

SP-106-80

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Hearing Body Minutes



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Initial Study



Correspondence



Application Package



Case File Plans



Deborah Jones
Case Planner

RUGZ
4-30-86
Date

APPLICATION CHECK LIST

Application No. SP-106-80 For meeting of 3-27-80 Final Action With: AGENCY

Applicant: GVD Commercial Properties Inc. Owner: ARTHUR G. APPELL

Address: 10738 W. Pro Blvd. LA CA 90064 c/o WALTER H. YOUNG, ESQ.
606 - OLIVE ST., STE. 2104
LA, C.A. 90021 (213) 628-5200

Phone Number: 213-470-2841

Request: Site plan approval for the construction of an existing 34,000 sq. ft. building and construction of eight (8) single-story buildings with a total gross building area of 133,300 sq. ft. located on approximately 507,700 sq. ft. parcel. The development is a continuation of Phase I of the parceling of the site. The existing building is a two-story building with a gross building area of 34,000 sq. ft. and a lot area of 19,900 sq. ft. The proposed buildings are located on approximately 1.4 acres within a (2) (General Community Zone) Ne 100

Current Zoning C1 General Plan Des.: COMM

Located At SW CORNER BROOKHURST + KATELLA Present Use Shopping Center

Address of Site 9922 Katella A.P. NO(S) 132-11-14

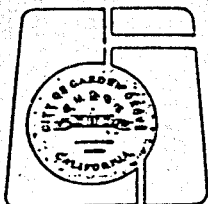
Date Filed 2-15-80 Analyst de Koven James

Following information to be documented as work is completed: (Please initial)

Analyst	Clerical	
<u>SRE</u>	<u>"</u>	File prepared
<u>SRS</u>	<u>"</u>	Plans folded & identified
<u>AD</u>	<u>"</u>	Case entered on board & map
<u>AK</u>	<u>"</u>	Case resumes distributed
<u>AD</u>	<u>"</u>	Public hearing notice-newspaper
<u>AD</u>	<u>"</u>	Notice to property owners within 300'
<u>AD</u>	<u>"</u>	Meg. Declaration typed
<u>AD</u>	<u>"</u>	Staff Report written
<u>AD</u>	<u>"</u>	Letter to applicant
<u>AD</u>	<u>"</u>	Fee Letter
<u>AD</u>	<u>"</u>	Hearing
<u>AD</u>	<u>"</u>	Written Decision (action) in file
<u>AD</u>	<u>"</u>	Minutes of hearing(s) in file
<u>AD</u>	<u>"</u>	Appeal
<u>AD</u>	<u>"</u>	Notice of Determination
<u>DB</u>	<u>2-16-82</u>	Purge File

Final Action: <u>Approval</u>	Other Actions: <u>P.C.</u>	Modifications: _____
<u>by Agency</u>	<u>Approval</u>	
Date: <u>4-1-80</u>	Date: <u>3-27-80</u>	Date: _____

SP-106-80



GARDEN GROVE

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING SERVICES DIVISION

714/638-6831

APPLICATION FOR:

- SITE PLAN (\$380) : ENVIRONMENTAL IMPACT REPORT (\$440)
- VARIANCE (\$395) : REVIEW
- CONDITIONAL USE PERMIT (\$300) : ENVIRONMENTAL IMPACT REPORT (\$ 80)
- UNCLASSIFIED USE PERMIT (\$625) : NEGATIVE DECLARATION

02-15-80
 MAY 1980
 80.00
 CHECK
 150.00

NAME OF APPLICANT: GVD Commercial Properties, Inc. TELEPHONE: 213/470-2841

MAILING ADDRESS: 10738 W. Pico Boulevard
Los Angeles, CA ZIP: 90064

NAME OF RECORDED OWNER: Arthur G. Appell TELEPHONE: (213) 784-7177

MAILING ADDRESS: c/o Walter H. Young, Esq., 606 South Olive Street, Suite 2104
Los Angeles, CA (213) 628-5200 ZIP: 90014

STATUS OF THE APPLICANT (CHECK ONE)

- RECORDED OWNER OF THE PROPERTY
- PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL
- LESSEE
- AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

SIGNATURE OF OWNER: _____ DATE: _____

SIGNATURE OF APPLICANT: Donald Wincey Dorch DATE: 2/11/80

ACCEPTANCE BY LAND USE: Baranga DATE: 2/15/80

ACKNOWLEDGMENT OF FEE PAYMENT: Carol Heath DATE: 2/15/80

EXCERPT FROM ARTICLE IX OF THE MUNICIPAL CODE
OF THE CITY OF GARDEN GROVE, CALIFORNIA

Section 9219.12. EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE, CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT OR SITE PLAN. TIME FOR APPEAL. The order granting or denying a variance, conditional use permit, unclassified use permit or site plan shall become final and effective seven (7) days after the order, unless within such seven (7) day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of such appeal within such time limit shall stay the effective date of the order until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9221.3. FILING FEES. The fees shall be paid in accordance with a resolution adopted from time to time by the City Council.

NOTE: Evidence not presented to the Planning Commission or Zoning Administrator in connection with this case will not be considered by the City Council. All maps, petitions, plans, testimony, and other facts or opinions must have been heard by the Planning Commission or Zoning Administrator in order to be heard by the City Council.

Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

Section 9223.1. SITE PLANS, VARIANCES OR PERMITS MAY BE REVOKED. The Planning Commission or Zoning Administrator, as the case may be, may after a public hearing held in the manner prescribed in Part 19 governing Variances, Conditional Use Permits and Unclassified Use Permits or as prescribed in Part 20 governing Site Plans, revoke or modify on any one or more of the following grounds any Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit previously issued:

- a. That approval was obtained by fraud.
- b. That the use approved by a Variance, Conditional Use Permit or Unclassified Use Permit has ceased to exist or has been suspended for one year or more.
- c. That the Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit is being, or recently has been exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.
- d. That the approved Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

Section 9223.2 EXPIRATION. Any Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit granted becomes null and void if not exercised within the time specified in the approval of said Site Plan, Variance, Conditional Use Permit, or Unclassified Use Permit, or if no date is specified, within one (1) year from the date of approval of said Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

I HEREBY CERTIFY that I have read and understand the information contained in this application.

(Signature of Owner)
Herald Vance Fisher
(Signature of Applicant)

Date 2/14/80

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

LETTER OF AUTHORIZATION
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE
APPLICATION FOR Site Plan Review and Environmental Impact Report Negative Declaration CASE NO. _____

I, _____, owner of the below described property,
do hereby appoint G.V.D. COMMERCIAL PROPERTIES my agent for the purpose of
consummating the above application, and agree to accept and fulfill any and
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: See Attached Legal Description marked
Exhibit "A".

TO 1944 CA (8-74)
(Individual)



STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On February 13th, 1980 before me, the undersigned, a Notary Public in and for said
State, personally appeared ARTHUR G. APPELL

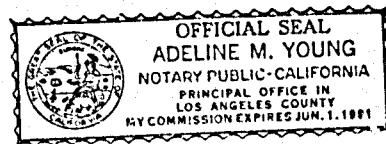
STAPLE HERE

_____, known to me
to be the person whose name is subscribed
to the within instrument and acknowledged that he
executed the same.

WITNESS my hand and official seal.

Signature

Adeline M. Young
Adeline M. Young



(This area for official notarial seal)

Arthur G. Appell
(Signature of Owner)

NEGATIVE DECLARATION

Project Title Site Plan No. SP-106-80

Project Location West side of Brookhurst Street, 150 feet south of Katella Avenue

Project Description Remodel of the existing 34,000 square foot building and construction of one (1) attached (10,200 square foot) building and two (2) free standing buildings, 6,000 square feet each.

Applicant/Address/Phone No. GVD Commercial Properties, Inc., 10738 West Pico Boulevard, Los Angeles, CA 90064 213/470-2841

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation measures, if any, included in this project to avoid potentially significant environmental effects, are as follows:

None

Approved By:

Richard A. Porter
Chairman, Planning Coordinating Committee

January 30, 1980
Date

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

LETTER OF AUTHORIZATION
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE
APPLICATION FOR Site Plan Review and Environmental Impact Report Negative Declaration CASE NO. _____

I, Victoria Appell Galvin, owner of the below described property, do hereby appoint GVD Commercial Properties, Inc. my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: See Attached Legal Description marked Exhibit "A".

Victoria Appell Galvin
(Signature of Owner)

My Commission Expires June 2, 19__

4.

Robert J. Hester
Notary Public



10/13 W 2:27 PM

OR-1273862-BJH

FIRST AMERICAN TITLE INSURANCE COMPANY
114 EAST 5TH STREET
SANTA ANA, CALIFORNIA 92701
(714) 558-3211

AMENDED REPORT

*MR. HARMS
Title Officer
#554*

FORM OF POLICY COVERAGE REQUESTED: CALIFORNIA LAND TITLE ASSOCIATION
STANDARD POLICY

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, THIS COMPANY HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OF TITLE INSURANCE IN THE FORM SPECIFIED ABOVE, DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORM.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSURED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED: AUGUST 21, 1978 AT 7:30 A.M.

Jeannette McCoy

JEANNETTE MCCOY - TITLE OFFICER

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

ARTHUR G. APPELL, A WIDOWER, AS TO AN UNDIVIDED ONE-HALF INTEREST, ARTHUR G. APPELL AS TRUSTEE UNDER THE WILL OF DOROTHY AUSTIN APPELL, DECEASED, AND THE DECREE OF DISTRIBUTION OF HER ESTATE, A CERTIFIED COPY THEREOF BEING RECORDED APRIL 4, 1962 IN BOOK 6064, PAGE 740 OF OFFICIAL RECORDS, AS TO AN UNDIVIDED ONE-QUARTER INTEREST, AND VICTORIA APPELL GARVIN, A MARRIED WOMAN, HEIRLED AS HER SOLE AND SEPARATE PROPERTY AND PURSUANT TO THE SAID TRUST UNDER THE LAST WILL AND TESTAMENT OF DOROTHY AUSTIN APPELL, AS TO AN UNDIVIDED ONE-QUARTER INTEREST.



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THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE AS TO PARCEL 1. AN EASEMENT AS TO PARCELS 2 TO 9 INCLUSIVE.

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS CONTAINED IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1979-1980, A LIEN NOT YET PAYABLE.
2. ANY ADDITIONS TO GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1978-1979 WHICH MAY BE ASSESSED BY REASON OF:
 - A) IMPROVEMENTS ADDED SUBSEQUENT TO 3/1/75.
 - B) CHANGES IN OWNERSHIP OCCURRING SUBSEQUENT TO 3/1/75.
 - C) REAPPRAISAL OF PROPERTY VALUES AS OF 3/1/75.
3. AN EASEMENT FOR ROADS, RAILROADS AND DITCHES, AS RESERVED IN THE DEED RECORDED MAY 3, 1892 IN BOOK 64, PAGE 41, DEEDS, OVER THE NORTH 30 FEET AND THE EAST 30 FEET OF SAID PARCEL 1.
4. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 2942, PAGE 302, OFFICIAL RECORDS, OVER THE NORTH 40 FEET OF SAID PARCEL 1.
5. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 3539, PAGE 162, OFFICIAL RECORDS, OVER THE NORTHERLY 60 FEET AND THE EASTERLY 60 FEET OF SAID PARCEL 1.
6. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED IN BOOK 3543, PAGE 491 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OR ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.
7. EASEMENTS TO BE USED IN COMMON WITH OTHERS FOR INGRESS, EGRESS, ROAD AND PURPOSES INCIDENTAL THERETO, OVER THOSE PORTIONS OF SAID LAND DESCRIBED AS FOLLOWS:
 - a. BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF KATELLA AVENUE, SOUTH 89 DEGREES 41' 17" WEST 209.96 FEET; THENCE LEAVING SAID CENTER LINE AT RIGHT ANGLES THERETO SOUTH 0 DEGREES 15' 43" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 21' 08" EAST 50.00 FEET; THENCE NORTH 20 DEGREES 19' 46" WEST 58.54 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.



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B. BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINES OF BROOKHURST STREET SOUTH 0 DEGREES 21' 08" EAST 209.96 FEET; THENCE LEAVING SAID CENTER LINE AT RIGHT ANGLES THERETO, SOUTH 89 DEGREES 38' 52" WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41' 17" WEST 55.00 FEET; THENCE SOUTH 70 DEGREES 20' 05" EAST, 58.54 FEET; THENCE NORTH 0 DEGREES 21' 08" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING, AS RESERVED BY H. CEDRIC ROBERTS, AND OTHERS, IN DEED RECORDED JUNE 22, 1956 IN BOOK 3554, PAGE 32, OFFICIAL RECORDS, AND AS CONVEYED TO WARREN E. ROBERTS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, IN DEED RECORDED DECEMBER 1, 1958 IN BOOK 4498, PAGE 184 OF OFFICIAL RECORDS, AND FOR INGRESS, EGRESS, ROAD, UTILITIES AND INCIDENTAL PURPOSES, SAID EASEMENTS BEING A PORTION OF THE EASEMENT DESCRIBED IN 2. B. OF SAID LAST MENTIONED DEED.

6. AN EASEMENT TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO, OVER THAT PORTION OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 35.00 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF BROOKHURST STREET SOUTH 0 DEGREES 21' 08" EAST 209.96 FEET; THENCE LEAVING SAID CENTER LINE AT RIGHT ANGLES THERETO, SOUTH 89 DEGREES 38' 52" WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42' 01" WEST, 55.28 FEET; THENCE SOUTH 89 DEGREES 41' 17" WEST, 75.32 FEET; THENCE NORTH 45 DEGREES 19' 52" WEST, 56.92 FEET; THENCE NORTH 0 DEGREES 21' 08" WEST, 75.32 FEET; THENCE NORTH 19 DEGREES 38' 08" EAST 55.28 FEET TO A POINT 60.00 FEET SOUTHERLY FROM THE CENTER LINE OF KATELLA AVENUE, AS RESERVED BY H. CEDRIC ROBERTS, AND OTHERS, IN DEED RECORDED JUNE 22, 1956 IN BOOK 3554, PAGE 32, OFFICIAL RECORDS, AND AS CONVEYED TO WARREN R. ROBERTS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, BY DEED RECORDED DECEMBER 1, 1958 IN BOOK 4498, PAGE 184 OF OFFICIAL RECORDS.

9. AN EASEMENT TO BE USED IN COMMON WITH OTHERS FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES, WATER MAINS, DRAINAGE, AND PURPOSES INCIDENTAL THERETO, OVER THAT PORTION OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 50.00 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST 209.96 FEET; THENCE LEAVING SAID CENTER LINE AT RIGHT ANGLES THERETO, SOUTH 0 DEGREES 18' 43" EAST 75.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID CENTER LINE OF KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST, 176.00 FEET.

AS RESERVED BY H. CEDRIC ROBERTS, AND OTHERS, IN DEED RECORDED JUNE 22, 1956 IN BOOK 3554, PAGE 32, OFFICIAL RECORDS, AND AS CONVEYED TO WARREN R. ROBERTS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, FOR INGRESS, EGRESS, ROAD, UTILITY AND PURPOSES INCIDENTAL THERETO, BY DEED RECORDED DECEMBER



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1. 1956 IN BOOK 4496, PAGE 184 OF OFFICIAL RECORDS.

10. AN EASEMENT, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES, WATER MAINS, DRAINAGE AND INCIDENTAL PURPOSES THERETO, OVER THAT PORTION OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 40.00 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9, TRACT NO. 2263, AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTH LINE THEREOF, NORTH 86 DEGREES 28' 31" WEST, 33.31 FEET; THENCE LEAVING SAID NORTH LINE NORTH 0 DEGREES 21' 08" WEST 302.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 38' 52" EAST 326.00 FEET TO A POINT 60.00 FEET WESTERLY FROM THE CENTER LINE OF BROOKHURST STREET, SAID CENTER LINE BEING ALSO THE EAST LINE OF THE SAID ABOVE MENTIONED SECTION 30, AS RESERVED BY H. CEDRIC ROBERTS, AND OTHERS, IN DEED RECORDED JUNE 22, 1956 IN BOOK 3554, PAGE 32, OFFICIAL RECORDS.

11. AN EASEMENT TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROADS, PUBLIC UTILITIES, WATER MAINS, SEWER, DRAINAGE AND INCIDENTAL PURPOSES THERETO, OVER THAT PORTION OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 40.00 FEET WIDE; THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF TRACT NO. 2263, AS PER MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTH LINE THEREOF NORTH 86 DEGREES 28' 31" WEST, 33.31 FEET; THENCE LEAVING SAID NORTH LINE NORTH 0 DEGREES 21' 08" WEST 36.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 41' 30" EAST, 164.57 FEET; THENCE SOUTH 89 DEGREES 50' 09" EAST, 165.00 FEET TO A POINT 60.00 FEET WESTERLY OF THE CENTER LINE OF BROOKHURST STREET, SAID CENTER LINE BEING ALSO THE EAST LINE OF SAID ABOVE MENTIONED SECTION 30.

