.us>, Matt Reid <matt.reid@landanddesign.com>

**CC:** Juan Benavides <Juan\_Benavides@gensler.com>, Vic Frogliia <Vic\_Frogliia@gensler.com>, lisak <lisak@ci.garden-grove.ca.us>, Lee Marino <leem@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Karl Hill <karlh@ci.garden-grove.ca.us>

Maria,

We are waiting for SCG approval to submit.

Thanks,

**Lorraine Francis AIA, LEED BD+C**

**Regional Director of Hospitality Interiors**

Associate

+1 949.260.8545 Direct

+1 949.863.9434 Main

+1 949.922.0591 Cell

**Gensler**

4675 MacArthur Court

Suite 100

Newport Beach, California 92660

USA

**From:** Maria Parra [mailto:mariap@ci.garden-grove.ca.us]

**Sent:** Tuesday, August 02, 2016 7:43 AM

**To:** Lorraine Francis <Lorraine\_Francis@gensler.com>

**Cc:** Juan Benavides <Juan\_Benavides@gensler.com>; Vic Frogliia <Vic\_Frogliia@gensler.com>; lisak <lisak@ci.garden-grove.ca.us>; Lee Marino <leem@ci.garden-grove.ca.us>; Greg Blodgett <greg1@ci.garden-grove.ca.us>; Karl Hill <karlh@ci.garden-grove.ca.us>

**Subject:** Re: GARDEN GROVE - "SITE C" -

Hi Lorraine,

I'm following up on the plan submittal for Site "C" given that the August 1st deadline has passed. Do you have an anticipated date on when plans will be submitted? Thanks!

Best regards,

*Maria Parra*

Urban Planner

City of Garden Grove | Planning Services Division

11222 Acacia Parkway, Garden Grove, CA 92840  
(714) 741-5312 | (714) 741-5578 fax  
[mariap@ci.garden-grove.ca.us](mailto:mariap@ci.garden-grove.ca.us) | [www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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Fwd:

**Subject:** Fwd  
**From:** Greg Blodgett <greg1@ci.garden-grove.ca.us>  
**Date:** Tue, 16 Aug 2016 14:36:21 -0700 (PDT)  
**To:** Matthew Reid <matt.reid@landanddesign.com>  
**CC:** Scott Stiles <sstiles@ci.garden-grove.ca.us>, Lisa Kim <lisak@ci.garden-grove.ca.us>

Progress on site C.

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Forwarded Message -----

From: "greg blodgett" <greg.blodgett@icloud.com>  
To: "Greg Blodgett" <greg1@ci.garden-grove.ca.us>  
Sent: Tuesday, August 16, 2016 10:42:49 AM

[image/jpeg:IMG\_0184.JPG]

Sent from my iPhone

-IMG\_0184.JPG-----



IMG\_0184.JPG Content-Type: image/jpeg  
Content-Encoding: base64

**Subject:** Proposal made to HR  
**From:** Matt Reid <matt.reid@scgamerica.com>  
**Date:** Wed, 17 Aug 2016 16:01:20 -0700  
**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>  
**CC:** Jennifer Garcia <jen.garcia@scgamerica.com>

Here is the proposal we made to HR which they accepted and was the reason Universal Studios released the flag to be available for Site C.

Let me know if you have any questions.

Matthew Reid  
SCG America  
858.735.1858 c  
[matt.reid@scgamerica.com](mailto:matt.reid@scgamerica.com)  
skype: [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

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06_2014_11_04 HRH Univ Proposal.pdf	<b>Content-Type:</b> application/pdf <b>Content-Encoding:</b> base64
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— Part 1.1.3 —

Part 1.1.3	<b>Content-Type:</b> text/html <b>Content-Encoding:</b> 7bit
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## TRANSMITTAL

**TO:** Hamish Dodds, PRESIDENT & CEO  
Todd Hriko, DIRECTOR, US/CANADA HOTELS

**FROM:** Matthew Reid, Land & Design, Inc.  
David A. Rose III, Land & Design, Inc.  
Harry Pflueger, Maxim Hotel Brokerage

**DATE:** November 4, 2014

**RE:** PROPOSED HARD ROCK CAFÉ & HOTEL COMPLEX  
GARDEN GROVE, CALIFORNIA

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Attached please find the following:

1. Two pages of (2) rendering views of the proposed Hard Rock Café and Hotel Complex;  
-views from North and Southwest
2. Aerial map of Anaheim Resort, consisting of the Cities of Anaheim and Garden Grove;
3. Proposed Hard Rock Café and Hotel Project Program;
4. Proposed Universal Proposal;
5. Letter in support to Hamish Dodds, from Matt Fertal, City Manager of the City of Garden Grove; and
6. Email from Florida Booth, Managing Director, Horvath HTL showing that Garden Grove area hotels due approximately 61% convention & groups business and approximately 31% leisure business.

### QUICK PROJECT NOTES FOR YOU:

- Project is a public private partnership with the City of Garden Grove with significant incentives, including free land and bed and sales tax rebates;
- Project is **FULLY ENTITLED** for up to 769 hotels and five (5) entertainment/restaurant pads;
- Land & Design, Inc. is currently working with one of the largest General Contractors in China and World to act as Project financier, GC and co-developer;
- Proposing branded +/-500 key Hard Rock Hotel, 15,000 sq. ft. Hard Rock Café, +/- 1,000 seat Hard Rock Live and other related uses within Hard Rock Complex.