AS RESERVED BY H. CEDRIC ROBERTS, AND OTHERS, IN DEED RECORDED JUNE 22, 1956 IN BOOK 3554, PAGE 32, OFFICIAL RECORDS.

12. A NON-EXCLUSIVE EASEMENT TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF SAID PARCEL 1 INCLUDED WITHIN THE EASEMENT DESCRIBED IN PARCEL 2, SUBPARAGRAPHS (D) AND (E), FOR INGRESS, EGRESS, ROAD, UTILITY AND INCIDENTAL PURPOSES, IN THE DEED FROM H. CEDRIC ROBERTS AND OTHERS, TO WARREN R. ROBERTS, A MARRIED MAN, AS HIS SEPARATE PROPERTY, RECORDED DECEMBER 1, 1956 IN BOOK 4496, PAGE 184 OF OFFICIAL RECORDS, AS CONVEYED TO SAID GRANTEE IN SAID DEED.

13. AN EASEMENT FOR GAS PIPES AND INCIDENTAL PURPOSES, AFFECTING THAT PORTION OF SAID LAND INCLUDED WITHIN A STRIP OF LAND 20 FEET IN WIDTH, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF TRACT 2263, AS PER MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING AT THE NORTHEASTERLY TERMINUS OF THE CENTER LINE OF GAMBLE AVENUE, AS SHOWN ON



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SAID MAP; THENCE NORTH 39 DEGREES 41' 17" EAST A DISTANCE OF 26.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 50 DEGREES 18' 43" EAST A DISTANCE OF 126.63 FEET; THENCE SOUTH 78 DEGREES 01' 55" EAST A DISTANCE OF 131.62 FEET; THENCE 87 DEGREES 41' 30" EAST A DISTANCE OF 184.57 FEET, FOR CONDUITS AND INCIDENTAL PURPOSES, AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, BY DEED RECORDED DECEMBER 10, 1956 IN BOOK 3738, PAGE 277, OFFICIAL RECORDS.

14. EASEMENTS, OVER PORTIONS OF SAID LAND, FOR PARKING OF MOTOR VEHICLES AND INCIDENTAL PURPOSES, FOR THE TERM AND UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED IN AN AGREEMENT DATED MARCH 26, 1957, EXECUTED BY AND BETWEEN W. B. MALOUF, B. B. MALOUF AND H. CEDRIC ROBERTS, AND OTHERS, RECORDED MAY 6, 1957 IN BOOK 3897, PAGE 471, OFFICIAL RECORDS.

15. AN UNRECORDED LEASE COVERING SAID LAND AND APPURTENANT EASEMENTS THERETO, DATED JANUARY 16, 1956, EXECUTED BY AND BETWEEN B. B. MALOUF AND W. B. MALOUF, AS LESSOR, AND VON'S GROCERY CO., A DELAWARE CORPORATION, SUCCESSOR BY MERGER TO SHOPPING BAG FOOD STORES, INC., FOR THE PERIOD AND UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN CONTAINED, AS DISCLOSED BY INSTRUMENT RECORDED MAY 6, 1957 IN BOOK 3897, PAGE 490 OF OFFICIAL RECORDS, AND AMENDED BY UNRECORDED INSTRUMENTS DATED FEBRUARY 19, 1957 AND APRIL 26, 1967 AS DISCLOSED BY THE ASSIGNMENT OF LEASE HEREINAFTER SHOWN IN SUBPARAGRAPH (B), NOTE 1, RECORDED IN BOOK 8286, PAGE 2 OF OFFICIAL RECORDS, REFERENCE HEREBY BEING MADE TO SAID UNRECORDED LEASE AND AMENDMENTS THERETO, AND TO THE RECORD OF SAID ASSIGNMENT OF LEASE, FOR FULL PARTICULARS.

SAID LEASEHOLD ESTATE IS SUBJECT TO THE FOLLOWING MATTERS:

(A) THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AN UNRECORDED AGREEMENT DATED MARCH 8, 1957, BY AND BETWEEN H. CEDRIC ROBERTS AND OTHERS, AS FIRST PARTIES, AND SHOPPING BAG FOOD STORES, A CALIFORNIA CORPORATION, AS SECOND PARTY, AS DISCLOSED BY ASSIGNMENT OF LEASE HEREINAFTER SHOWN IN SUBPARAGRAPH (B), NOTE 1, RECORDED IN BOOK 8286, PAGE 2 OF OFFICIAL RECORDS, REFERENCE HEREBY BEING MADE TO THE SAID UNRECORDED AGREEMENT, AND TO THE RECORD OF SAID ASSIGNMENT OF LEASE, FOR FURTHER PARTICULARS.

(B) THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, AS CONTAINED IN AN UNRECORDED AGREEMENT OF SALE, BY AND BETWEEN VON'S GROCERY CO., AS FIRST PARTY, TO THE E. F. MAC DONALD COMPANY, A DELAWARE CORPORATION, AS BUYER AND AS SECOND PARTY, AS DISCLOSED BY SAID ASSIGNMENT OF LEASE HEREINAFTER SHOWN, RECORDED IN BOOK 8286, PAGE 2 OF OFFICIAL RECORDS, REFERENCE HEREBY BEING MADE TO THE UNRECORDED AGREEMENT AND TO THE RECORD OF SAID ASSIGNMENT OF LEASE, FOR FURTHER PARTICULARS.

NOTE 1: THE INTEREST OF THE E. F. MAC DONALD COMPANY, A DELAWARE CORPORATION, IN AND TO SAID LEASEHOLD ESTATE, WAS ASSIGNED TO THE E. F. MAC DONALD SHOPPING BAG FOOD STORES, INC., A DELAWARE CORPORATION, BY ASSIGNMENT RECORDED JUNE 20, 1967 IN BOOK 8286, PAGE 2 OF OFFICIAL RECORDS.

NOTE 2: BY ASSIGNMENT AND ASSUMPTION OF LEASE, DATED SEPTEMBER 18, 1972,



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THE E. F. MAC DONALD SHOPPING BAG FOOD STORES, INC., A DELAWARE CORPORATION, ASSIGNED ITS INTEREST IN AND TO SAID LEASEHOLD ESTATE TO FISHER FOODS, INC., RECORDED OCTOBER 3, 1972 IN BOOK 10356, PAGE 583 OF OFFICIAL RECORDS.

NOTE 3: THE LESSOR'S INTEREST IN SAID LEASE WAS ASSIGNED TO CROCKER NATIONAL BANK BY ASSIGNMENT RECORDED DECEMBER 3, 1976 IN BOOK 11981, PAGES 1349 AND 1355 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE OBLIGATION OF THE INDEBTEDNESS SET FORTH IN ITEM 18.

NOTE 4: BY ASSIGNMENT AND ASSUMPTION OF LEASE, DATED JULY 17, 1978, FISHER FOODS, INC. ASSIGNED ITS INTEREST IN AND TO SAID LEASEHOLD ESTATE TO ALBERTSON'S INC., BY AN ASSIGNMENT RECORDED JULY 20, 1978 IN BOOK 12764, PAGE 1739 OF OFFICIAL RECORDS.

16. AN EASEMENT OVER THE SOUTHERLY 5.00 FEET OF SAID LAND FOR UNDERGROUND ELECTRIC SYSTEMS AND INCIDENTAL PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED JULY 14, 1976 IN BOOK 11911, PAGE 1056 OF OFFICIAL RECORDS.

17. AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, OVER THE SOUTHERLY 5.00 FEET OF THE EASTERLY 130.00 FEET OF SAID LAND, EXCEPTING THEREFROM THAT PORTION LYING WITHIN BROOKHURST STREET AS IT NOW PRESENTLY EXISTS, AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY BY DEED RECORDED JULY 22, 1976 IN BOOK 11822, PAGE 55 OF OFFICIAL RECORDS.

18. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$350,000.00, RECORDED DECEMBER 3, 1976 IN BOOK 11981, PAGE 1341 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 4045.

DATED: NOVEMBER 11, 1976.

TRUSTOR: ARTHUR G. APPELL, INDIVIDUALLY AND AS TRUSTEE FOR VICTORIA APPELL GALVIN, UNDER THE LAST WILL AND TESTAMENT OF DOROTHY AUSTIN APPELL.

TRUSTEE: CROCKER CUSTODY CORPORATION.

BENEFICIARY: CROCKER NATIONAL BANK.

NOTE: AN INSTRUMENT SUBSTITUTING THE TRUSTEE UNDER SAID DEED OF TRUST RECORDED DECEMBER 3, 1976 IN BOOK 11981, PAGE 1346 OF OFFICIAL RECORDS. SUBSTITUTES AS TRUSTEE: WESTERN CONVEYANCING CORP., A CALIFORNIA CORPORATION.

19. AN UNRECORDED LEASE BETWEEN ARTHUR G. APPELL, AS LESSOR, AND JOHN BELL, ARMAND MEDICINI AND DOUGLAS W. DENNIS, DOING BUSINESS AS PBD ASSOCIATES, AS LESSEES, AS DISCLOSED BY AN ASSIGNMENT OF THE LESSORS INTEREST THEREIN, AS ADDITIONAL SECURITY FOR THE OBLIGATION OF THE INDEBTEDNESS SET FORTH IN ITEM 18 HEREIN, RECORDED DECEMBER 3, 1976 IN BOOK 11981, PAGE 1355 OF OFFICIAL RECORDS.

20. ASSIGNMENTS OF ALL RENTS, ROYALTIES, ISSUES AND PROFITS ACCRUING FROM SAID LAND, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST SHOWN IN ITEM 18.

RECORDED: DECEMBER 3, 1976 IN BOOK 11981, PAGE 1349 AND PAGE 1355 OF



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EXECUTED BY: OFFICIAL RECORDS.
TO: ARTHUR G. APPELL, INDIVIDUALLY AND AS TRUSTEE.
CROCKER NATIONAL BANK.

21. ANY RESTRICTIONS COVERING THE FUTURE USE OF SAID LAND, AS DISCLOSED BY A "STATEMENT FOR A REDEVELOPMENT PROJECT", RECORDED BY AGENCY FOR COMMUNITY DEVELOPMENT, CITY OF GARDEN GROVE, ON MARCH 6, 1978 IN BOOK 12586, PAGE 1496 OF OFFICIAL RECORDS, COVERING SAID LAND AND OTHER LAND.
22. ENCLOSED HERewith IS OUR STATEMENT OF CHARGES FOR THIS REPORT. ANY REFERENCE HEREIN FOR A POLICY OF TITLE INSURANCE IS HEREBY CANCELLED.



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DESCRIPTION

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID NORTHEAST CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF KATELLA AVENUE AND BROOKHURST STREET, AS SHOWN ON SAID MAP OF TRACT NO. 2263; THENCE SOUTH 0 DEGREES 21' 08" EAST, 209.96 FEET ALONG THE CENTER LINE OF BROOKHURST STREET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LAST MENTIONED COURSE SOUTH 0 DEGREES 21' 08" EAST 523.74 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 2263; THENCE LEAVING SAID CENTER LINE OF BROOKHURST STREET NORTH 89 DEGREES 50' 09" WEST 300.20 FEET ALONG THE NORTHERLY BOUNDARY OF SAID TRACT NO. 2263; THENCE NORTH 86 DEGREES 28' 31" WEST 86.01 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY OF TRACT NO. 2263, NORTH 0 DEGREES 21' 08" WEST 725.45 FEET TO THE CENTER LINE OF KATELLA AVENUE; THENCE NORTH 89 DEGREES 41' 17" EAST 176.04 FEET ALONG THE CENTER LINE OF KATELLA AVENUE TO A POINT THEREON DISTANT SOUTH 89 DEGREES 41' 17" WEST 209.96 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID CENTER LINE SOUTH 0 DEGREES 16' 43" EAST, 60.00 FEET; THENCE SOUTH 0 DEGREES 21' 08" EAST 120.00 FEET; THENCE SOUTH 45 DEGREES 19' 52" EAST 42.44 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST, 120.00 FEET; THENCE NORTH 89 DEGREES 38' 52" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH LYING BELOW A PLANE DISTANT 500 FEET BELOW THE SURFACE OF SAID LAND, AS GRANTED IN A DEED RECORDED FEBRUARY 17, 1956 IN BOOK 3403, PAGE 197 OF OFFICIAL RECORDS, WHICH DEED PROVIDES AS FOLLOWS:

"BUT WITHOUT THE RIGHT OF SURFACE ENTRY THEREON."

PARCEL 2:

AN EASEMENT 30.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, PUBLIC UTILITIES, ROAD, AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:



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BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST, 717.20 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 0 DEGREES 20' 30" EAST 88.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 69 DEGREES 41' 17" EAST 150.49 FEET; THENCE NORTH 66 DEGREES 36' 26" EAST 71.42 FEET TO A LINE 75.00 FEET SOUTHERLY FROM SAID CENTER LINE OF KATELLA AVENUE; THENCE NORTH 87 DEGREES 41' 17" EAST 115.00 FEET PARALLEL WITH SAID CENTER LINE TO A POINT SOUTH 0 DEGREES 21' 08" EAST 75.00 FEET FROM A POINT ON SAID CENTER LINE DISTANT SOUTH 89 DEGREES 41' 17" WEST 386.00 FEET THEREON FROM THE NORTHEAST CORNER OF SAID SECTION 30.

PARCEL 3:

AN EASEMENT 40.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 47 OF TRACT NO. 2263, AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 50 DEGREES 18' 43" WEST 51.01 FEET; THENCE NORTH 0 DEGREES 20' 30" WEST 200.00 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST 83.94 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST 28.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 21' 08" WEST 253.16 FEET TO A POINT 60.00 FEET SOUTHERLY FROM THE CENTER LINE OF KATELLA AVENUE, SAID CENTER LINE BEING ALSO THE NORTH LINE OF SAID ABOVE MENTIONED SECTION 30.

PARCEL 4:

AN EASEMENT 40.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 47 OF TRACT NO. 2263, AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 50 DEGREES 18' 43" WEST 51.01 FEET; THENCE NORTH 0 DEGREES 20' 30" WEST 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41' 17" EAST 83.94 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST, 199.58 FEET; THENCE NORTH 89 DEGREES 38' 52" EAST, 94.52 FEET TO A POINT 302.23 FEET NORTHERLY FROM



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A POINT ON THE NORTH LINE OF THE LOT 9 OF SAID TRACT NO. 2263, WHICH POINT IS NORTH 86 DEGREES 28' 31" WEST 33.31 FEET FROM THE NORTHEAST CORNER OF SAID LOT 9.

PARCEL 5:

AN EASEMENT 40.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES, WATER MAINS, SEWER, DRAINAGE AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GAMBLE AVENUE AND THE NORTHERLY BOUNDARY LINE OF TRACT NO. 2263, AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 39 DEGREES 41' 17" EAST 230.32 FEET TO A POINT SOUTH 89 DEGREES 38' 52" WEST 460.52 FEET FROM A POINT ON THE CENTER LINE OF BROOKHURST STREET, SAID CENTER LINE BEING ALSO THE EAST LINE OF SAID ABOVE MENTIONED SECTION 30, DISTANT THEREON SOUTH 00 DEGREES 21' 08" EAST 422.95 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30.

PARCEL 6:

AN EASEMENT 40.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES, WATER MAINS, SEWERS, DRAINAGE, AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 47 OF TRACT NO. 2263, AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 50 DEGREES 18' 43" WEST 51.01 FEET; THENCE NORTH 0 DEGREES 20' 30" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41' 17" EAST 7.29 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST, 55.55 FEET; THENCE SOUTH 34 DEGREES 44' 08" EAST, 63.95 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST 25.37 FEET; THENCE NORTH 38 DEGREES 41' 17" EAST, 0.61 FEET; THENCE SOUTH 50 DEGREES 18' 48" EAST, 126.53 FEET; THENCE SOUTH 78 DEGREES 01' 55" EAST, 131.62 FEET TO A POINT 36.78 FEET NORTH 0 DEGREES 21' 08" WEST FROM A POINT ON THE NORTHERLY LINE OF LOT 9 IN SAID TRACT NO. 2263, WHICH POINT IS NORTH 86 DEGREES 28' 31" WEST 33.31 FEET FROM THE NORTHEAST CORNER OF SAID LOT 9.

PARCEL 7:

AN EASEMENT TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD



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AND PURPOSES INCIDENTAL THERETO, OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 63, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINE OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF BROOKHURST STREET SOUTH 0 DEGREES 21' 08" EAST, 209.76 FEET; THENCE LEAVING SAID CENTER LINE AT RIGHT ANGLES THERETO, SOUTH 89 DEGREES 38' 62" WEST, 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41' 17" WEST, 55.00 FEET; THENCE NORTH 69 DEGREES 42' 01" EAST 58.51 FEET; THENCE SOUTH 0 DEGREES 31' 08" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8:

AN EASEMENT TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD AND PURPOSES INCIDENTAL THERETO, OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST, 209.96 FEET; THENCE LEAVING SAID CENTER LINE AT RIGHT ANGLES THERETO SOUTH 0 DEGREES 18' 43" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 21' 08" EAST 55.00 FEET; THENCE NORTH 19 DEGREES 38' 08" EAST 58.51 FEET; THENCE SOUTH 89 DEGREES 41' 17" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 9:

EASEMENTS TO BE USED IN COMMON WITH OTHERS FOR THE PARKING OF MOTOR VEHICLES AND INCIDENTAL PURPOSES, OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS GRANTED AND CREATED BY AN AGREEMENT DATED MARCH 26, 1957, EXECUTED BY AND BETWEEN W. B. MALOUF AND B. B. MALOUF AND H. CEDRIC ROBERTS, WARREN E. ROBERTS AND JAMES C. ROBERTS, AND RECORDED MAY 6, 1957.

SAID EASEMENTS BEING DESCRIBED AS FOLLOWS:

(A) BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALONG THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE, AS SHOWN ON SAID MAP OF TRACT 2263; THENCE ALONG THE CENTER



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LINE OF SAID KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST 386.00 FEET, THENCE LEAVING SAID CENTER LINE SOUTH 0 DEGREES 21' 08" EAST 90.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 21' 08" EAST 313.22 FEET; THENCE SOUTH 89 DEGREES 38' 52" WEST 87.67 FEET; THENCE NORTH 50 DEGREES 18' 43" WEST 157.18 FEET; THENCE NORTH 0 DEGREES 21' 08" WEST 201.70 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST 27.69 FEET; THENCE NORTH 66 DEGREES 36' 26" EAST 68.43 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST 115.00 FEET TO THE TRUE POINT OF BEGINNING.

(B) BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE, AS SHOWN ON SAID MAP OF TRACT NO. 2263; THENCE ALONG SAID CENTER LINE OF KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST 717.20 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 0 DEGREES 20' 30" EAST, 103.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 20' 30" EAST, 172.00 FEET; THENCE NORTH 6° DEGREES 41' 17" EAST, 130.52 FEET; THENCE NORTH 0 DEGREES 21' 08" WEST 172.00 FEET; THENCE SOUTH 89 DEGREES 41' 17" WEST 130.49 FEET TO THE TRUE POINT OF BEGINNING.

(C) BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE, AS SHOWN ON SAID MAP OF TRACT 2263; THENCE ALONG SAID CENTER LINE OF BROOKHURST STREET, SOUTH 0 DEGREES 21' 08" EAST 733.70 FEET TO THE NORTHEAST CORNER OF THE ABOVE MENTIONED TRACT 2263; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 2263, NORTH 89 DEGREES 50' 09" WEST 300.20 FEET; THENCE NORTH 86 DEGREES 28' 31" WEST 86.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 86 DEGREES 28' 31" WEST 24.42 FEET; THENCE NORTH 71 DEGREES 03' 01" WEST 110.41 FEET; THENCE NORTH 53 DEGREES 20' 00" WEST, 114.51 FEET; THENCE NORTH 43 DEGREES 03' 53" WEST 60.00 FEET; THENCE NORTH 30 DEGREES 40' 06" WEST 57.83 FEET TO THE SOUTHERLY LINE OF THE 40 FOOT EASEMENT DESCRIBED IN PARCEL 6 IN DEED TO W. B. MALOUF, AND OTHERS, RECORDED JUNE 22, 1956 IN BOOK 3554, PAGE 32 OF OFFICIAL RECORDS, THENCE ALONG SAID SOUTHERLY LINE SOUTH 34 DEGREES 44' 08" EAST 63.95 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST, 159.38 FEET; THENCE SOUTH 78 DEGREES 01' 55" EAST, 140.92 FEET; THENCE SOUTH 0 DEGREES 21' 08" EAST 17.23 FEET TO THE TRUE POINT OF BEGINNING.

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MC:BZ
PLATS ENCLOSED.

NOTE 1: IN ORDER TO ELIMINATE ITEMS 6 AND 14 OF THIS REPORT, WE WILL REQUIRE THAT AN AGREEMENT TERMINATING SAID ITEMS BE EXECUTED BY THE VESTES OF THIS REPORT; BY THE LESSEES UNDER THE LEASES SHOWN IN ITEMS 15 AND 191 AND BY THE FOLLOWING AS INTERESTED PARTIES OF THE LAND DESCRIBED IN SAID ITEMS:

(1) WE WILL REQUIRE A PARTIAL RECONVEYANCE ELIMINATING SAID ITEMS FROM THE LIEN OR CHARGE OF THE FOLLOWING DEED OF TRUST:

A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$350,000.00, RECORDED DECEMBER



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3, 1976 IN BOOK 11981, PAGE 1341 OF OFFICIAL RECORDS AS INSTRUMENT NO. 4045.

DATED:
TRUSTOR:

NOVEMBER 11, 1976.
ARTHUR G. APPELL, INDIVIDUALLY AND AS TRUSTEE
FOR VICTORIA APPELL GALVIN, UNDER THE LAST WILL
AND TESTAMENT OF DOROTHY AUSTIN APPELL.
CROCKER CUSTODY CORPORATION.
BENEFICIARY: CROCKER NATIONAL BANK.

AN INSTRUMENT SUBSTITUTING THE TRUSTEE UNDER SAID DEED OF TRUST RECORDED DECEMBER 3, 1976 IN BOOK 11981, PAGE 1348 OF OFFICIAL RECORDS, SUBSTITUTES AS TRUSTEE, WESTERN CONVEYANCING CORP., A CALIFORNIA CORPORATION.

(2) WE WILL REQUIRE THE CONSENT OF CROCKER NATIONAL BANK BY REASON OF THE ASSIGNMENTS OF LESSOR'S INTEREST IN AND TO THE ABOVE MENTIONED LEASEHOLD ESTATES, RECORDED DECEMBER 3, 1976 IN BOOK 11981, PAGES 1349 AND 1355 OF OFFICIAL RECORDS.

(3) WILFORD W. GOODWILL AND DOROTHY GOODWILL, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST; AND FRANK DOMINGUEZ AND OLORIA DOMINGUEZ, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED ONE-HALF INTEREST, AS TENANTS IN COMMON.

THE ABOVE ARE THE RECORD OWNERS OF THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION, SOUTH 89 DEGREES 41' 17" WEST 717.20 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 41' 17" EAST 185.52 FEET ALONG SAID NORTH LINE; THENCE SOUTH 0 DEGREES 21' 08" EAST 313.22 FEET; THENCE SOUTH 39 DEGREES 41' 17" WEST 258.59 FEET TO THE NORTHEAST LINE OF LOT 7 OF TRACT NO. 2384, AS PER MAP RECORDED IN BOOK 102, PAGES 26 AND 29 OF SAID MISCELLANEOUS MAPS; THENCE NORTH 50 DEGREES 34' 05" WEST 24.71 FEET TO AN ANGLE POINT; THENCE SOUTH 89 DEGREES 41' 17" WEST 0.26 FEET TO A LINE BEARING SOUTH 0 DEGREES 20' 30" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 20' 30" WEST 495.51 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH LYING BELOW A PLANE, DISTANT 500 FEET BELOW THE SURFACE OF SAID LAND, AS GRANTED IN A DEED RECORDED FEBRUARY 17, 1956 IN BOOK 3403, PAGE 197 OF OFFICIAL RECORDS, WHICH DEED PROVIDES AS FOLLOWS: "BUT WITHOUT THE RIGHT OF SURFACE ENTRY THEREON."

(4) WE WILL REQUIRE THE CONSENT AS TO THE ELIMINATION OF SAID ITEMS, EXECUTED BY THE TRUSTEE AND BENEFICIARY OF THE FOLLOWING DEED OF TRUST:

A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$25,000.00, RECORDED MARCH



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8. 1966 IN BOOK 7861, PAGE 246 OF OFFICIAL RECORDS.

DATED:
TRUSTOR:

MARCH 2, 1966.

DAVE KREEDMAN AND EDNA KREEDMAN, HUSBAND AND WIFE AS TO AN UNDIVIDED ONE-FOURTH INTEREST; SANFORD PAUL KAUFMAN AND BERNICE KAUFMAN, HUSBAND AND WIFE AS TO AN UNDIVIDED ONE-FOURTH INTEREST; FRANKLIN W. PRINCE, A SINGLE MAN, AS TO AN UNDIVIDED ONE-FOURTH INTEREST; AND RAYMOND D. WHITE, A SINGLE MAN, AS TO AN UNDIVIDED ONE-FOURTH INTEREST.

TRUSTEE:
BENEFICIARY:

COMMONWEALTH MANAGEMENT COMPANY, A CORPORATION,
ALLSTATE SAVINGS AND LOAN ASSOCIATION, A CORPORATION.

(5) WE WILL REQUIRE QUITCLAIM DEEDS FROM THE FOLLOWING:

JAMES J. ORRIS AND JOAN A. ORRIS, HUSBAND AND WIFE AS JOINT TENANTS.

THE ABOVE ARE THE RECORD OWNERS OF THE FOLLOWING DESCRIBED LAND, SUBJECT TO SUBPARAGRAPHS (A), (B), (C), (D) AND (E) IN ITEM 6 OF NOTE 11

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION IS SHOWN ON A MAP OF TRACT NO. 2263 RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF KATELLA AVENUE WHICH BEARS SOUTH 89 DEGREES 41' 17" WEST 471.68 FEET FROM THE CENTER LINE INTERSECTION OF KATELLA AVENUE AND BROOKHURST STREET; THENCE CONTINUING ALONG SAID CENTER LINE OF KATELLA AVENUE, SOUTH 89 DEGREES 41' 17" WEST 60.00 FEET; THENCE SOUTH 0 DEGREES 21' 08" EAST 313.22 FEET; THENCE SOUTH 39 DEGREES 41' 17" WEST 258.59 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 7 OF TRACT NO. 2384, AS PER MAP RECORDED IN BOOK 102, PAGE 29 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 50 DEGREES 34' 05" EAST, 25.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHERLY CORNER OF LOT 47 OF TRACT NO. 2263; THENCE SOUTH 30 DEGREES 40' 06" EAST 57.83 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 47; THENCE SOUTH 43 DEGREES 05' 53" EAST 30.00 FEET TO THE INTERSECTION OF THE CENTER LINE OF GAMBLE AVENUE 60.00 FEET WIDE WITH THE NORTHEASTERLY LINE OF SAID TRACT NO. 2263; THENCE NORTH 39 DEGREES 41' 17" EAST 244.06 FEET; THENCE NORTH 0 DEGREES 21' 08" WEST 412.76 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH LYING BELOW A PLANE, DISTANT 500 FEET BELOW THE SURFACE OF SAID LAND, AS GRANTED IN A DEED RECORDED FEBRUARY 17, 1956 IN BOOK 3403, PAGE 197 OF OFFICIAL RECORDS, WHICH DEED PROVIDES AS FOLLOWS: "BUT WITHOUT THE RIGHT OF SURFACE ENTRY THEREON."

(6) WE WILL REQUIRE THAT QUITCLAIM DEEDS BE EXECUTED BY STEVE GRACE, WHO ACQUIRED TITLE AS STEPHEN GRACE, AND ----- GRACE, HIS WIFE, AND BY



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EUGENE E. ESTES JR., ALSO KNOWN AS EUGENE E. ESTES, WHO ACQUIRED TITLE AS EUGENE ESTES, AND _____ ESTES, HIS WIFE, TO JAMES J. ORRIS AND JOAN A. ORRIS, HUSBAND AND WIFE AS JOINT TENANTS, BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, TO CLEAR SUBPARAGRAPHS (A), (B), (C), (D) AND (E) HEREUNDER:

(A) THE EFFECT OF A QUITCLAIM DEED FROM EUGENE E. ESTES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND STEVE GRACE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, PURPORTING TO CONVEY SAID LAND TO STEVE GRACE, A MARRIED MAN, RECORDED SEPTEMBER 26, 1974 IN BOOK 11251, PAGE 479 OF OFFICIAL RECORDS.

SAID DEED WAS EXECUTED BY EUGENE E. ESTES, JR. AND STEVE GRACE.

(B) THE EFFECT OF A GRANT DEED FROM EUGENE E. ESTES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND STEVE GRACE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, PURPORTING TO CONVEY SAID LAND TO STEVE GRACE, A MARRIED MAN, RECORDED SEPTEMBER 26, 1974 IN BOOK 11251, PAGE 485 OF OFFICIAL RECORDS.

SAID DEED WAS EXECUTED BY EUGENE E. ESTES, JR. AND STEVE GRACE.

(C) THE EFFECT OF A JOINT TENANCY GRANT DEED FROM STEPHEN GRACE, PURPORTING TO CONVEY SAID LAND TO RICHARD GRACE AND LOIS M. GRACE, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED JANUARY 6, 1975 IN BOOK 11319, PAGE 938 OF OFFICIAL RECORDS.

(D) THE EFFECT OF A GRANT DEED FROM RICHARD GRACE AND LOIS M. GRACE, HUSBAND AND WIFE, PURPORTING TO CONVEY SAID LAND TO STEPHEN L. GRACE AND ROCHELLE J. GRACE, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED MAY 26, 1977 IN BOOK 12215, PAGE 1537 OF OFFICIAL RECORDS.

(E) THE EFFECT OF AN INDIVIDUAL GRANT DEED EXECUTED BY STEVEN L. GRACE AND ROCHELLE J. GRACE, HUSBAND AND WIFE, PURPORTING TO CONVEY SAID LAND TO JAMES J. ORRIS AND JOAN A. ORRIS, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED JUNE 17, 1977 IN BOOK 12247, PAGE 1645 OF OFFICIAL RECORDS.

(7) WE WILL REQUIRE A CONSENT TO THE ELIMINATION OF SAID ITEMS EXECUTED BY THE BENEFICIARIES AND TRUSTEES/SUCCESSOR TRUSTEE OF THE FOLLOWING DEEDS OF TRUST:

(A) A DEED OF TRUST TO SECURE THE INDEBTEDNESS OF \$145,000.00, RECORDED JUNE 17, 1977 IN BOOK 12247, PAGE 1850 OF OFFICIAL RECORDS.

DATED: JUNE 8, 1977.

TRUSTOR: JAMES J. ORRIS AND JOAN A. ORRIS, HUSBAND AND WIFE AS JOINT TENANTS.

TRUSTEE: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION.

BENEFICIARY: BENEFICIAL NATIONAL LIFE INSURANCE COMPANY, A CORPORATION # 22000774500

(B) A DEED OF TRUST TO SECURE THE INDEBTEDNESS OF \$40,000.00, RECORDED



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JUNE 17, 1977 IN BOOK 12247, PAGE 1658 OF OFFICIAL RECORDS,
DATED: JUNE 10, 1977.
TRUSTOR: JAMES J. ORRIS AND JOAN A. ORRIS.
TRUSTEE: ROYAL ESCROW CORPORATION, A CALIFORNIA
CORPORATION, P.O. Box 838, Westminster, CA 92683
BENEFICIARY: STEPHEN L. GRACE AND ROCHELLE J. GRACE.

Alise M. DeWalt
M. Coy's
12/3
74) 894-441
D. LaBate

THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED BY ASSIGNMENT DATED MAY 1, 1978, RECORDED JUNE 13, 1978 IN BOOK 12714, PAGE 122 OF OFFICIAL RECORDS, TO FIRST PACIFIC FUNDING CORPORATION, A CALIFORNIA CORPORATION. *Ranchella #871 21111 Vista St Torrance Calif 90503* *033757 # 542-5545*

(8) WE WILL REQUIRE THE CONSENT OF BENEFICIAL NATIONAL LIFE INSURANCE COMPANY, ASSIGNEE OF THE FOLLOWING ASSIGNMENT:

AN ASSIGNMENT OF ALL RENTS, ROYALTIES, ISSUES AND PROFITS ACCRUING FROM SAID LAND, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST SHOWN ABOVE, RECORDED IN BOOK 12247, PAGE 1658 OF OFFICIAL RECORDS.

RECORDED: JUNE 17, 1977 IN BOOK 12247, PAGE 1654 OF OFFICIAL RECORDS.
EXECUTED BY: JAMES J. ORRIS AND JOAN A. ORRIS.
TO: BENEFICIAL NATIONAL LIFE INSURANCE COMPANY.

(9) WE WILL REQUIRE A QUITCLAIM DEED FROM THE FOLLOWING, AND HIS WIFE: AEMI NIYAKE, BY DEED RECORDED JANUARY 5, 1965, WHICH RECITES "A MARRIED MAN".