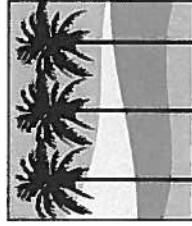






**GROVEDISTRICT**  
ANAHEIM RESORT

# HARD ROCK HOTEL | RESORT | CAFÉ | HOTEL



**GROVEDISTRICT**  
ANAHEIM RESORT





## **PROPOSED PROJECT PROGRAM**

- Tallest Hotel in Orange County, California;
- Tallest Building in Anaheim Resort, California;
- Orange County's ONLY building mounted electronic reader board(s);
- Orange County's ONLY rooftop bar and pool facilities, proposed at +/-250' high;
- Dedicated SR-22 freeway oriented signage for *Hard Rock Hotel* ("Hotel") AND *Universal Studios Hollywood* ("Universal");
- +/-500 Key 4-Star Hotel with *Universal* themed Kids' Suites, *Rockstar Concierge Level and Lounge*, *Rockstar Suites*, *Rockstar Villas*;
- 50,000 sq. ft. distinctive indoor/outdoor entertainment and meeting space;
- 1,000 seat *Hard Rock Live* (included within above meeting space square footage);
- 25,000 sq. ft. entertainment/pool deck featuring themed food venues, private cabanas, pools, sand beach, swim-up bar(s), wave machines and unique entertainment/team buildings facilities, such as a *Hard Rock Wall*, rope courses and ziplines;
- 20,000 sq. ft. indoor/outdoor rooftop bar and pool deck with cabanas and bottle service;
- 15,000 sq. ft. *Hard Rock Café* with Harbor Boulevard and shared Hotel entrance(s);
- 8,500 sq. ft. steakhouse (similar to *NYY Steakhouse*);
- 7,500-8,000 sq. ft. *Rock Spa* (FAMILY FRIENDLY FACILITIES);
- 5,000 sq. ft. sushi restaurant (similar to *Sushi Roku* or *RA Sushi*) ONLY SUSHI RESTAURANT IN ANAHEIM RESORT;
- 5,000 sq. ft. Mexican restaurant (similar to *Pink Taco*) ONLY MEXICAN RESTAURANT IN ANAHEIM RESORT;
- 4,000 sq. ft. *Universal* Store and Ticketing Center with potential, at *Universal's* discretion, to combine with a larger *Universal* themed restaurant, on Harbor Boulevard;
- 4,000 sq. ft. *Hard Rock Roxity Kids Club*;
- 2,500 sq. ft. *Rock Shop*;
- 1,500 sq. ft. lobby bar/lounge;
- 1,500 sq. ft. lobby *Starbucks* or similar coffee bar;
- 1,000 sq. ft. poolside bar/lounge;
- Entitlement for other hotel and restaurant/retail/entertainment on Harbor Boulevard.





## UNIVERSAL PROPOSAL

- we'll turn down being a *Disney Good Neighbor Hotel*;
- we'll provide *Universal Studios Hollywood ("Universal")* with 1 out of every 4 ad(s)/ image(s) on the North face of the *Hard Rock Hotel ("Hotel")* building's proposed electronic reader board (see attached rendering);
- we'll provide an SR-22 permanent freeway oriented sign with dedicated *Hard Rock Café ("Café")* and *Hotel AND Universal* signage;
- we'll provide *Universal* with semi-permanent non-electronic ad space(s) on North and West faces of the *Hotel* building (see attached rendering);
- advertising and marketing within the *Hard Rock Live* entertainment venue;
- we'll ONLY sell *Universal* tickets and NOT sell *Disney* tickets within the Project;
- we'll provide two (2) buses to bring guests from *Anaheim Resort* to *Universal* at NO cost to *Universal*;
- we'll wrap all of the *Hotel* shuttles with both *Hard Rock AND Universal* images;
- we'll provide *Universal* with on-site space to operate as a *Universal* sales and marketing office;
- we'll allow a significant *Universal* marketing element/piece in the lobby of the *Hotel* (see attached sample picture(s));
- we'll create up to six (6) billboard type advertisement exhibits on the side of the *Hotel* complex parking structure, and up to three (3) of them will be dedicated to *Universal*;
- we'll build and operate a *Universal* retail and ticketing store on Harbor Boulevard;
- we'll incorporate *Universal* logo(s) on all of our ad and marketing materials, including but not limited to website, as well as NO *Disney* information; AND
- we'll place *Universal* marketing materials in every *Hotel* room and NO *Disney* materials.



## CITY OF GARDEN GROVE

November 3, 2014

714-741-5100

Hamish Dodds  
President and CEO  
Hard Rock International  
6100 Old Park Lane  
Orlando, FL 32835

Bruce A. Broadwater

Dina Nguyen

Steven R. Jones

Christopher V. Phan

Kris Beard

RE: **DEVELOPMENT OF HARD ROCK CAFÉ & HOTEL  
COMPLEX GARDEN GROVE, CALIFORNIA**

Dear Mr. Dodds:

Mr. Matthew Reid and David Rose have informed me that there is the potential to develop a *Hard Rock Café and Hotel* complex on Site C on Harbor Boulevard in the City of Garden Grove ("City"). As you may be aware the City's commitment to economic development in the City has resulted in the facilitation of the development of ten (10) hotels with over 3,000 hotel keys, including the recent groundbreaking of the \$300 million, 600 key *Great Wolf Lodge* hotel and water park.