THE ABOVE IS THE RECORD OWNER OF THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, PARTLY IN THE CITY OF GARDEN GROVE AND PARTLY IN THE CITY OF ANAHEIM, AS THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF KATELLA AVENUE, WHICH BEARS SOUTH 89 DEGREES 41' 17" WEST 386.00 FEET FROM THE CENTER LINE INTERSECTION OF KATELLA AVENUE AND BROOKHURST STREET; THENCE CONTINUING ALONG SAID CENTER LINE OF KATELLA AVENUE, SOUTH 89 DEGREES 41' 17" WEST 85.68 FEET; THENCE SOUTH 0 DEGREES 21' 06" EAST 412.76 FEET; THENCE SOUTH 39 DEGREES 41' 17" WEST 244.06 FEET TO THE INTERSECTION OF THE CENTER LINE OF GAMBLE AVENUE 60.00 FEET WIDE, WITH THE NORTHEASTERLY LINE OF SAID TRACT NO. 2263; THENCE SOUTH 43 DEGREES 03' 53" EAST 30.00 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID TRACT NO. 2263; THENCE SOUTH 53 DEGREES 20' 00" EAST 114.51 FEET TO AN ANGLE POINT ON THE NORTHERLY LINE OF LOT 12 OF SAID TRACT NO. 2263; THENCE SOUTH 71 DEGREES 03' 01" EAST 110.41 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF LOT 10 OF SAID TRACT NO. 2263; THENCE SOUTH 86 DEGREES 28' 31" EAST 24.42 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 9, WHICH IS 11.33 FEET EASTERLY OF THE COMMON CORNER OF LOTS 9 AND



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10 OF SAID TRACT NO. 22631 THENCE NORTH 0 DEGREES 21' 08" WEST 725.45 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH LYING BELOW A PLANE, DISTANT 500 FEET BELOW THE SURFACE OF SAID LAND, AS GRANTED IN A DEED RECORDED FEBRUARY 17, 1936 IN BOOK 3403, PAGE 197 OF OFFICIAL RECORDS, WHICH DEED PROVIDES AS FOLLOWS: "BUT WITHOUT THE RIGHT OF SURFACE ENTRY THEREON."

THESE REQUIREMENTS ARE BASED ON THE ASSUMPTION THAT A NEW PARKING AGREEMENT, ACCEPTABLE BY SAID INTERESTED PARTIES, BE MADE A PART OF THE AGREEMENT TERMINATING SAID ITEMS, AND WILL PROVIDE ADEQUATE PARKING FOR THE LESSEES, THEIR CUSTOMERS, AGENTS, AND INVITEES, IN SAID SHOPPING CENTER.

NOTE 2: TAXES FOR PROPRATION FISCAL YEAR 1978-1979.
FIRST HALF: \$7,016.54, PAID.
SECOND HALF: \$7,016.54, PAID.
CODE AREA: 16-103.
A. P. NO.: 132-111-14.

THE ABOVE DOES NOT INCLUDE A VETERANS OR HOMEOWNERS TAX EXEMPTION.

NOTE 3: ACCORDING TO THE PUBLIC RECORDS, THERE HAVE BEEN NO DEEDS CONVEYING THE PROPERTY IN THIS REPORT WITHIN SIX MONTHS PRIOR TO THE DATE OF THIS REPORT EXCEPT AS FOLLOWS:

A DEED RECORDED APRIL 27, 1979 IN BOOK 13123, PAGE 1447 OF OFFICIAL RECORDS.

EXECUTED BY: ARTHUR G. APPELL, AS TRUSTEE FOR VICTORIA APPELL GALVIN UNDER THE LAST WILL AND TESTAMENT OF DOROTHY AUSTIN APPELL.
TO: VICTORIA APPELL GALVIN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY AND PURSUANT TO THE SAID TRUST UNDER THE LAST WILL AND TESTAMENT OF DOROTHY AUSTIN APPELL.

2 COPIES TO EACH OF THE FOLLOWING:

MILLERS OUTPOST
2501 EAST GUASTI ROAD
POST OFFICE BOX 5996
ONTARIO, CALIFORNIA 91761
ATTENTION: RALPH T. WALKER
DIRECTOR OF REAL ESTATE

COMMERCIAL PROPERTIES INC.
203 ARIZONA AVENUE
SANTA MONICA, CALIFORNIA 90401
ATTENTION: L. STEPHEN RIDENOUR
VICE PRESIDENT

THE BROOKMAN COMPANY
2540 WALNUT AVENUE



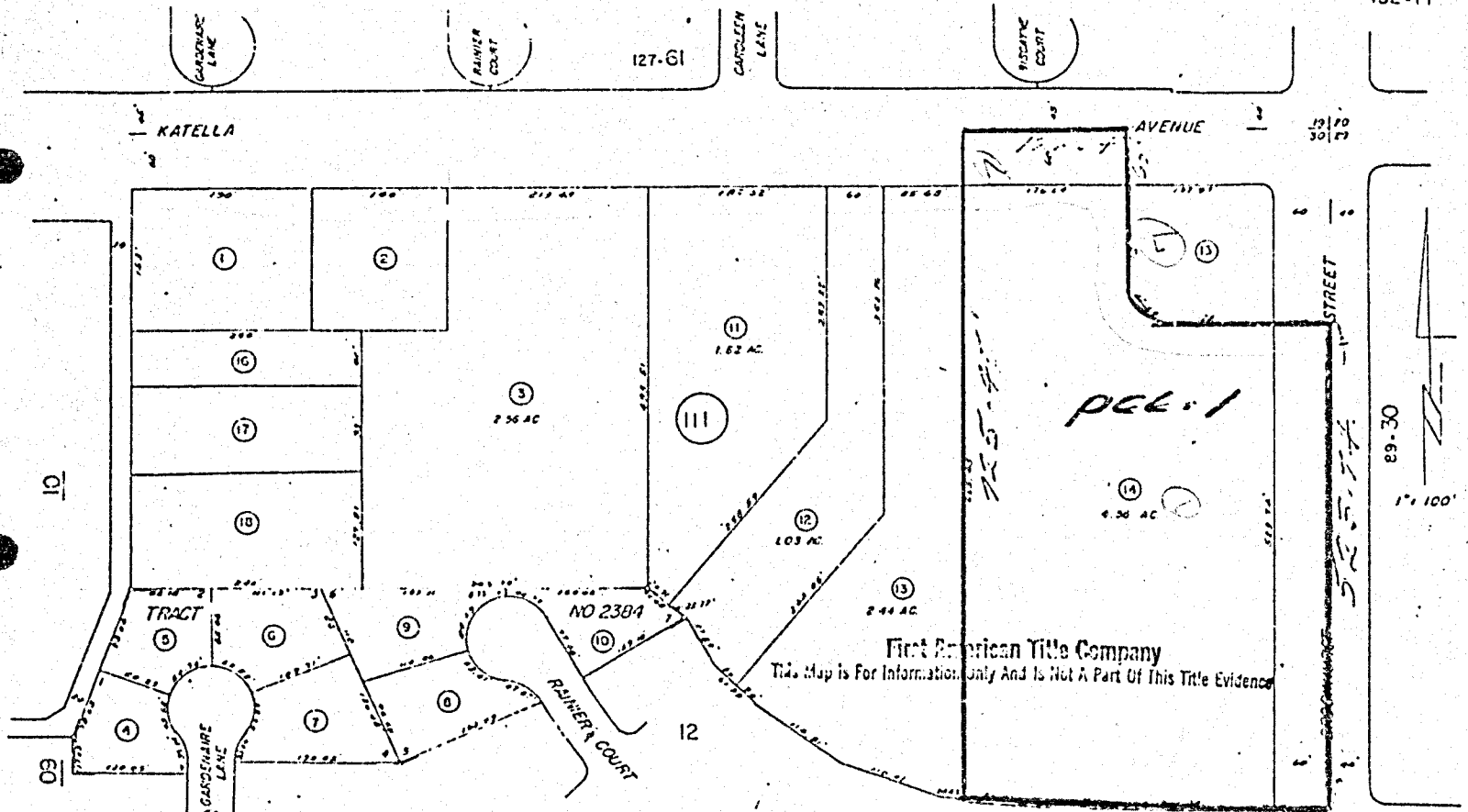
OR-1273662-BJH

TUSTIN, CALIFORNIA 92680
ATTENTION: H. R. BROOKMAN, JR.

ALLAN ALBALA
ATTORNEY AT LAW
315 SOUTH BEVERLY DRIVE, SUITE 315
BEVERLY HILLS, CALIFORNIA 90212

POR. N1/2, NE1/4, SEC 30, T.4S, R.10W.

132-11



10

KATELLA

AVENUE

19170
30173

STREET

89-30

1" = 100'

ALGATE
AVE

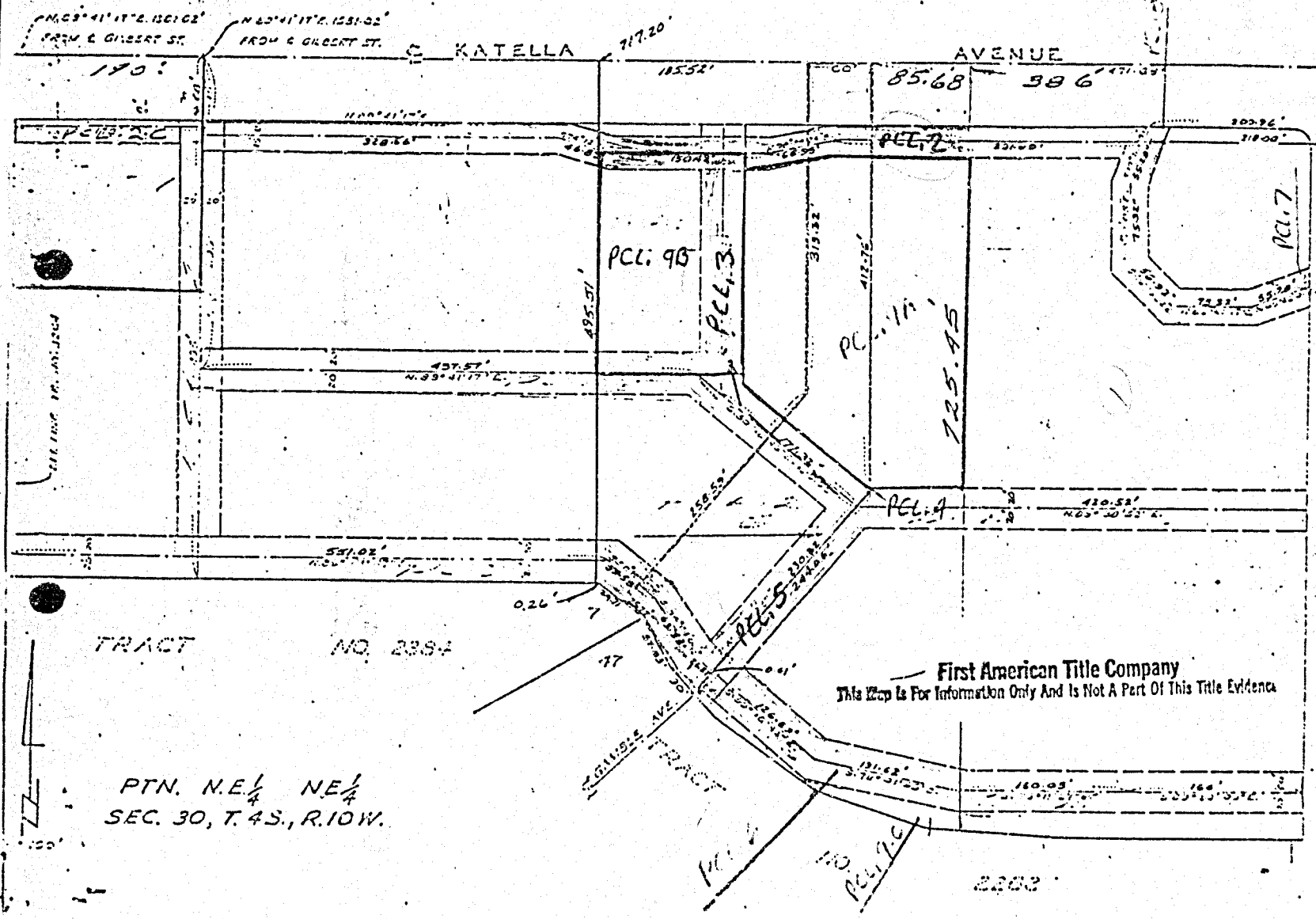
MARCH 1960

TR. NO 2384 M. M. 102-28-29

NOTE - ASSESSOR'S BLOCK B
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 132 PAGE 11
COUNTY OF ORANGE

First American Title Company
This Map is For Information Only And Is Not A Part Of This Title Evidence



First American Title Company
 This Map Is For Information Only And Is Not A Part Of This Title Evidence

PTN. N.E. 1/4 NE 1/4
 SEC. 30, T. 4S., R. 10W.

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID NORTHEAST CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF KATELLA AVENUE AND BROOKHURST STREET, AS SHOWN ON SAID MAP OF TRACT NO. 2263; THENCE SOUTH 0 DEGREES 21' 08" EAST, 209.96 FEET ALONG THE CENTER LINE OF BROOKHURST STREET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LAST MENTIONED COURSE SOUTH 0 DEGREES 21' 08" EAST 523.74 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 2263; THENCE LEAVING SAID CENTER LINE OF BROOKHURST STREET NORTH 89 DEGREES 50' 09" WEST 300.20 FEET ALONG THE NORTHERLY BOUNDARY OF SAID TRACT NO. 2263; THENCE NORTH 86 DEGREES 28' 31" WEST 86.01 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY OF TRACT NO. 2263, NORTH 0 DEGREES 21' 08" WEST 725.45 FEET TO THE CENTER LINE OF KATELLA AVENUE; THENCE NORTH 89 DEGREES 41' 17" EAST 176.04 FEET ALONG THE CENTER LINE OF KATELLA AVENUE TO A POINT THEREON DISTANT SOUTH 89 DEGREES 41' 17" WEST 209.96 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID CENTER LINE SOUTH 0 DEGREES 19' 43" EAST, 60.00 FEET; THENCE SOUTH 0 DEGREES 21' 08" EAST 120.00 FEET; THENCE SOUTH 45 DEGREES 19' 52" EAST 42.44 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST, 120.00 FEET; THENCE NORTH 89 DEGREES 38' 52" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH LYING BELOW A PLANE DISTANT 500 FEET BELOW THE SURFACE OF SAID LAND, AS GRANTED, IN A DEED RECORDED FEBRUARY 17, 1956 IN BOOK 3403, PAGE 197 OF OFFICIAL RECORDS, WHICH DEED PROVIDES AS FOLLOWS:

"BUT WITHOUT THE RIGHT OF SURFACE ENTRY THEREON."

PARCEL 2:

AN EASEMENT 30.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, PUBLIC UTILITIES, ROAD, AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST, 717.20 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 0 DEGREES 20' 30" EAST 88.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41' 17" EAST 150.49 FEET; THENCE NORTH 66 DEGREES 36' 26" EAST 71.42 FEET TO A LINE 75.00 FEET SOUTHERLY FROM SAID CENTER LINE OF KATELLA AVENUE; THENCE NORTH 89 DEGREES 41' 17" EAST 115.00 FEET PARALLEL WITH SAID CENTER LINE TO A POINT SOUTH 0 DEGREES 21' 08" EAST 75.00 FEET FROM A POINT ON SAID CENTER LINE DISTANT SOUTH 89 DEGREES 41' 17" WEST 336.00 FEET THEREON FROM THE NORTHEAST CORNER OF SAID SECTION 30.

PARCEL 3:

AN EASEMENT 10.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE EAST NORTHERLY CORNER OF LOT 47 OF TRACT NO. 2263; AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 89 DEGREES 18' 43" WEST 51.01 FEET; THENCE NORTH 0 DEGREES 20' 30" WEST 300.00 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST 33.74 FEET; THENCE SOUTH 0 DEGREES 18' 43" EAST 28.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 21' 08" WEST 133.16 FEET TO A POINT 40.00 FEET SOUTHERLY FROM THE TRUE POINT OF BEGINNING; SAID CENTER LINE THEREON BEING THE

AN EASEMENT 40.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 47 OF TRACT NO. 2263, AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 50 DEGREES 18' 43" WEST 51.01 FEET; THENCE NORTH 0 DEGREES 20' 30" WEST 200.00 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH 89 DEGREES 41' 17" EAST 83.94 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST, 199.58 FEET; THENCE NORTH 89 DEGREES 38' 52" EAST, 94.52 FEET TO A POINT 302.23 FEET NORTHERLY FROM A POINT ON THE NORTH LINE OF THE LOT 9 OF SAID TRACT NO. 2263, WHICH POINT IS NORTH 86 DEGREES 28' 31" WEST 33.31 FEET FROM THE NORTHEAST CORNER OF SAID LOT 9.

PARCEL 5:

AN EASEMENT 40.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES, WATER MAINS, SEWER, DRAINAGE AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GAMBLE AVENUE AND THE NORTHERLY BOUNDARY LINE OF TRACT NO. 2263, AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 39 DEGREES 41' 17" EAST 230.32 FEET TO A POINT SOUTH 89 DEGREES 38' 52" WEST 480.52 FEET FROM A POINT ON THE CENTER LINE OF BROOKHURST STREET, SAID CENTER LINE BEING ALSO THE EAST LINE OF SAID ABOVE MENTIONED SECTION 30, DISTANT THEREUN SOUTH 00 DEGREES 21' 08" EAST 422.95 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30.

PARCEL 6:

AN EASEMENT 40.00 FEET IN WIDTH, TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD, PUBLIC UTILITIES, WATER MAINS, SEWERS, DRAINAGE, AND PURPOSES INCIDENTAL THERETO, OVER A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 47 OF TRACT NO. 2263, AS SHOWN ON A MAP RECORDED IN BOOK 66, PAGES 1 AND 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 50 DEGREES 18' 43" WEST 51.01 FEET; THENCE NORTH 0 DEGREES 20' 30" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 41' 17" EAST 7.29 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST, 55.55 FEET; THENCE SOUTH 34 DEGREES 44' 08" EAST, 63.95 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST 25.37 FEET; THENCE NORTH 39 DEGREES 41' 17" EAST, 0.61 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST, 126.63 FEET; THENCE SOUTH 78 DEGREES 01' 55" EAST, 131.62 FEET TO A POINT 36.76 FEET NORTH 0 DEGREES 21' 08" WEST FROM A POINT ON THE NORTHERLY LINE OF LOT 9 IN SAID TRACT NO. 2263, WHICH POINT IS NORTH 36 DEGREES 28' 31" WEST 33.31 FEET FROM THE NORTHEAST CORNER OF SAID LOT 9.

PARCEL 7:

AN EASEMENT TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD AND PURPOSES INCIDENTAL THERETO, OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

- ALSO THE INTERSECTION OF THE CENTER LINE OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF BROOKHURST STREET SOUTH 0 DEGREES 21' 03" EAST, 209.96 FEET; THENCE LEAVING SAID CENTER LINE AT RIGHT ANGLES THERETO, SOUTH 89 DEGREES 38' 62" WEST, 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41' 17" WEST, 55.00 FEET; THENCE NORTH 69 DEGREES 42' 01" EAST 58.51 FEET; THENCE SOUTH 0 DEGREES 31' 08" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8:

AN EASEMENT TO BE USED IN COMMON WITH OTHERS, FOR INGRESS, EGRESS, ROAD AND PURPOSES INCIDENTAL THERETO, OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE; THENCE ALONG SAID CENTER LINE OF KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST, 209.96 FEET; THENCE LEAVING SAID CENTER LINE AT RIGHT ANGLES THERETO SOUTH 0 DEGREES 18' 43" EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 21' 03" EAST 55.00 FEET; THENCE NORTH 19 DEGREES 38' 08" EAST 58.51 FEET; THENCE SOUTH 89 DEGREES 41' 17" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 9:

EASEMENTS TO BE USED IN COMMON WITH OTHERS FOR THE PARKING OF MOTOR VEHICLES AND INCIDENTAL PURPOSES, OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS COYOTES, AS THE NORTH HALF OF THE NORTHEAST QUARTER IS SHOWN ON A MAP OF TRACT NO. 2263, RECORDED IN BOOK 66, PAGE 2 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS GRANTED AND CREATED BY AN AGREEMENT DATED MARCH 26, 1957, EXECUTED BY AND BETWEEN W. B. MALOUF AND B. B. MALOUF AND H. CEDRIC ROBERTS, WARREN E. ROBERTS AND JAMES C. ROBERTS, AND RECORDED MAY 6, 1957.

SAID EASEMENTS BEING DESCRIBED AS FOLLOWS:

(A) BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALONG THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE, AS SHOWN ON SAID MAP OF TRACT 2263; THENCE ALONG THE CENTER LINE OF SAID KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST 356.00 FEET, THENCE LEAVING SAID CENTER LINE SOUTH 0 DEGREES 21' 03" EAST 90.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 21' 03" EAST 313.22 FEET; THENCE SOUTH 89 DEGREES 38' 52" WEST 87.67 FEET; THENCE NORTH 50 DEGREES 18' 43" WEST 157.18 FEET; THENCE NORTH 0 DEGREES 21' 03" WEST 201.70 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST 271.69 FEET; THENCE NORTH 66 DEGREES 36' 26" EAST 68.43 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST 115.00 FEET TO THE TRUE POINT OF BEGINNING.

(B) BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE, AS SHOWN ON SAID MAP OF TRACT NO. 2263; THENCE ALONG SAID CENTER LINE OF KATELLA AVENUE SOUTH 89 DEGREES 41' 17" WEST 717.20 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 0 DEGREES 20' 30" EAST, 103.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 20' 30" EAST, 172.00 FEET; THENCE NORTH 89 DEGREES 41' 17" EAST, 130.52 FEET; THENCE NORTH 0 DEGREES 21' 03" WEST 172.00 FEET; THENCE SOUTH 89 DEGREES 41' 17" WEST 130.49 FEET TO THE TRUE POINT OF BEGINNING.

(C) BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30, SAID CORNER BEING ALSO THE INTERSECTION OF THE CENTER LINES OF BROOKHURST STREET AND KATELLA AVENUE, AS SHOWN ON SAID MAP OF TRACT 2263; THENCE ALONG SAID CENTER LINE OF BROOKHURST STREET, SOUTH 0 DEGREES 21' 03" EAST 733.70 FEET TO THE NORTHEAST CORNER OF THE ABOVE MENTIONED TRACT 2263; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 2263, NORTH 89 DEGREES 30' 09" WEST 300.30 FEET; THENCE NORTH 86 DEGREES 28' 31" WEST 26.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 86 DEGREES 28' 31" WEST 24.42 FEET; THENCE NORTH 71 DEGREES 03' 01" WEST 110.41 FEET; THENCE NORTH 55 DEGREES 20' 00" WEST, 114.51 FEET; THENCE NORTH 43 DEGREES 03' 53" WEST 29.00 FEET; THENCE NORTH 30 DEGREES 40' 06" WEST 57.83 FEET TO THE SOUTHERLY LINE OF THE 40 FOOT EASEMENT DESCRIBED IN PARCEL 6 IN DEED TO W. B. MALOUF, AND OTHERS, RECORDED JUNE 23, 1956 IN BOOK 3594, PAGE 32 OF OFFICIAL RECORDS, THENCE ALONG SAID SOUTHERLY LINE SOUTH 84 DEGREES 44' 08" EAST 63.95 FEET; THENCE SOUTH 50 DEGREES 18' 43" EAST, 130.52 FEET; THENCE SOUTH 89 DEGREES 41' 17" WEST 130.49 FEET; THENCE SOUTH 89 DEGREES 41' 17" WEST 172.00 FEET; THENCE SOUTH 89 DEGREES 41' 17" WEST 130.49 FEET TO THE TRUE POINT OF BEGINNING.

INITIAL STUDY OF ENVIRONMENTAL EFFECTS

CITY OF GARDEN GROVE, CALIFORNIA

Project Title First Phase of Master Planned Garden Grove Towne Center at SEC Brookhurst and Katella, Garden Grove (Master Plan is included for demonstration purposes only and this application for the "First Phase" is not to be contingent upon the ultimate Master Plan.)

Project Location _____

Project Description Complete remodeling of existing 34,000 square foot building previously occupied by Albertsons Supermarket. The building will be divided into two retail stores; one containing 20,000 square feet; the other containing 14,000 square feet. There will be additional construction of 10,200 square feet of shops adjacent to the east wall of the existing 34,000 square foot building.

Applicant/Address/Phone No. GVD Commercial Properties, Inc., 10738 W. Pico Boulevard, Los Angeles, CA 90064, 213/470-2841

<u>Environmental Effects</u>	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	<u> x </u>	_____
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	<u> x </u>	_____
3. Is the project within a 100-year flood plain?	_____	_____	<u> x </u>
4. Is the project to be located in an area frequently impacted by high noise levels?	_____	_____	<u> x </u>
5. Is the project to be located in an area with a high ambient level of air pollution?	_____	_____	<u> x </u>
6. Will any mature trees be removed or relocated as a result of the project?	_____	<u> x </u>	_____
7. Will the project involve grading or construction that may alter absorption rates, drainage patterns or the rate and amount of water runoff?	<u> x </u>	_____	_____
8. Will the project involve the burning of any material, including brush, trees, and construction material?	_____	<u> x </u>	_____
9. Will the project create dust, fumes, smoke or odors?	_____	<u> x </u>	_____
10. Is the project expected to result in the generation of noise levels in excess of that currently existing in the area?	_____	<u> x </u>	_____
11. Could the proposed project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?	_____	<u> x </u>	_____

	<u>Yes</u>	<u>No</u>	<u>Uncertain</u>
12. Would the project affect wind conditions or other weather conditions in the project area?	_____	<u> x </u>	_____
13. Will heat or glare be emitted from the project that would annoy neighboring residents?	_____	<u> x </u>	_____
14. Would the project affect the amount of sunlight falling on adjacent properties?	_____	<u> x </u>	_____
15. Will the project involve the application, use, or disposal of potentially hazardous materials, including explosives, pesticides, herbicides, other toxic substances or radioactive material?	_____	<u> x </u>	_____
16. Is the proposed project expected to result in changes in land use, either on or off the project site?	<u> x </u>	_____	_____
17. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas?	_____	<u> x </u>	_____
18. Will the project result in the introduction of activities not presently found within the neighborhood?	_____	<u> x </u>	_____
19. Could the project cause increased congestion or result in higher neighborhood densities than desired by the community?	_____	<u> x </u>	_____
20. Will the proposed project require public services from an agency, district, or public utility that is operating at or near capacity?	_____	_____	<u> x </u>
21. Will the project require the extension or enlargement of existing public utility lines?	<u> x </u>	_____	_____
22. Will the project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	_____	_____	<u> x </u>

- 23. Could the project disrupt or divide an established community or disrupt orderly, planned development, or is it inconsistent with plans and goals that have been adopted by the City?
- 24. Would the appearance of the proposed project differ significantly from the appearance of surrounding uses?
- 25. Would the project require the relocation of people or business in order to clear the construction site?
- 26. Would the project site involve the disturbance of a known historical or archeological site?
- 27. Could the project significantly affect economic conditions within the City of Garden Grove (employment, cost/revenue to the City and or School District, etc.)?
- 28. Could the project generate a controversy?

Yes	No	Uncertain
_____	X	_____
X	it would be much nicer	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____
_____	X	_____

Anything is possible. However, cleaning this whole mess up should not be objectionable to anyone.

Alternatives and Mitigating Measures

1. What adverse impacts are evident that cannot be avoided? Normal construction activity during the remodeling and construction period. However, this is only a temporary adverse impact.

2. What adverse impacts are evident that can be avoided? None

3. Are there mitigation measures included in the project design to avoid these impacts? If yes, what are they? If no, why aren't they included?
No

4. What, if any, feasible and less environmentally offensive alternatives to the project, including major design, use, and locational alternatives, meet the project objectives? (Include those that have been considered by the applicant and/or by staff, and make a brief statement as to why they were not selected.)

We feel that we have considered the best alternatives both from a economic and an aesthetic standpoint.

Summary

Describe in short, concise manner, the overall total impact of the proposed project, including both positive and negative effects:

We feel that the city can only benefit from the remodeling and additional construction to the premises. This will not only bring more jobs and increased sales tax revenues to the city, but it will clean up a long-standing eye sore and attraction for vandalism and malicious mischief which has been plaguing the city off and on for a number of years.

Prepared by GVD Commercial Properties, Inc.

Date February 14, 1980

Mailing Address 10738 West Pico Boulevard

Los Angeles California 90061
City State Zip Code

Telephone Number 213 470-2941
Area Code

INTER-OFFICE CASE RESUME SHEET

TO: SANITATION DISTRICT

DATE: 2-15-80

CASE: SP-106-80

ANALYST: S. P. JENSEN

APPLICANT: GVD COMMERCIAL PROPERTIES INC.

HEARING DATE: 3-27-80 - PLANNING COMMISSION

REQUEST: SITE PLAN APPROVAL FOR THE RENOVATION AND ADDITION TO AN EXISTING SHOPPING CENTER IN THE C-1 ZONE

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 2-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS:

* Sewer Service Fee = \$ 2,666.00
 Inspection (est.) = 15.00
 County Sanitation District #3 = 1,700.00

* PER MASTER PLAN (133,300.00)

BY: Kevin D. [Signature]

DATE: 2/27/80

INTER-OFFICE CASE RESUME SHEET

TO: PLAN CHECK DATE: 2-15-80
CASE: SP-106-80 ANALYST: S. EMERSON
APPLICANT: GVD COMMERCIAL PROPERTIES, INC.
HEARING DATE: 3-27-80 - PLANNING COMMISSION
REQUEST: SITE PLAN APPROVAL FOR THE RENOVATION AND
ADDITION TO AN EXISTING SHOPPING CENTER IN
THE C-1 ZONE

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 2-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: THE FOLLOWING FEES ARE DUE
STORM DRAIN (DIST A, 4.519 AC) ~~0~~
PARKWAY TREE FEE (699.78 FT) \$ 559.82
FINAL GRADING & DRAINAGE PLAN REQ'D

DRIVEWAY APPROACH OFF KATZELLA IS NOT CONSISTANT
FROM PLOT PLAN TO GRADING. WHICH IS RIGHT?
SUGGEST DRIVEWAY BE REQ'D WITH PHASE I

A.P. 132-111-14

RECEIVED
FEB 21 1980
Plan Check

BY: [Signature]
DATE: 25 FEB 80

INTER-OFFICE CASE RESUME SHEET

TO: ENGINEERING

DATE: 2-15-80

CASE: SP-106-80

ANALYST: S. EMMERSON

APPLICANT: GVD COMMERCIAL PROPERTIES, INC.

HEARING DATE: 3-27-80 - PLANNING COMMISSION

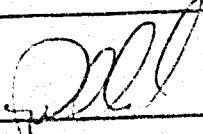
REQUEST: SITE PLAN APPROVAL FOR THE RENOVATION AND ADDITION TO AN EXISTING SHOPPING CENTER IN THE C-1 ZONE

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 2-26-80

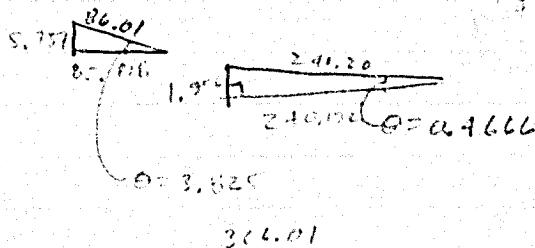
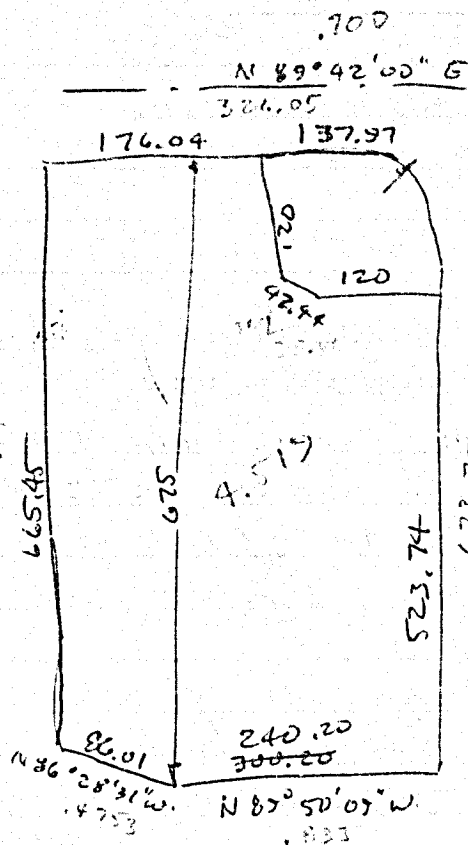
PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: Phase 1 Only

- ① Grading & Drainage Plan Required
- ② Suggest They Replace The Curb Return Drive Approaches With Normal Approaches

BY: 

DATE: 2-21-80



INTER-OFFICE CASE RESUME SHEET

TO: FIRE DATE: 2-15-80
CASE: SP-106-80 ANALYST: S. P. WILSON
APPLICANT: GVD Commercial Properties Inc.
HEARING DATE: 3-27-80 - PLANNING COMMISSION
REQUEST: SITE PLAN APPROVAL FOR THE RENOVATION AND
ADDITION TO AN EXISTING SHOPPING CENTER IN
THE C-1 ZONE

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 2-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: CODES: ① PROVIDE EXTINGUISHERS AS REQUIRED
FOR OCCUPANCY.