One of the City's most important goal is the development of the Site C Resort hotel site. The site has been entitled and is shovel ready. The City has pre-approved the Hard Rock Brand in the Resort Development Agreement and is eager to work with *Hard Rock International* ("Hard Rock"), as well as your partners at *Universal Studios Hollywood* ("*Universal*"), towards the potential development of a *Hard Rock Café and Hotel* complex.

The City has committed to an aggressive financial assistance program for the project and is more than willing to work with *Hard Rock* and *Universal*, to provide additional opportunities to make a *Hard Rock Café and Hotel* complex in the City a reality.

These additional opportunities include a variety of things, including but not limited to:

- The City is considering a dedicated SR-22 freeway oriented signage to highlight major attractions in the Grove District. The *Hard Rock Café and Hotel* and *Universal Studios Hollywood* would have significant representation on the sign;
- The City will consider an iconic architectural element for the Hard Rock Hotel which could include an electronic reader board, subject to the City consideration of architectural compatibility and mitigation of impacts to adjacent properties.

If you have any questions, please feel free to contact me at (714) 741-5127.

Sincerely,

Matthew J. Fertal  
City Manager

From: **Florida Booth** [FBooth@HorwathHTL.com](mailto:FBooth@HorwathHTL.com)  
Subject: **Leisure Demand Segmentation**  
Date: **November 3, 2014 at 11:46 AM**  
To: [matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

FB

Matt -

In order to estimate the percentage of leisure demand staying in the hotels considered in the competitive set for the subject, I went into the model (2012 year end data) to see the impact of taking out the non-Disneyland properties (the Grand Californian and the Disneyland Hotel), which represented 33% of the comp set. Combined, they did 70% leisure and 30% group - pretty clearly their impact on strictly Disney related demand is significant. Without collecting any other data (occ/ADR, etc) or contacting individual hotels directly to interview for updates (if any) to their demand segmentations, the resulting five hotels (Hilton Anaheim, Hyatt Regency, Marriott Anaheim, Embassy Suites Anaheim South and Doubletree Guest Suites Anaheim) ended 2012 at 39% leisure, 61% group. Corporate is typically lumped into group as it is insignificant for the hotels that reported it.

Obviously, the further you get from the park, the less you depend upon the park for demand, unless you seriously reduce rates or provide a destination or reason to be in the area that does not wholly depend on the park (conventions, group business, central location to other attractions in Orange County, etc). With the expanded meeting space at the HRH, along with the expansion of the Anaheim Convention Center, group business should be significant.

Best Regards,

Florida T Booth, MAI / Managing Director



*Hotel, Tourism and Leisure*

1050 Northgate Dr, Suite 440  
San Rafael, CA 94903  
Office: 415-925-8800 xt 3 Fax: 415-925-8804 Mobile: 415-902-7567

Email: [fbooth@horwathhtl.com](mailto:fbooth@horwathhtl.com)  
Web: [www.horwathhtl.us](http://www.horwathhtl.us) / [www.horwathhtl.com](http://www.horwathhtl.com)

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Los Angeles · New York City · Phoenix · San Francisco

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Florida T Booth, MAI,  
CCIM.vcf

Re:

**Subject:** Re:

**From:** Matt Reid <matt.reid@landanddesign.com>

**Date:** Wed, 17 Aug 2016 17:19:14 -0700

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

Sent under separate email.

Sent from my iPhone

**Matthew Reid**

**Land & Design, Inc.**

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - matthew.reid.ca

matt.reid@landanddesign.com

**Check out our new website** [www.landanddesign.com](http://www.landanddesign.com)

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On Aug 17, 2016, at 1:16 PM, Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)> wrote:

can you send a copy of the letter re hard rock

Greg Blodgett

SR Project Manager

City of Garden Grove

Economic Development

**Subject:** Re: 15045 ROS FW: When???

**From:** Matt Reid <matt.reid@landanddesign.com>

**Date:** Wed, 24 Aug 2016 10:48:05 -0600

**To:** Greg Blodgett <greg1@ci.garden-grove.ca.us>

**CC:** Lisa Kim <lisak@ci.garden-grove.ca.us>, Grace Lee <gracel@ci.garden-grove.ca.us>, J Braley <jbraley@pencoeng.com>, Carlos Marquez <carlosma@ci.garden-grove.ca.us>

Good news!

Sent from my iPhone

**Matthew Reid**

**Land & Design, Inc.**

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Check out our new website** [www.landanddesign.com](http://www.landanddesign.com)

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On Aug 24, 2016, at 9:38 AM, Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)> wrote:

The Record of survey review for site C is completed and the County will record it in the next few days. The next step is to start the parcel map once we get the final site plan from SCG we will set a meeting with our consultant Penco Engineering and SCG and the City to start the Parcel Map.

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Original Message -----

From: "Lisa Kim" <[lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)>

To: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>

Sent: Tuesday, August 23, 2016 8:43:38 PM

Subject: Fwd: 15045 ROS FW: When???

Keep me posted on this

Sent from my iPad

Begin forwarded message:

From: Scott Stiles <[sstiles@ci.garden-grove.ca.us](mailto:sstiles@ci.garden-grove.ca.us)>  
Date: April 5, 2016 at 9:12:33 AM PDT  
To: Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>  
Cc: [lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)  
Subject: Re: 15045 ROS FW: When???

From: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>  
To: [sstiles@ci.garden-grove.ca.us](mailto:sstiles@ci.garden-grove.ca.us), [lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)  
Sent: Tuesday, April 5, 2016 7:14:36 AM  
Subject: Fwd: 15045 ROS FW: When???