CONDITIONS OF APPROVAL: ① PROVIDE ONE APPROVED FIRE HYDRANT
ON KATELLA MID-WAY (300' SPACING) BETWEEN EXISTING HYDRANTS,
AND ACCESS (VEHICLE) FOR USE OF HYDRANT ON SUBJECT PROPERTY.
(ALTERNATIVE IS TO PROVIDE AN ON-SITE FIRE HYDRANT)
② PROTECT 10,000 SQ. FT. ADDITION TO EXISTING 34,000 SQ. FT. BLDG
WITH AUTOMATIC SPRINKLER SYSTEM. ③ 3000 GPM FIRE FLOW.
④ RE-LOCATE EXISTING FIRE HYDRANT AT S/E COR. OF EXISTING
34,000 SQ. FT. BLDG. IF NECESSARY.

BY: CAPT. PERNA

DATE: 2-21-80

INTER-OFFICE CASE RESUME' SHEET

TO: TRAFFIC

DATE: 2-15-80

CASE: SP-106-80

ANALYST: S.P. PEARSON

APPLICANT: GVD COMMERCIAL PROPERTIES INC.

HEARING DATE: 3-27-80 - PLANNING COMMISSION

REQUEST: SITE PLAN APPROVAL FOR THE RENOVATION AND
ADDITION TO AN EXISTING SHOPPING CENTER IN
THE C-1 ZONE

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 2-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: _____

Plan - There should be no new driveway openings
in phase I R&R.

Jim NO LIGHTS REQ.
JRP

BY: _____

DATE: _____

INTER-OFFICE CASE RESUME SHEET

TO: POLICE DATE: 2-15-80

CASE: SP-106-80 ANALYST: S. P. W. P. S. W.

APPLICANT: GVD COMMERCIAL PROPERTIES INC.

HEARING DATE: 3-27-80 - PLANNING COMMISSION

REQUEST: SITE PLAN APPROVAL FOR THE RENOVATION AND
ADDITION TO AN EXISTING SHOPPING CENTER IN
THE C-1 ZONE

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 2-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: _____

BY: J. J. Ray

DATE: 3-3-80

INTER-OFFICE CASE RESUME SHEET

TO: WATER/PERMITS DATE: 2-15-80
 CASE: SP-106-80 ANALYST: S. EMERSON
 APPLICANT: GVD COMMERCIAL PROPERTIES, INC.
 HEARING DATE: 3-27-80 - PLANNING COMMISSION
 REQUEST: SITE PLAN APPROVAL FOR THE RENOVATION AND
ADDITION TO AN EXISTING SHOPPING CENTER IN
THE C-1 ZONE

PLEASE RETURN TO LAND USE SECTION ON OR BEFORE: 2-26-80

PLEASE LIST ALL FEES DUE NOW OR IN THE FUTURE.

OFFICE COMMENTS: ① PROPOSED 3200' BIDA LOCATED ALONG
WY 7E APPROX 400' WEST OF INTERSECTION
OF KATELLA AVE & BROOKHURST ST. IS TO BE
DELETED AT THIS LOCATION DUE TO EXIST.
A.C. WELL #79 LOCATED THERE (SEE PRELIM.
GRADING PLAN SHEET #3, FOR WELL LOCATION)

② ALL PROPOSED STRUCTURES TO REMAIN 10' CLEAR
OF ALL EXIST. WATERLINES. PRELIM. PLAN
CHECKING SHOWS POSSIBLE RELOCATION OF
SOME PROPOSED BLDGS.

③ (SEE ATTACHED SHEET)

NOTE: PLEASE CHECK WITH CRT FORT
 REGARDING THE FOLLOWING COMMENT
 HE WOULD LIKE ADDED:

HE REQUESTS THAT THE ENTIRE
 MASTER PLAN OF THE DEVELOPMENT
 BE REVIEWED TO INSURE PROPER
 INITIAL F.U. PERMITS.

BY: SA
 DATE: 3/6/80

WATER/PERMITS COMMENTS FOR FEE LETTERS

I. Water Engineering/Permits:

- A. Water service is currently available from the City of Garden Grove in this area. Service will be provided subject to the following conditions.
- B. Existing service is by _____
Prior to permit issuance, evidence of availability of water supply is required. If the existing supply is to be used, a certification indicating required fire protection must be provided by the supplier. If adequate supply is not available and the developer wants to connect to City water, he must first obtain a legal release from the existing purveyor. Upon release, all the other water comments apply fully.
- C. To the best of our knowledge the existing supply is inadequate, the existing purveyor will not release his service rights, and therefore no water is available for this development.

II. A

The developer must provide a fully engineered water system for the development, adequate to supply required domestic and fire flow needs. Plans must be approved prior to permit issuance, posting of bonds adequate to cover the cost of the development, and payment of plan check (1% of bond) and inspection (3½ to 2½% of bond) fees are required. Construction will be done by the developer's contractor at the developer's expense (except that meters and meter boxes will be installed by the City at developer's expense -- see "financial arrangements"). As a minimum, required facilities should include _____

- B. Fire hydrants are to be located per Fire Department recommendations, with installation made in accord with Garden Grove Standard Plan(s) B-706 & B-701
- C. 1 off-site hydrants will be installed by the City at City expense. (TO BE VERIFIED WITH CITY FIRE DEPT.)
- D. 1 hydrants ^{will} be installed by developer. (Pipe size for on-site hydrants to be 2"). Plans for on-site hydrants are required. Contact Water Engineering for details at 638-6681.
- E. 3" lateral for fire hydrant to be installed by City at developer's expense -- see "financial arrangements."
- F. 4 guard posts around fire hydrants NOT NEEDED to be installed per Garden Grove Standard Plan B-706.
- G. Fire service for automatic fire sprinkler system to be installed by City at developer's expense -- see "financial arrangements."

H. Underground electric and telephone lines must be a minimum 5' clear of all parallel water facilities, with additional clearance at all hydrant and bend locations.

I. Easements for water facilities will be required as follows:

I.1. A blanket easement over lot _____ for water lines and appurtenances up to meters and hydrants but not past such.

I.2. A 20' wide easement over the entire water main with additional easements around all hydrant and meter locations.

III.

All domestic meters and services will be sized according to the fixture unit count provisions of the Uniform Plumbing Code.

A. One meter and service for each ~~legal parcel~~ unit

B. If individual metering as required above becomes technically infeasible, the developer shall provide alternate water facilities as directed by the Director of Public Works & Development.

C. One meter and service for entire development. (Master-metered developments must have individual shut-off valves for each unit).

D. Meter and service installation will be done by City at developer's expense -- see "financial arrangements."

IV.

Compliance with the City's backflow prevention program is a condition of water service. This may involve the installation of backflow prevention devices or other plumbing modifications, depending upon the particular use made of the water supply.

B. A _____ backflow protection device is required for this development, to be installed by the developer on his side of the water meter.

C. For further information on backflow prevention, please contact our Water Engineering staff at 638-6682.

D. There is an eight-week lead time from the receipt of water connection fees to the settings of meters and services.

E. Construction water may be applied for prior to the installation of meters by contacting the Permit Section at 638-6661.

F. If the developer has a preferred location for meters and services, a plan showing this should be submitted no later than when permits are issued. The Department reserves the right to deviate from this location if field conditions warrant.

V. Assessment Fees will be required in the amounts of \$ _____ per acre.

Plus \$ _____ per linear foot of street frontage.

- B. The cost for Domestic Water Meter & Services will be per latest City schedule of standard installation costs (please call Permit Section at 638-6661 for exact amount).
- C. The deposit cost for a lateral for a private Fire Hydrant
1. (Size, _____)
 2. is \$ _____.
- D. The deposit amount for a Fire Service correction for an Automatic Fire Sprinkler System:
1. (Size _____)
 2. is \$ _____.
- E. A special deposit to cover the cost of Boring of the Street is required in the amount of
- \$ _____.
- F. Posting of Labor and Materials and Faithful Performance Bonds is required. A Plan Check Fee and Inspection Fee are applicable.

VI.

COMMENTS -

mm *SA*
Water Engineer Section

Date: 3/6/80

2346B/183A
2/11/80

GVD

Commercial Properties Inc.

10738 W. Pico Boulevard, Suite 5 • P.O. Box 64-737 • Los Angeles, California 90064, 213-470-2841

RECEIVED

MAR 13 1980

Dept. of Community Development

March 10, 1980

Ms. Cathy Baranger
City of Garden Grove
City Hall
11391 Acacia Parkway
Garden Grove, California 92640

Re: Brookhurst and Katella
Garden Grove, California

Dear Cathy:

Per our prior conversation, enclosed is the notarized Letter of Authorization from the other property owner.

Very truly yours,

GVD COMMERCIAL PROPERTIES, INC.



L. Stephen Ridenour
Vice President

LSR:ELI
Enclosure

SP-106-80

IN THE
Superior Court
OF THE
STATE OF CALIFORNIA
In and for the County of Orange

City of Garden Grove,
Planning Division

State of California)
County of Orange)ss.

Rita J. Richter

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that I am not a party to, nor interested in the above entitled matter; that I am the principal clerk of the printer of the

Orange County News

a newspaper of general circulation, published in the City of
Garden Grove

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year; that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

March 16, 1980

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated atGarden Grove.....

California, this 17th March 80 day of 1980

Rita J. Richter
Signature

PROOF OF PUBLICATION

Public Hearing

NOTICE OF PUBLIC HEARING
FOR THE CITY OF GARDEN GROVE
PLANNING DIVISION
ON THE MATTER OF THE APPLICANT'S REQUEST FOR A VARIATION OF THE ZONING ORDINANCE OF THE CITY OF GARDEN GROVE, CALIFORNIA, TO VARY THE HEIGHT OF THE BUILDING TO BE CONSTRUCTED AT THE CORNER OF GARDEN GROVE AVENUE AND GARDEN GROVE AVENUE, AS SHOWN ON THE PLANS ATTACHED TO THE APPLICATION, AND TO VARY THE SETBACKS OF THE BUILDING FROM THE ADJACENT PROPERTIES.

PROPOSEE, INC. FOR A VARIATION OF THE ZONING ORDINANCE OF THE CITY OF GARDEN GROVE, CALIFORNIA, TO VARY THE HEIGHT OF THE BUILDING TO BE CONSTRUCTED AT THE CORNER OF GARDEN GROVE AVENUE AND GARDEN GROVE AVENUE, AS SHOWN ON THE PLANS ATTACHED TO THE APPLICATION, AND TO VARY THE SETBACKS OF THE BUILDING FROM THE ADJACENT PROPERTIES.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC HEARING AND TO BE HEARD BY THE CITY OF GARDEN GROVE PLANNING DIVISION ON THE MATTER OF THE APPLICANT'S REQUEST FOR A VARIATION OF THE ZONING ORDINANCE OF THE CITY OF GARDEN GROVE, CALIFORNIA, TO VARY THE HEIGHT OF THE BUILDING TO BE CONSTRUCTED AT THE CORNER OF GARDEN GROVE AVENUE AND GARDEN GROVE AVENUE, AS SHOWN ON THE PLANS ATTACHED TO THE APPLICATION, AND TO VARY THE SETBACKS OF THE BUILDING FROM THE ADJACENT PROPERTIES.

PROOF OF PUBLICATION
I, the undersigned, being the printer of the newspaper published in the City of Garden Grove, California, do hereby certify that the notice of public hearing was published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

SP 106 80

ASSESSOR LABEL FILE LISTING
AP# NAME

ADDRESS

CITY

ZIP

08949506

BELL, EDSEL W (CT)
END OF JOB

10031 DEWEY DR
90

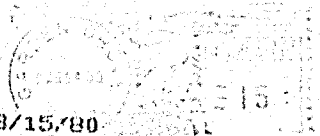
GARDEN GROVE, CAL 92640



GARDEN GROVE
CALIFORNIA 92640
11391 ACACIA PARKWAY

Com
58-106-80

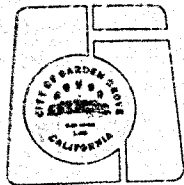
NED 62 181544N1 03/15/80



RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NEDROW, SHARON M. (NO)
9962 ALDGATE AVE
GARDEN GROVE, CAL
92641

RECEIVED
MAR 25 1980
Dept. of Community Development



GARDEN GROVE
CALIFORNIA 92640
11291 ACACIA PARKWAY

RECEIVED

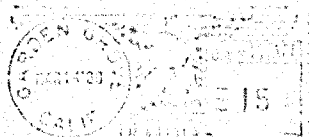
MAR 21 1980

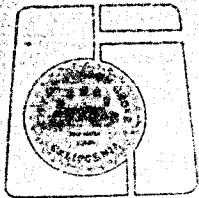
Dept. of Community Development

HDD 06 341707N1 03/17/80

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

HODGES, JAMES (S^W)
11806 BARD LN
GARDEN GROVE, CAL
92640





GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA
11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

March 21, 1980

GVD Commercial Properties, Inc.
10738 W. Pico Boulevard
Los Angeles, CA 90064

Gentlemen:

Subject: Case No. SP-106-80
Hearing before the Planning Commission
Date and Time: March 27, 1980 - 7:00 PM
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove, CA 92640

We are attaching for your information a copy of the staff report in connection with the subject public hearing.

If you have any questions concerning this report, please contact the Land Use Section of the Community Development Department at 638-6831.

Sincerely,

Michael J. Le Blanc
Executive Secretary

/pac

Attachment

March 26, 1980

Garden Grove Planning Commission
Garden Grove, CA

Honorable Members:

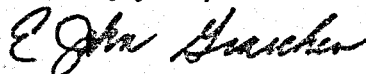
Scheduled before the Commission at your March 27, 1980, meeting is consideration of Site Plan No. SP-106-80 which is contained in a redevelopment project area. The Redevelopment Staff has been negotiating with the owners and developers of the subject property for a number of months. All parties are in basic agreement regarding the extent and quality of development to occur on the site.

Site Plan No. SP-106-80 constitutes the first phase of the development proposed for the southwest corner of Brookhurst Street and Katella Avenue. Although the second phase is not a part of your consideration in SP-106-80, we have asked the developer to show the plans for the entire project site so that you can see the type and extent of project proposed.

No Agency funds are proposed to be spent for the development of the first phase of the project as submitted in SP-106-80. Execution of the Agency Owner Participation/Disposition and Development Agreement with the developer for the balance of the site will be completed as soon as the developer can resolve some minor differences with the owner of one of the many parcels that comprise the project site. It is hoped that a Site Plan will be submitted on the balance of the project shortly.

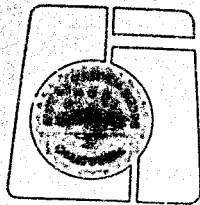
The Redevelopment Staff feels that the proposed project is a good quality project, will greatly upgrade a very deteriorated area of Garden Grove, and is consistent with the goals and objectives of the Redevelopment Plan. It is therefore recommended that the Planning Commission approve the Site Plan. If approved, SP-106-80 will then be presented to the Agency for its review as required by the Redevelopment Plan.

Sincerely yours,



E. John Graichen
General Manager - Redevelopment

EJG:dp



GARDEN GROVE

CITY OF
GARDEN GROVE
CALIFORNIA

City Hall • 11391 Acacia Parkway • 92640

PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED BY GVD COMMERCIAL PROPERTIES, INC.

FOR A SITE PLAN

NO. SP-106-80

REQUESTING site plan approval for the remodeling of an existing 34,000 square foot building and construction of eight (8) single story buildings with a combined gross building area of 133,300 square feet, located on an approximately 507,700 square foot parcel (11.6 acres). The development will consist of Phase I, the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel (4.6 acres) within a C-1 (Limited Commercial) zone. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

LOCATION: 9922 KATELLA AVENUE (SW CORNER OF BROOKHURST & KATELLA)

A PUBLIC HEARING WILL BE HELD ON THIS APPLICATION BY THE CITY OF GARDEN GROVE PLANNING COMMISSION IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, AT 7:00 PM ON MARCH 27, 1980.

FOR FURTHER INFORMATION, CALL 638-6831, OR INQUIRE AT THE PUBLIC WORKS AND DEVELOPMENT DEPARTMENT, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA.