FYI

Our site c map has has been in waiting mode for 6 weeks and.... I do not know how to speed up the county review process. Any suggestions?

The county needs to finalize the boundary and record of survey  
Before we can prepare the track map.

I will also check our title rep and see is she can expedite the process they haves helped us in the past  
Sent from my iPhone

Begin forwarded message:

From: J Braley <[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)>  
Date: April 4, 2016 at 8:02:00 AM PDT  
To: Carlos Marquez <[carlosma@ci.garden-grove.ca.us](mailto:carlosma@ci.garden-grove.ca.us)>  
Cc: Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, John Koepke <[JKoepke@pencoeng.com](mailto:JKoepke@pencoeng.com)>  
Subject: 15045 ROS FW: When???

Guys,

Please see below the map  
Best Regards,

J Braley  
Survey Manager

16842 Von Karman Avenue, Suite 150  
Irvine, CA 92606  
Direct: 949-777-1584  
Office: 949-753-8111 Ext 261  
Fax: 949-753-0775  
Mobile: 916-837-2999 (best number)

[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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From: Foster, Ian [<mailto:Ian.Foster@ocpw.ocgov.com>]  
Sent: Monday, April 04, 2016 7:57 AM  
To: J Braley  
Subject: RE: When???

Morning Mr. J. Braley,

I have just returned to the office this morning. Our office was dealt a tragic blow two weeks ago. We loss a young Land Surveyor with service to the County of Orange of 29 years. James Richard Estep, IV. Funeral preparations are in process. Currently, your map is in the 23rd spot within the queue of 76 maps. I should have another update by this Friday.

Regards,

Ian R. Foster PLS  
County of Orange – OC Public Works  
OC Survey Division  
Survey Office Unit  
Senior Land Surveyor  
300 N. Flower St.  
Santa Ana, CA 92703  
(714) 967-0808 office

From: J Braley [<mailto:jbraley@pencoeng.com>]  
Sent: Monday, March 28, 2016 12:00 PM  
To: Foster, Ian  
Subject: When???

Greetings Ian,

Client getting antsy any idea when we will be receiving check prints.

Best Regards,

J Braley  
Survey Manager

16842 Von Karman Avenue, Suite 150  
Irvine, CA 92606  
Direct: 949-777-1584  
Office: 949-753-8111 Ext 261  
Fax: 949-753-0775  
Mobile: 916-837-2999 (best number)  
[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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**Subject:** RE: 15045 ROS FW: When???  
**From:** J Braley <jbraley@pencoeng.com>  
**Date:** Tue, 30 Aug 2016 16:29:21 +0000  
**To:** Matt Reid <matt.reid@scgamerica.com>  
**CC:** Carlos Marquez <carlosma@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Theresa Kwang <theresa.kw@scgamerica.com>, Jennifer Garcia <jen.garcia@scgamerica.com>, Michelle Wang <michelle.wang@scgamerica.com>

Do we know the limits of the ALTA Survey? I know the northerly parcels were in question. Will a new title report be delivered to update any changes in parcel configuration? Thank you

Best Regards,

**J Braley**  
Survey Manager



16842 Von Karman Avenue, Suite 150  
Irvine, CA 92606  
Mobile: 916-837-2999 (best number)  
Office: 949-777-1584 Direct  
Fax: 949-753-0775

[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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**From:** Matt Reid [mailto:matt.reid@scgamerica.com]  
**Sent:** Tuesday, August 30, 2016 9:18 AM  
**To:** J Braley  
**Cc:** Carlos Marquez; Greg Blodgett; Theresa Kwang; Jennifer Garcia; Michelle Wang  
**Subject:** Re: 15045 ROS FW: When???

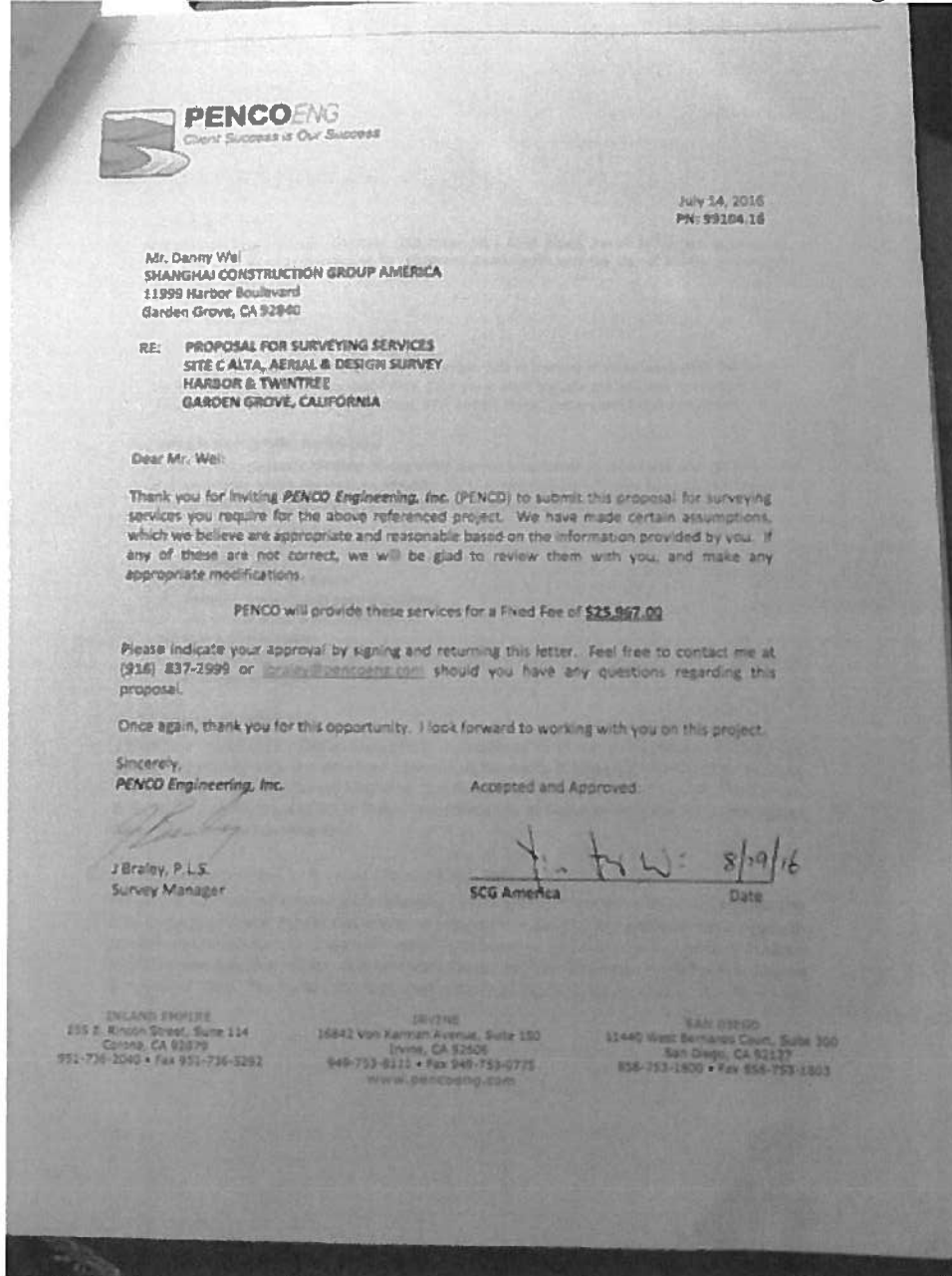
You are approved to proceed. Here is your signed proposal.

Please forward over Certificate of Insurance naming Shanghai Construction Group America and Investel Garden Resorts LLC as additionally insured prior to entering the site.

Matthew Reid  
SCG America  
858.735.1858 c  
[matt.reid@scgamerica.com](mailto:matt.reid@scgamerica.com)

skype: [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

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On Aug 29, 2016, at 12:38 PM, J Braley <[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)> wrote:

Howdy Matt,

This is me being a squeaky wheel... Any update on the NTP for design topography and ALTA... Thank you for your time.

Best Regards,

**J Braley**

Survey Manager

<image001.png>

16842 Von Karman Avenue, Suite 150  
Irvine, CA 92606  
Mobile: 916-837-2999 (best number)  
Office: 949-777-1584 Direct  
Fax: 949-753-0775

[jbralej@pencoeng.com](mailto:jbralej@pencoeng.com)

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**From:** Matt Reid [<mailto:matt.reid@landanddesign.com>]

**Sent:** Wednesday, August 24, 2016 2:54 PM

**To:** J Braley

**Subject:** Re: 15045 ROS FW: When???

Jeff,

I'm awaiting approval for the work from SCG corporate. Should be today.

Sent from my iPhone

**Matthew Reid**

**Land & Design, Inc.**

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

**Check out our new website** [www.landanddesign.com](http://www.landanddesign.com)

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On Aug 24, 2016, at 1:39 PM, J Braley <[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)> wrote:

Greetings Matt,

When might we expect the NTP for the design topography and ALTA, Thank you..

Best Regards,

**J Braley**  
Survey Manager

<image001.png>

16842 Von Karman Avenue, Suite 150  
Irvine, CA 92606  
Mobile 916-837-2999 (best number)  
Office 949-777-1584 Direct  
Fax 949-753-0775

[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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---

**From:** Matt Reid [<mailto:matt.reid@landanddesign.com>]  
**Sent:** Wednesday, August 24, 2016 9:48 AM  
**To:** Greg Blodgett  
**Cc:** Lisa Kim; Grace Lee; J Braley; Carlos Marquez  
**Subject:** Re: 15045 ROS FW: When???

Please send me copy when recorded.

Sent from my iPhone  
**Matthew Reid**  
**Land & Design, Inc.**  
[3755 Avocado Blvd | #516 | LaMesa, CA 91942](#)  
[858.735.1858](#) cell  
Skype - [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)  
[matt.reid@landanddesign.com](mailto:matt.reid@landanddesign.com)

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On Aug 24, 2016, at 9:38 AM, Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)> wrote:

The Record of survey review for site C is completed and the County will record it in the next few days. The next step is to start the parcel map once we get the final site plan from SCG we will set a meeting with our consultant Penco Engineering and SCG and the City to start the Parcel Map.

Greg Blodgett  
SR Project Manager  
City of Garden Grove  
Economic Development

----- Original Message -----

From: "Lisa Kim" <[lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)>  
To: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>  
Sent: Tuesday, August 23, 2016 8:43:38 PM  
Subject: Fwd: 15045 ROS FW: When???