DS-0041-3/76

STAFF REPORT FOR PUBLIC HEARING

CASE NO.: SP-106-80
APPLICANT: GVD PROPERTIES
OWNER: ARTHUR G. APPELL
LOCATION: SOUTHWEST CORNER OF KATELLA AVENUE AND BROOKHURST STREET
ADDRESS: 9922 KATELLA AVENUE
HEARING DATE: MARCH 27, 1980
ANALYST: DE KOVEN JAMES

I. APPLICANT'S REQUEST:

The applicant is requesting a site plan approval for Phase I, the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel (4.6 acres) within a C-1 (Limited Commercial) zone. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

II. ZONING AND LAND USE INFORMATION:

- A. The subject property is zoned C-1 and is improved with one (1) single story commercial building.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
1. NORTH: Across Katella, City of Anaheim and is improved with single family dwelling units and gas service station.
 2. SOUTH: Zoned R-1 and is improved with single family dwelling units.
 3. EAST: Across Brookhurst zoned R-1 and is improved with single family dwelling units.
 4. WEST: Zoned C-1 and is improved with multitenant commercial building.
- C. GENERAL PLAN. The proposed development is in conformance with the existing Commercial General Plan Designation and the current C-1 zoning.

III. BACKGROUND INFORMATION:

Original building permits for existing 34,000 square foot building were issued while the subject property was within the County of Orange jurisdiction. In recent years the existing building was occupied by a major supermarket chain; however, upon termination of their lease agreement during 1979, their operation was discontinued. Consequently, the subject property has been the scene of numerous citizen complaints regarding the lack of property maintenance, specifically in the rear of the building and along the south property line.

Since the subject site is within the City of Garden Grove's Redevelopment project area, the development of the site will require said Agency's consideration prior to final approval. The submitted site plan has included a potential Master Plan which illustrates how the parcels to the west of the subject site would be integrated with Phase I.

IV. INTERDEPARTMENTAL COMMENTS AND FEES:

A fee letter outlining Code required fees and bond schedules for the development will be mailed to the applicant. All interdepartmental comments have been evaluated by Staff and there appear to be no unresolvable problems associated with the development. Thirty-nine public notices have been mailed. No comments have been received as of March 21, 1980.

V. STAFF COMMENTS:

A. Overview: The subject site is located on the west side of Brookhurst Street and south side of Katella Avenue. Both streets are considered major highways which are improved with median islands.

Presently the subject site is improved with an existing 34,000 square foot building and parking area. Surrounding the subject site the parcels are improved residential across Brookhurst Street and Katella Avenue. Contiguous to the west the parcels are improved with two (2) existing buildings separated from the said site by parking area and vacant land. The area in question is part of the proposed Master Plan that would eventually become integrated with Phase I.

- B. Site Design: The subject site Phase I consists of the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel. Note: Staff approval of the two (2) free-standing buildings are subject to conditions discussed in staff analysis. The two (2) existing ingress/egress locations on Brookhurst Street will remain. Said access will serve the north and south facing elevation with two 40 foot wide two-way driving aisles. On-site parking is provided to the north, east and south of the subject buildings. Said parking stalls are sixty degree (60°) angle except for the south which is ninety degree (90°) angle. The proposed parking area is planned with the intention of permitting two (2) additional separate buildings of 6,000 square feet situated to the west and south property lines of the existing gas service station.

Landscaping is indicated in the periphery of subject site and parking lot. Said landscaping includes ten foot (10') wide berm along Katella Avenue and 15 to 20 foot wide berm along Brookhurst Street. Also landscaping will buffer the center section parking stall from the driveways.

The perimeter of the south property line will be provided with a six foot (6') masonry wall. Refuse storage is provided adjacent to the south side of the existing building near the west property line.

C. Project Statistics:

<u>Item</u>	<u>Provided</u>	<u>Code</u>	<u>Variation</u>
Total Parcel Area	199,000 sq.ft.	Not required	--
Setbacks			
Front-Brookhurst	20 ft.	10 ft.	Exceeds code
Front-Katella	10 ft.	10 ft.	Meets code
Side (west)	0	0	Meets code
Side (south)	80/65 ft.	10 ft.	Exceeds code

<u>Item</u>	<u>Provided</u>	<u>Code</u>	<u>Variation</u>
Parking			
Open	Phase I 219	250*	31 stalls less than code requires
Open	Master Plan 216	318*	102 stalls less than code requires
Refuse Storage Area	1	1	
Landscaping	21,070/10%	4,650/3%	Exceeds code

*Both the existing and proposed buildings were based on retail store parking requirements with 15 percent reduction included. Construction of the two (2) free-standing 6,000 square foot buildings will require a reciprocal parking agreement.

D. Variances/Waivers: None.

E. Architectural Features: On all elevations is provided "light hand troweled textured plaster" to be used on the parapet and capped with a resawn trim. This material treatment will be provided primarily on the existing structure which will also consist of east and west facing mansard roof composed of mission clay tile "barrel type." Each corner of the building's front elevation and a portion in between is provided with a trellis that connect to the mansard roof with similar pitch roof or vaulted. Split face concrete block is indicated to comprise portions of the front elevations (pilaster and lower fascia) with smooth face concrete block along the side (south elevation). Store fronts are to consist of anodized aluminum.

- F. Staff Analysis: The proposed development (Phase I) has indicated two (2) separate free-standing buildings of approximately 6,000 square feet. Staff suggests approval of the proposed future pads, subject to submittal of evidence of a reciprocal parking agreement and improvement to both the on and off-site (Master Plan) parking lots. Said improvement will include, but not limited to, landscaping in the parking area as indicated on proposed site plan (Phase I) and revised circulation plan is to be integrated with the approved Master Plan. Also, Staff requires a letter from the Agency for Community Development generally stating their involvement and intention to redevelop and rehabilitate the entire center and the extent of their relationship with the applicant. The applicant having requested approval on only the existing 34,000 square foot building and construction of the 10,200 square foot addition shall provide ground cover within the area indicated for both 6,000 square foot buildings until sometime as the aforementioned conditions are met. Staff does consider the installation of peripheral landscaping necessary at this time.
- G. Staff has reviewed the subject Site Plan in relationship to the criteria established in Municipal Code Sections 9208, 9217, 9219.7 and 9400. Said criteria includes consideration of density, parking access, relation to public facilities, public service requirements and design compatibility. The subject development appears to comply with the aforementioned requirements. Staff recommends approval.
- H. Conditions of Approval: If SP-106-80 is approved, the following conditions are suggested:
1. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 2. Location of all utility lines (water, sewer, electric, telephone) shall be shown on an approved site utilities plan prior to the acceptance of building plans for checking. Electric and telephone utility easements shall be negotiated with Southern California Edison and Pacific or General Telephone Companies.
 3. Roof signs shall be removed prior to issuance of building permits.

4. Detailed landscape and irrigation plans shall be submitted to Current Planning for review prior to issuance of building permits.
- Y 5. The future pads of the two satellite buildings shall be landscaped with greenbelts (ground covering type plant material) until such time approval is given for construction of the satellite buildings on the Master Plan.
6. Approval of the site development of the two free-standing 6,000 square foot pads is contingent on the following conditions being met:
 - a. Submittal of an existing reciprocal parking agreement to Current Planning and its acceptance by the City Attorney, which assures provision of the necessary parking.
 - b. The submission and approval of the Master Plan for the entire center as outlined in the drawings with special attention to overall parking, circulation and access requirements, landscaping of parking facilities, lighting, drainage, elevations, textures, materials, etc.
 - c. Receipt from the Agency for Community Development of a letter generally stating their involvement and intention to redevelop and rehabilitate the entire center and the extent of their relationship with the applicant.
 - d. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed prior to or concurrent with the issuance of building permits for future pads.
7. In the event there is no further development of the overall Master Plan for the entire center within 18 months, applicant shall immediately commence and complete landscaping and parking lot improvements deferred to later Phases.
8. Approval of this site plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

9. Sign program shall be submitted for Phase I in accordance with the provisions of Municipal Code Section 9502.4 and shall be subject to the Zoning Administrator's approval prior to issuance of building permits.
10. Refuse storage area shall be provided in accordance with standards set forth in Municipal Code Section 9207.8.
11. All lighting structures shall be placed so as to confine direct rays to the subject property.
12. Ingress/egress shall provide normal approach drive returns.
13. One water meter and service are required per unit. The meter and service are sized according to fixture unit count. A backflow device may be required.
14. Final grading and drainage plan required.
15. All above ground gas metering equipment shall be screened.

6330C/247A
3/21/80

PLANNING COMMISSION MINUTE EXCERPT
March 27, 1980
SP-106-80

PUBLIC HEARING:
INITIATED BY:
LOCATION:

DATE:

SITE PLAN NO. SP-106-80
GVD COMMERCIAL PROPERTIES, INC.
SOUTHWEST CORNER OF BROOKHURST STREET
AND KATELLA AVENUE - 9922 KATELLA AVENUE
MARCH 27, 1980

Chairman Finch announced that this is a request for site plan approval for the remodeling of an existing 34,000 square foot building and construction of eight (8) single story buildings with a combined gross building area of 133,300 square feet, located on an approximately 507,700 square foot parcel (11.6 acres). The development will consist of Phase I, the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel (4.6 acres) within a C-1 (Limited Commercial) zone. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

It was noted that this matter has been properly advertised and that no correspondence was received either favoring or opposing the subject proposal.

A slide presentation showing the parcel and surrounding zoning and land uses were viewed. Staff reviewed the proposal as set forth in the staff report and exhibited the plans on the board.

Commissioner Modaffari inquired about the statement of no variances/waivers requested in Section V.D. of the staff report, when in Section V. C it states that the development will be 31 stalls less than code requires.

Staff replied that when the master plan of development is completed, there will be a parking agreement that will be reciprocal among all shops which bring up the number of spaces for patrons to park in.

Commissioner Booth inquired if the gas station had been consulted in the closing off of his area as indicated on the plans.

Staff stated that they did not have this information, and felt that the applicant could best answer this question.

Steve Ridenour, GVD Commercial Properties, Inc., 10738 West Pico Boulevard, Los Angeles, addressed the Commission as representative of the development company, and gave a brief history of the manner in which he has been working with the City in conjunction with the Agency, in working to upgrade this center. Steve Ridenour gave a brief slide presentation depicting the center and how he plans to upgrade and improve the center. Steve Ridenour stated that his company was in agreement with the staff report with the exception of Condition of Approval Number 5 - landscaping. Steve Ridenour requested that that condition be removed at this time.

Commissioner Modaffari inquired when the development would get underway, if approved tonight.

Steve Ridenour stated that that financing has been completed and hopefully the development will get started in the fall of this year.

Commissioner Booth inquired if the developer planned to do any landscaping on the Brookhurst Street side of the development if Condition of Approval Number 5 was removed.

Steve Ridenour stated that the Brookhurst Street side of the development would be landscaped along with Phase I of the development, and when easement agreements were worked out, the center would be landscaped.

Commissioner Margolin asked the developer if that is the only area that they did not own.

Steve Ridenour said that the Agency owned some land also, and that easement rights were being worked out.

There being no further response from the audience, either favoring or opposing the subject proposal, Chairman Finch declared the public participation portion of the hearing closed.

Commissioner Booth stated that she was having some difficulty with the project, and would not be in favor of it.

Commissioner Modaffari stated that he would be glad to see a development approved in that area and felt that staff could handle the easement problem. Commissioner Modaffari stated that he would be in favor of the project.

Commissioner Valletta stated that she would be in favor of the project, with stated conditions.

Staff interjected at this point to state that the applicant's request for the removal of Condition Number 5 would be reasonable and staff could support the removal.

Chairman Finch stated that he was uncertain with the project area, but would be in favor of the project.

Commissioner Slimmer stated that since the master plan for development was being considered, and he represents a client in that center, he would abstain from voting on this case.

Commissioner Jessie stated that she had some problems with the ownership of the properties, but that overall when the easements were settled it would make a nice center.

Commissioner Modaffari inquired what would happen if the master plan was never developed.

Staff replied that in the staff report, there are sufficient conditions to protect the City if the master plan were not developed. Staff also noted that the Agency had submitted a letter to the Commission stating that they feel the proposed project will upgrade the area, and that the development is consistent with the goals and objectives of the Redevelopment plan, and asked that the Planning Commission approve the site plan.

Chairman Finch reopened the public participation of the hearing.

Eleanor Dotio, 10011 Aldgate Avenue, Garden Grove, addressed the Commission and requested that something be done to help eliminate the traffic problems on Brookhurst Street.

There being no further response from the audience, either favoring or opposing the subject proposal, Chairman Finch declared the public participation portion of the hearing closed.

Commissioner Modaffari moved, seconded by Commissioner Valletta to approve Site Plan No. SP-106-80, with the removal of

Condition of

Condition of Approval Number 5. Said Motion carried by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

COMMISSIONERS: FINCH, JESSIE, MARGOLIN, MODAFFARI, VALLETTA
COMMISSIONERS: BOOTH
COMMISSIONERS: NONE
COMMISSIONERS: SLIMMER

Chairman Finch instructed staff to prepare the proper resolution (Resolution No. 3130) of approval, and forward to the Agency for Community Development.

RESOLUTION NO. 3130

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-106-80, A SITE PLAN FOR A PARCEL OF LAND LOCATED ON THE SOUTHWEST CORNER OF KATELLA AVENUE AND BROOKHURST STREET, PARCEL NO. 132-111-14

WHEREAS, in the matter of Site Plan No. SP-106-80, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by GVD Commercial Properties, Inc., as applicant.
2. The applicant requests site plan approval for Phase I, the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel (4.5 acres) within a C-1 (Limited Commercial) zone.
3. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.
4. Subject property is zoned C-1 and is improved with one (1) single story commercial building.
5. Existing land use, General Plan designation, and zoning of property in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered, and the report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, a public hearing was held on March 27, 1980, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of March 27, 1980; and

WHEREAS, facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.9, are as follows:

1. The subject request is consistent with Municipal Code Section 9219.7 for review of site plans in that considerations of parking, circulation, pedestrian and vehicular access, emergency vehicle access, aesthetic quality and adherence to the Municipal Code have been complied with in spirit and intent.

WHEREAS, the Planning Commission does conclude:

1. The subject site plan does possess characteristics that would indicate justification of the request for approval in accordance with Municipal Code Section 9219.7.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- B. Location of all utility lines (water, sewer, electric, telephone) shall be shown on an approved site utilities plan prior to the acceptance of building plans for checking. Electric and telephone utility easements shall be negotiated with Southern California Edison and Pacific or General Telephone Companies.
- C. Roof signs shall be removed prior to issuance of building permits.
- D. Detailed landscape and irrigation plans shall be submitted to Current Planning for review prior to issuance of building permits.
- E. Approval of the site development of the two free-standing 6,000 square foot pads is contingent on the following conditions being met:
 - (1) Submittal of an existing reciprocal parking agreement to Current Planning and its acceptance by the City Attorney, which assures provision of the necessary parking.
 - (2) The submission and approval of the Master Plan for the entire center as outlined in the drawings with special attention to overall parking, circulation and access requirements, landscaping of parking facilities, lighting, drainage, elevations, textures, materials, etc.

- (3) Receipt from the Agency for Community Development of a letter generally stating their involvement and intention to redevelop and rehabilitate the entire center and the extent of their relationship with the applicant.
 - (4) Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed prior to or concurrent with the issuance of building permits for future pads.
- F. In the event there is no further development of the overall Master Plan for the entire center within 18 months, applicant shall immediately commence and complete landscaping and parking lot improvements deferred to later Phases.
- G. Approval of this site plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- H. Sign program shall be submitted for Phase I in accordance with the provisions of Municipal Code Section 9502.4 and shall be subject to the Zoning Administrator's approval prior to issuance of building permits.
- I. Refuse storage area shall be provided in accordance with standards set forth in Municipal Code Section 9207.8.
- J. All lighting structures shall be placed so as to confine direct rays to the subject property.
- K. Ingress/egress shall provide normal approach drive returns.
- L. One water meter and service are required per unit. The meter and service are sized according to fixture unit count. A backflow device may be required.
- M. Final grading and drainage plan required.
- N. All above ground gas metering equipment shall be screened.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-106-80.

ADOPTED this 27th day of March, 1980.

/s/ R. B. FINCH
Chairman

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove held on March 27, 1980, and carried by the following vote, to wit:

AYES: COMMISSIONERS: FINCH, JESSIE, MARGOLIN, MODAFFARI, SLIMMER, VALLETTA
NOES: COMMISSIONERS: BOOTH
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

/s/ PATTIE CUMMING
Secretary

6787C/247C
3/28/80

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM
AGENCY FOR COMMUNITY DEVELOPMENT

Considered:	
Date	4-1-80
Action:	Denied
Approved	4-1-80

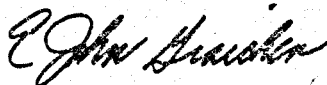
To: Richard R. Powers
From: E. John Graichen
Dent: Director
Dept: General Manager
Subject: Approval of SP-106-80
Date: March 28, 1980
GVD Commercial Properties, Inc.
S/W Corner Brookhurst St./Katella Ave.

The applicant is requesting site plan approval for the remodeling of an existing 34,000 square foot building and the construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel. This plan is part of an overall Master Planned Development for this site which will be designed and developed as an integrated complex in which the improvements will be of high architectural excellence individually as well as in their entirety as a complex.

Pursuant to conditions set forth in the Redevelopment Plan for the Garden Grove Community Project, the Agency is to review all site plans located within the Project Area. Subject property is situated in the Project Area. The Planning Commission, at their meeting of March 27, 1980, approved Site Plan No. SP-106-80.

Attached for Agency review at their meeting of April 1, 1980, is a copy of the staff report to the Planning Commission and a copy of the submitted plans. Staff will have colored renderings of the elevations and plot plan available for Agency review at the April 1 meeting.

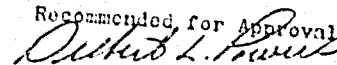
The rehabilitation of the existing building and the construction of the new facilities are consistent with the overall master plan for this site and the Redevelopment Plan for the Garden Grove Community Project. Staff recommends Agency approval of the site plan as approved by the Planning Commission.



E. John Graichen
General Manager

EJG:RR:dp
Attachments

Recommended for Approval



Richard R. Powers
Director

April 7, 1980

Mr. Gerald V. Dicker
GVD Commercial Properties, Inc.
10738 West Pico Boulevard, Suite 5
Los Angeles, California 90064

Dear Mr. Dicker:

We are pleased to inform you that your Site Plan No. SP-106-80 was approved by the Garden Grove Agency for Community Development at their meeting of April 1, 1980.

You may now proceed with the actual improvement by applying for building permits with the Public Works and Development Department.

Your cooperation in working toward the improvement of Garden Grove is appreciated.

Sincerely,

E. John Graichen
General Manager - Redevelopment

EJG:PR:dp

GVD

Commercial Properties Inc.

10738 W. Pico Boulevard, Suite 5 • P.O. Box 64-737 • Los Angeles, California 90064

RECEIVED
APR 14 1980
213-470-2841

Dept. of Community Development

AP 106
April 10, 1980

Mr. Bill Claire,
Planning Director
City of Garden Grove
City Hall
11391 Acacia Parkway
Garden Grove, California 92640

Re: Acceptance of Planning Commission
Resolution No. 3130
Brookhurst and Katella
Garden Grove, California

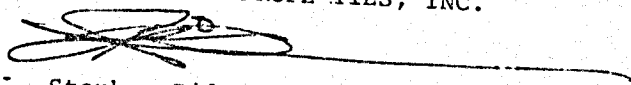
Dear Bill:

We appreciate staff's efforts in obtaining approval from the Planning Commission of the subject project. However, I do have one question relative to Paragraph E, Subparagraph 2 of the conditions. It is my understanding that the reference in this subparagraph to "master plan" relates to the completing of all work attributable to what has commonly been known as Phase I. Certainly this would be all the property that we would have any legal control over. Inasmuch as that which has commonly been known as Phase II is purely conceptual at this time and is not under complete legal control by our group, we would not be able to warrant its design or implementation as a condition precedent to building permits for the referenced two 6,000 square foot buildings. However, as an accommodation to the City, we are willing to discuss the overall master planning of Phase II.

I would appreciate your clarification of this matter at your earliest convenience. Thank you very much.

Very truly yours,

GVD COMMERCIAL PROPERTIES, INC.


J. Stephen Ridenour
Vice President

LSR:ELI

cc: Allan Albala
Ralph T. Walker

NOTICE OF DETERMINATION

Copy file

TO: Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, CA 95814

FROM: City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Clerk of the Board
County of Orange, P.O. Box 687
Santa Ana, CA 92702

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title Site Plan No. SP-106-80	
State Clearinghouse Number (if submitted to State Clearinghouse)	
Contact Person deKoven James	Telephone Number 683-6831
Project Location West Side of Brookhurst, 150 feet south of Katella Avenue	
Project Description Remodel the existing 34,000 square foot building and construction of one (1) attached (10,200 square foot) building and two free standing buildings (6,000 square feet each).	

This is to advise that the City of Garden Grove has made the following determinations regarding the above described project:

1. The project has been approved disapproved by the Lead Agency.
2. The project will will not have a significant effect on the environment.
3. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

Michael J. LeBlanc
Michael J. LeBlanc, Chairman
Planning Coordinating Committee

Date April 16, 1980

(714) 638-6851

April 28, 1980

GVD Commercial Properties, Inc.
10738 W. Pico Boulevard
Los Angeles, CA 90064

Gentlemen:

SUBJECT: SP-106-80
Southwest Corner of Brookhurst Street and Katella Avenue

We wish to thank you for your interest in developing property in Garden Grove. In order to assist you in your planning, the development fees and deposits related to your project have been calculated and are listed below.

The fee amounts are based upon the present fee schedule as adopted by ordinance, and a review of your preliminary plans. Modifications to the proposed development, such as a change in lot or building area, change in the number of dwelling units, increase or decrease in street frontage, or amendment of the fee schedule, will require adjustments to the amounts designated.

These fees are utilized in part to improve the environment of the area in which your development is located, and to provide for the increased demand on City facilities and services. Building permit and plan check fees will be determined at the time your construction plans are submitted.

In order to schedule the workmen, equipment, and delivery of materials for water service to insure that the installation coincides with the construction of your project, please make financial arrangements with the Development Services Division at least eight weeks prior to the installation date required.

If your development involves the subdivision of land, you will be advised by letter of the amounts of the subdivision fees, deposits, and bonds after submittal of your final map. The specific amounts payable prior to City Council acceptance of the final map will be clearly identified for you.

In addition to the permit and plan check fees, the following City of Garden Grove and Garden Grove Sanitary District fees and deposits need to be paid before building permits can be issued.

City of Garden Grove Fees and DepositsPlan Check Section:

Storm Drain (District A, 4,519 ac.) ----- -0-
Parkway Tree Fee (699.78 ft.) ----- \$ 559.02

Permit Section.

All financial obligations are to be satisfied prior to or concurrent with the issuance of building permits.

Facility Engineering:

Final Grading and Drainage Plan Required Phase I.

Water Engineering Permits:

1. Water service is currently available from the City of Garden Grove in this area. Service will be provided subject to the following conditions.
2. The developer must provide a fully engineered water system for the development, adequate to supply required domestic and fire flow needs. Plans must be approved prior to permit issuance, posting of bonds adequate to cover the cost of the development, and payment of plan check (1% of bond) and inspection (3½ to 2½% of bond) fees are required. Construction will be done by the developer's contractor at the developer's expense (except that meters and meter boxes will be installed by the City at developer's expense -- see "financial arrangements").
3. Fire hydrants are to be located per Fire Department recommendations, with installation made in accord with Garden Grove Standard Plans B-703 and B-701.
4. One off-site hydrant will be installed by the City at City expense. (To be verified with City Fire Department)
5. One hydrant may be installed by developer. (Pipe size for on-site hydrants to be eight inches.) Plans for on-site hydrants are required. Contact Water Engineering for details at 638-6681.
6. Eight inch lateral for fire hydrant to be installed by City at developer's expense -- see "financial arrangements."
7. Four guard posts around fire hydrants may need to be installed per Garden Grove Standard Plan B-706.
8. Fire service for automatic fire sprinkler system to be installed by City at developer's expense -- see "financial arrangements."

April 28, 1980

9. Underground electric and telephone lines must be a minimum 5 feet clear of all parallel water facilities, with additional clearance at all hydrant and bend locations.
10. All domestic meters and services will be sized according to the fixture unit count provisions of the Uniform Plumbing Code.
11. One meter and service for each unit.
12. If individual metering as required above becomes technically infeasible, the developer shall provide alternate water facilities as directed by the Director of Public Works & Development.
13. Meter and service installation will be done by City at developer's expense -- see "financial arrangements."
14. Compliance with the City's backflow prevention program is a condition of water service. This may involve the installation of backflow prevention devices or other plumbing modifications, depending upon the particular use made of the water supply.
15. For further information on backflow prevention, please contact our Water Engineering staff at 638-6682.
16. There is an eight-week lead time from the receipt of water connection fees to the settings of meters and services.
17. Construction water may be applied for prior to the installation of meters by contacting the Permit Section at 638-6661.
18. If the developer has a preferred location for meters and services, a plan showing this should be submitted no later than when permits are issued. The Department reserves the right to deviate from this location if field conditions warrant.

Garden Grove Sanitary District:

(Please contact Mr. Ronald D. Cates, at 534-3943, if there are questions concerning Sanitary District Fees.)

Sewer Service Use Fee (Master Plan) -----	\$2,666.00
Inspection Fee (estimate) -----	15.00
County Sanitation District #3 -----	6,700.00

We hope the above will be of assistance to you, and if you desire additional information regarding any City of Garden Grove fees, please call 638-6661.

Sincerely,

de KOVEN JAMES
Land Use Analyst

GVD

Commercial Properties Inc.

10738 W. Pico Boulevard, Suite C • P.O. Box 64-737 • Los Angeles, California 90064, 213-470-2841

RECEIVED

MAY 7 1980

Dept. of Community Development

May 6, 1980

Mr. Bill Claire
Planning Manager
City of Garden Grove
City Hall
11391 Acacia Parkway
Garden Grove, California 92640

Re: Brookhurst and Katella
Garden Grove, California

Dear Bill:

Because of some preliminary feedback I have received, I am concerned that the adequate signing of our project may be in jeopardy. As you will recall, we all agreed not to bring this matter before the Planning Commission but rather to deal with it on a staff and administrative level, understanding full well that it would be a sign program designed within the spirit of the code, but at the same time serving the needs of the community redevelopment and the project.

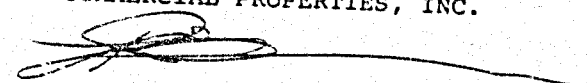
As you know, we will have at least two major tenants in the overall project. While monument signs may be fine for the freestanding buildings on the perimeter of the center, the two major anchor tenants must have pylon sign identity. We are not suggesting that "garish pole signs" be established but that tastefully designed pylon signs be erected on Brookhurst and Katella frontage so as to incorporate at least the Millers Outpost and Market Basket signs. It would also be nice to have a center identification sign combined with a reader board for the smaller tenants. I can think of many examples in progressive cities in Orange County where pylon sign has been tastefully implemented in the overall sign program for the center, and I hope that we can design a similar program for this project.

Mr. Bill Clair
May 6, 1980
Page 2

Let me know when you can be available to discuss this matter in more detail, and I will be happy to bring our sign consultant down and meet with you. Certainly, we need to address this situation as soon as possible since the Millers Outpost tenancy will require the establishment of at least one of these signs.

Very truly yours,

GVD COMMERCIAL PROPERTIES, INC.



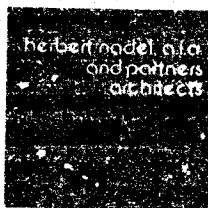
L. Stephen Ridenour
Vice President

LSR:ELI

cc: Mike Le Blanc
de Koven James
Ralph Walker
Larry Tidball
Jerry Kramer

RECEIVED

MAY 15 1980



PROJECT: Dept. of Community Development

PHASE I

BROOKHURST/KATELLA

GARDEN GROVE, CALIFORNIA

HNP # 80-70

May 7, 1980

Mr. DeKoven James
City of Garden Grove
Community Development Department
11391 Acacia Parkway
Garden Grove, CA. 92640

Dear Mr. James:

Pursuant to our meeting on May 5, 1980, regarding the development of Phase I for the above noted project, our office wishes to confirm that the following items below were discussed, to be acceptable to you. The items relate to the conditions set forth on resolution No. 3130 (attached).

Item "C": The removal of the roof sign to be accomplished prior to occupancy in lieu of prior to issuance of building permits. The building plans for plan check will indicate removal of the sign.

Item "D": Exact areas at perimeter of site to be landscaped must be resolved. Owner to contact you.

Item "E": We understand that Item nos. 1,2,3 & 4 will not be a condition for Phase I.

Item "H": A preliminary sign package will be submitted to you for approval for Phase I.

Item "L": We understand that one water meter and service are required per each tenant and backflow devices will be required for certain tenants depending on their use.

Item "N": Gas meters may be screened by landscaping.

If the above is not to your understanding, please advise our office immediately for we are proceeding accordingly.

Very truly yours,

HERBERT NADEL, A.I.A. & PARTNERS

Aki Sato
Project Manager

AS/js

cc: GVD Commercial Properties, Inc.- Steve Ridenour
Millers Outpost - Larry Tidball
Jerry Kramer

robert burns

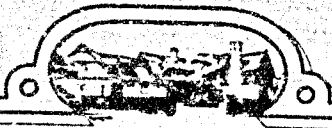
woppat chuthakko

dick kim

jerry kramer

herbert nadel

michael salter



The Robert P. Warmington Co.
another generation of caring...

August 13, 1981

Mr. Don Butterfield
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

Subject: Sign Program for Garden Grove Town Center, SWC Brookhurst
and Katella, Garden Grove, California

Dear Don:

This letter will summarize our past conversations concerning the subject sign program. As you will recall, the original submittal of the pylon sign, prepared by Innovative Graphics, was rejected by the joint staff. I then attended a meeting with staff in which we were instructed to go back to the drawing board to create a 15 ft. high by 10ft. wide monument sign. Innovative Graphics prepared such a revision and when it was submitted to you, I concurrently submitted a copy to Miller's Outpost. Miller's was immediately concerned because of the lack of proportion of the sign and the fact that a monument sign of that scale was more of an eye sore than was an artistically designed pylon sign. Because of that reason and because of the fact that sign space for a third major tenant, P. J. Pizazz, was needed, Miller's directly submitted a revised pylon sign program. This included a pylon sign for the Brookhurst frontage showing Miller's Outpost at the top, Market Basket in the middle and P. J. Pizazz on the bottom and a pylon sign on the Katella frontage showing Market Basket at the top, Miller's Outpost in the middle and a blank sign at the bottom which would either be used for the displaced liquor store sign or a sign which would be required by the future 15,000 sq. ft. fourth major tenant in the shopping center.

Please note, that the 15,000 sq. ft. fourth major tenant was a requirement of the JEDC of the City of Garden Grove in order to provide a stronger major tenant mix in the shopping center both from a merchandising and sales tax standpoint. As you can well imagine, this kind of tenant will also need sign exposure.

Page 2
Mr. Don Butterfield
August 13, 1981

The liquor store presented a very sensitive problem. In fact, it is one which has not only been a political problem but a practical problem in that there was no motivational reason for the owner of the liquor store to cooperate with our redevelopment efforts. Therefore, we have had to make special concessions in order to satisfy him and to gain his cooperation. Consequently, one problem we will have is in replacing the existing free standing sign that he currently enjoys. It would be my hope that we could accomplish that with either a lower monument sign or by providing space on the Katella frontage pylon sign.

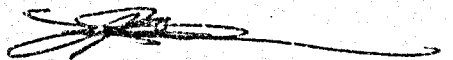
As you can see, coordinating the needs of all of the major tenants for reasonable sign exposure and still trying to maintain pleasing sign esthetics is no small problem. Our approach to the sign program will be on the same quality basis as that which was employed in the recent remodel of the Miller's Outpost building. Therefore, we would request approval of the following:

1. Approval of the pylon signs on the Brookhurst and Katella frontage as submitted by Miller's Outpost.
2. Some provision for the liquor store signing (or the 15,000 sq. ft. fourth major tenant signing in the event the liquor store goes on the Katella frontage pylon sign).
3. One low silhouette double faced monument sign for each of the 6,000 sq. ft. building areas by the service station.

Based upon our studies, this is the type of signing program that will be necessary for the effective operation and continuing health of the shopping center. Therefore, we would appreciate your careful consideration of our request. In any event, we look forward to working with the City of Garden Grove and would hope that we can come to a workable resolution without any more delay.

Thank you.

Very truly yours,


L. Stephen Ridenour
Director of Commercial Development

cc: Ralph Walker, Miller's Outpost
Chip Cuthbert, RPW

LSR:jma

Speed Letter.

To Don Butterfield

From Steve Penhour

THE ROBERT P. WARMINGTON COMPANY

16592 HALE AVENUE — IRVINE, CALIF. 92714

Subject Sign Program for Garden Grove Twon Center

(714) 549-8867

-No. 8 1/2 FOLD

MESSAGE

Don, based upon your instructions we are hand delivering this so that Joint Staff can review it today and so that we can finally resolve this thing.

RECEIVED

AUG 14 1981

Dept. of Community Development

Date 8/14/81

Signed

REPLY

STAFF CONCLUDES THAT MONUMENT TYPE SIGN
WOULD BE OUR CHOICE FOR THE SUBJECT CENTER
SIGNED INDEPENDENT NOTIFIED BY PHONE BY JENNIFER
HALL

-No. 9 FOLD

-No. 11 FOLD

Date

Signed

Don Jones Company
FORM 44-500-1
PRINTED IN U.S.A.

RECIPIENT—RETAIN WHITE COPY, RETURN PINK COPY