Keep me posted on this

Sent from my iPad

Begin forwarded message:

From: Scott Stiles <[ssstiles@ci.garden-grove.ca.us](mailto:ssstiles@ci.garden-grove.ca.us)>  
Date: April 5, 2016 at 9:12:33 AM PDT  
To: Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>  
Cc: [lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)  
Subject: Re: 15045 ROS FW: When???

From: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>

To: [ssbiles@ci.garden-grove.ca.us](mailto:ssbiles@ci.garden-grove.ca.us), [lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)

Sent: Tuesday, April 5, 2016 7:14:36 AM

Subject: Fwd: 15045 ROS FW: When???

FYI

Our site c map has has been in waiting mode for 6 weeks and.... I do not know how to speed up the county review process. Any suggestions?

The county needs to finalize the boundary and record of survey

Before we can prepare the track map.

I will also check our title rep and see is she can expedite the process they have helped us in the past

Sent from my iPhone

Begin forwarded message:

From: J Braley <[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)>

Date: April 4, 2016 at 8:02:00 AM PDT

To: Carlos Marquez <[carlosma@ci.garden-grove.ca.us](mailto:carlosma@ci.garden-grove.ca.us)>

Cc: Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, John Koepke <[JKoepke@pencoeng.com](mailto:JKoepke@pencoeng.com)>

Subject: 15045 ROS FW: When???

Guys,

Please see below the map

Best Regards,

J Braley

Survey Manager

16842 Von Karman Avenue, Suite 150  
Irvine, CA 92606  
Direct: 949-777-1584  
Office: 949-753-8111 Ext 261  
Fax: 949-753-0775  
Mobile: 916-837-2999 (best number)  
[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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From: Foster, Ian  
[mailto:[Ian.Foster@ocpw.ocgov.com](mailto:Ian.Foster@ocpw.ocgov.com)]  
Sent: Monday, April 04, 2016 7:57 AM  
To: J Braley  
Subject: RE: When???

Morning Mr. J. Braley,

I have just returned to the office this morning. Our office was dealt a tragic blow two weeks ago. We loss a young Land Surveyor with service to the County of Orange of 29 years. James Richard Estep, IV. Funeral preparations are in process. Currently, your map is in the 23rd spot within the queue of 76 maps. I should have another update by this Friday.

Regards,

Ian R. Foster PLS

County of Orange – OC Public Works

OC Survey Division

Survey Office Unit

Senior Land Surveyor

300 N. Flower St.

Santa Ana, CA 92703

(714) 967-0808 office

From: J Braley [<mailto:jbraley@pencoeng.com>]

Sent: Monday, March 28, 2016 12:00 PM

To: Foster, Ian

Subject: When???

Greetings Ian,

Client getting antsy any idea when we will be receiving check prints.

Best Regards,

J Braley

Survey Manager

16842 Von Karman Avenue, Suite 150

Irvine, CA 92606



Direct: 949-777-1584

Office: 949-753-8111 Ext 261

Fax: 949-753-0775

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[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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**Subject:** RE: 15045 ROS FW: When???

**From:** Carlos Marquez <carlosma@ci.garden-grove.ca.us>

**Date:** Tue, 30 Aug 2016 09:34:39 -0700 (PDT)

**To:** J Braley <jbraley@pencoeng.com>, matt.reid@scgamerica.com

**CC:** Matt Reid <matt.reid@scgamerica.com>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Theresa Kwang <theresa.kw@scgamerica.com>, Jennifer Garcia <jen.garcia@scgamerica.com>, Michelle Wang <michelle.wang@scgamerica.com>

Matt,

I think the sunbelt parcel will not be a part of the project. We need to talk to Glen Trowbridge at First American to know if First Am will issue a title policy for the Tract Map and the transaction. Let us know when you are free so that we can conference call him. Thanks.

-Carlos

----- Original Message -----

From: J Braley <jbraley@pencoeng.com>

To: Matt Reid <matt.reid@scgamerica.com>

Cc: Carlos Marquez <carlosma@ci.garden-grove.ca.us>, Greg Blodgett <greg1@ci.garden-grove.ca.us>, Theresa Kwang <theresa.kw@scgamerica.com>, Jennifer Garcia <jen.garcia@scgamerica.com>, Michelle Wang <michelle.wang@scgamerica.com>

Sent: Tue, 30 Aug 2016 09:29:21 -0700 (PDT)

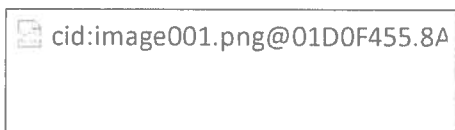
Subject: RE: 15045 ROS FW: When???

Do we know the limits of the ALTA Survey? I know the northerly parcels were in question. Will a new title report be delivered to update any changes in parcel configuration? Thank you

Best Regards,

**J Braley**

Survey Manager



16842 Von Karman Avenue, Suite 150

Irvine, CA 92606

Mobile: 916-837-2999 (best number)

Office: 949-777-1584 Direct

Fax: 949-753-0775

[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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---

**From:** Matt Reid [mailto:[matt.reid@scgamerica.com](mailto:matt.reid@scgamerica.com)]

**Sent:** Tuesday, August 30, 2016 9:18 AM

**To:** J Braley

**Cc:** Carlos Marquez; Greg Blodgett; Theresa Kwang; Jennifer Garcia; Michelle Wang

**Subject:** Re: 15045 ROS FW: When???

You are approved to proceed. Here is your signed proposal.

Please forward over Certificate of Insurance naming Shanghai Construction Group America and Investel Garden Resorts LLC as additionally insured prior to entering the site.

Matthew Reid

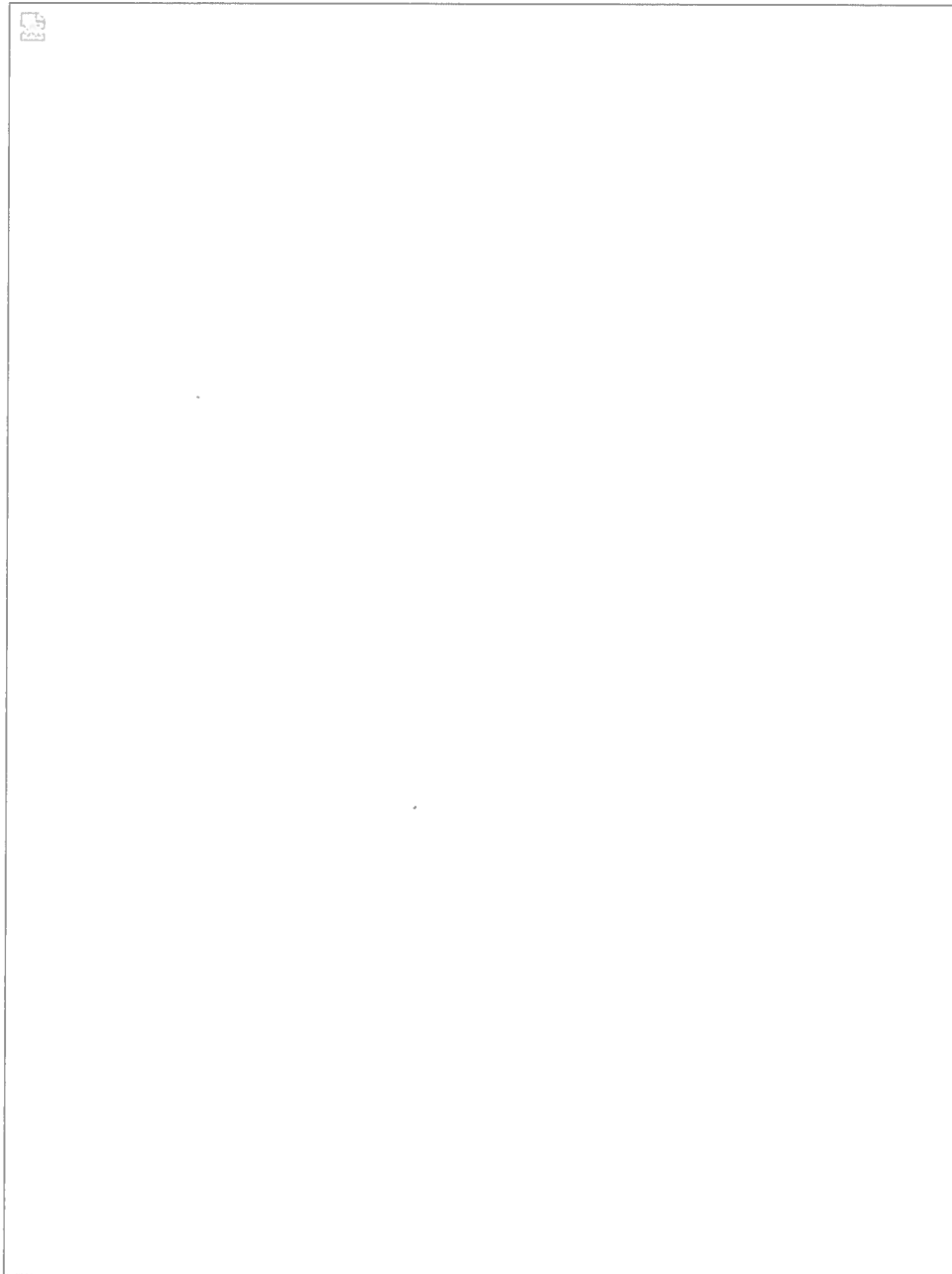
SCG America

858.735.1858 c

[matt.reid@scgamerica.com](mailto:matt.reid@scgamerica.com)

skype: [matthew.reid.ca](https://www.skype.com/people/matthew.reid.ca)

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On Aug 29, 2016, at 12:38 PM, J Braley <[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)> wrote:

Howdy Matt,

This is me being a squeaky wheel... Any update on the NTP for design topography and ALTA... Thank you for your time.

Best Regards,

**J Braley**

Survey Manager

<image001.png>

16842 Von Karman Avenue, Suite 150

Irvine, CA 92606

Mobile: 916-837-2999 (best number)

Office: 949-777-1584 Direct

Fax: 949-753-0775

[jbrale@pencoeng.com](mailto:jbrale@pencoeng.com)

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**From:** Matt Reid [mailto:matt.reid@landanddesign.com]  
**Sent:** Wednesday, August 24, 2016 2:54 PM  
**To:** J Braley  
**Subject:** Re: 15045 ROS FW: When???

Jeff,

I'm awaiting approval for the work from SCG corporate. Should be today.

Sent from my iPhone

**Matthew Reid**

**Land & Design, Inc.**

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - matthew.reid.ca

matt.reid@landanddesign.com

**Check out our new website** [www.landanddesign.com](http://www.landanddesign.com)

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On Aug 24, 2016, at 1:39 PM, J Braley <[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)> wrote:

Greetings Matt,

When might we expect the NTP for the design topography and ALTA,  
Thank you..

Best Regards,

**J Braley**

Survey Manager

<image001.png>

16842 Von Karman Avenue, Suite 150

Irvine, CA 92606

Mobile: 916-837-2999 (best number)

Office: 949-777-1584 Direct

Fax: 949-753-0775

**[jbrale@pencoeng.com](mailto:jbrale@pencoeng.com)**

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---

**From:** Matt  
Reid [<mailto:matt.reid@landanddesign.com>]  
**Sent:** Wednesday, August 24, 2016 9:48 AM  
**To:** Greg Blodgett  
**Cc:** Lisa Kim; Grace Lee; J Braley; Carlos Marquez  
**Subject:** Re: 15045 ROS FW: When???

Please send me copy when recorded.

Sent from my iPhone

**Matthew Reid**

**Land & Design, Inc.**

3755 Avocado Blvd | #516 | LaMesa, CA 91942

858.735.1858 cell

Skype - matthew.reid.ca

matt.reid@landanddesign.com

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On Aug 24, 2016, at 9:38 AM, Greg Blodgett <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)> wrote:

The Record of survey review for site C is completed and the County will record it in the next few days.  
The next step is to start the parcel map once we get the

final site plan from SCG we will set a meeting with our consultant Penco Engineering and SCG and the City to start the Parcel Map.

Greg Blodgett

SR Project Manager

City of Garden Grove

Economic Development

----- Original Message -----

From: "Lisa Kim" <[lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)>

To: "Greg Blodgett" <[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>

Sent: Tuesday, August 23, 2016 8:43:38 PM

Subject: Fwd: 15045 ROS FW: When???

Keep me posted on this

Sent from my iPad

Begin forwarded message:

From: Scott Stiles <[sstiles@ci.garden-grove.ca.us](mailto:sstiles@ci.garden-grove.ca.us)>

Date: April 5, 2016 at 9:12:33 AM  
PDT

To: Greg Blodgett  
<[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>

Cc: [lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)

Subject: Re: 15045 ROS FW:  
When???

From: "Greg Blodgett"  
<[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>

To: [sstiles@ci.garden-grove.ca.us](mailto:sstiles@ci.garden-grove.ca.us), [lisak@ci.garden-grove.ca.us](mailto:lisak@ci.garden-grove.ca.us)

Sent: Tuesday, April 5, 2016 7:14:36  
AM

Subject: Fwd: 15045 ROS FW:  
When???

FYI

Our site c map has has been in waiting mode for 6 weeks and.... I do not know how to speed up the county review process. Any suggestions?

The county needs to finalize the boundary and record of survey

Before we can prepare the track map.

I will also check our title rep and see is she can expedite the process they haves helped us in the past

Sent from my iPhone

Begin forwarded message:

From: J Braley  
<[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)>

Date: April 4, 2016 at 8:02:00 AM  
PDT

To: Carlos Marquez  
<[carlosma@ci.garden-grove.ca.us](mailto:carlosma@ci.garden-grove.ca.us)>

Cc: Greg Blodgett  
<[greg1@ci.garden-grove.ca.us](mailto:greg1@ci.garden-grove.ca.us)>, John Koepke  
<[JKoepke@pencoeng.com](mailto:JKoepke@pencoeng.com)>

Subject: 15045 ROS FW: When???

Guys,

Please see below the map

Best Regards,

J Braley

Survey Manager

16842 Von Karman Avenue,  
Suite 150

Irvine, CA 92606

Direct: 949-777-1584

Office: 949-753-8111 Ext 261

Fax: 949-753-0775

Mobile: 916-837-2999 (best  
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[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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From: Foster, Ian  
[mailto:[Ian.Foster@ocpw.ocgov.com](mailto:Ian.Foster@ocpw.ocgov.com)]

Sent: Monday, April 04, 2016  
7:57 AM

To: J Braley

Subject: RE: When???

Morning Mr. J. Braley,

I have just returned to the office this morning. Our office was dealt a tragic blow two weeks ago. We loss a young Land Surveyor with service to the County of Orange of 29 years. James Richard Estep, IV. Funeral preparations are in process.

Currently, your map is in the 23rd spot within the queue of 76 maps. I should have another update by this Friday.

Regards,

Ian R. Foster PLS

County of Orange – OC  
Public Works

OC Survey Division

Survey Office Unit

Senior Land Surveyor

300 N. Flower St.

Santa Ana, CA 92703

(714) 967-0808 office

From: J Braley  
[mailto:[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)]

Sent: Monday, March 28,  
2016 12:00 PM

To: Foster, Ian

Subject: When???

Greetings Ian,

Client getting antsy any  
idea when we will be  
receiving check prints.

Best Regards,

J Braley

Survey Manager

16842 Von Karman  
Avenue, Suite 150

Irvine, CA 92606

Direct: 949-777-1584

Office: 949-753-8111  
Ext 261

Fax: 949-753-0775

Mobile: 916-837-2999  
(best number)

[jbraley@pencoeng.com](mailto:jbraley@pencoeng.com)

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to supersede any  
construction  
documents or  
specifications. Use  
of these files  
indicates agreement  
to this form.

--

**Carlos Marquez**

Sr. Real Property Agent  
City of Garden Grove  
Real Property Division/Finance Department  
11222 Acacia Parkway  
Garden Grove, CA 92840  
**(714) 741-5181**