

RECORDING REQUESTED BY  
TRANSAMERICA TITLE CO

86-340445

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

-8:50 AM AUG - 4 '86

Recording Requested By  
and When Recorded Mail to:

Garden Grove Agency for  
Community Development  
11391 Acacia Parkway  
Garden Grove, California 92640

EXEMPT  
C14

*Shea Branch* COUNTY  
RECORDER

Free Recording Requested  
Government Code Section 6103

MEMORANDUM OF AGREEMENT

This is a Memorandum ("Memorandum") of Agreement as more particularly provided for in that certain Disposition and Development Agreement ("Agreement") entered into on March 20 1986, by and between the Garden Grove Agency for Community Development ("Agency") and Buena Clinton Center, A California Limited Partnership ("Developer"), concerning the following described real property ("Site") located in the City of Garden Grove, County of Orange, State of California:

See Exhibit A, attached hereto and incorporated herein by reference.

Subject to the Agreement, upon acquisition of the Site, the Agency is to convey the Site to the Developer and the Developer shall develop the Site, all as more particularly described in the Agreement; said Agreement, which is on file as a public record with the Agency at 11391 Acacia Parkway, Garden Grove, California, is incorporated herein by reference.

This Memorandum is prepared for the purpose of recordation and is not a complete summary of the Agreement. Provisions of this Memorandum shall not be used to interpret the provisions of the Agreement. In the event of conflict between this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control.

GARDEN GROVE AGENCY FOR  
COMMUNITY DEVELOPMENT

AM

By: *Robert Powers*  
DIRECTOR

ATTEST:

*AM Carolyn Morris*  
Secretary

02-14-86  
0911k/2012/35

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Buena Clinton Center, a California Limited Partnership, consents to the recordation of this Memorandum of Agreement.

BUENA CLINTON CENTER, a California Limited Partnership

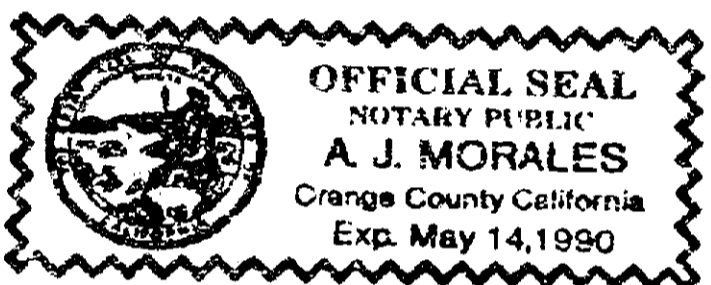
By: [Signature]  
Stan Smolin, General Partner

By: [Signature]  
John W. Casey, Jr., General Partner

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

On 7-25, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Stan Smolin and John W. Casey, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as General Partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

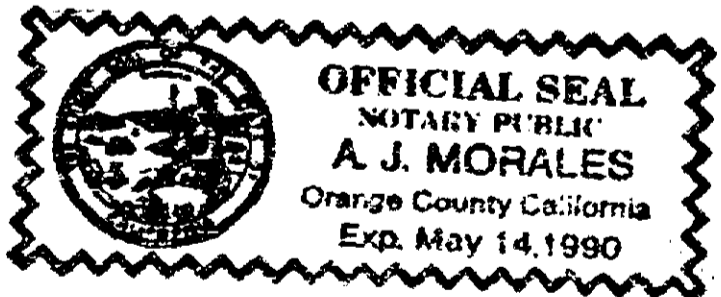
WITNESS my hand and official seal.



[Signature]

STATE OF CALIFORNIA )  
 ) -s.  
COUNTY OF ORANGE )

On this 25 day of JULY, 1986, before me, a Notary Public, personally appeared DELBERT L POWERS and CAROLYN MORRIS known to me to be the Director and Secretary, respectively, of the GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, a public agency created under California state law, and known to me to be the persons who executed the within instrument on behalf of said Agency and acknowledged to me that said Agency executed the same pursuant to authorization of the Board of said Agency.



[Signature]  
Notary Public in and for said State.

PHASE I

LOT 10 OF TRACT NO. 3337, AS PER MAP RECORDED IN BOOK 132, PAGES 33 THROUGH 36 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN RANCHO LAS BOLSAS AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS. RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 101 OF SAID TRACT NO. 3337; THENCE NORTH  $0^{\circ} 26' 45''$  WEST ALONG THE WEST LINE OF SAID LOT AND ITS NORTHERLY PROLONGATION 463.41 FEET TO THE CENTERLINE OF WESTMINSTER AVENUE AS SHOWN ON THE MAP OF SAID TRACT 3337; THENCE SOUTH  $89^{\circ} 47' 05''$  WEST ALONG SAID CENTERLINE 321.00 FEET; THENCE SOUTH  $0^{\circ} 26' 45''$  EAST 255.00 FEET TO THE NORTHLINE OF LOT 9 OF SAID TRACT NO. 3337; THENCE NORTH  $89^{\circ} 47' 05''$  EAST ALONG SAID NORTHLINE TO THE NORTHWEST CORNER OF LOT 10 OF SAID TRACT; THENCE SOUTH  $0^{\circ} 26' 45''$  EAST ALONG THE WESTLINE OF SAID LOT 10 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH  $89^{\circ} 45' 20''$  EAST 298.00 FEET TO THE POINT OF BEGINNING.

PHASE II

PARCEL 1

THE NORTH 255.00 FEET OF THE EAST 400.00 FEET OF THE WEST 770.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN RANCHO LAS BOLSAS AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE:

EXCEPT THERE FROM THE EAST 110.00 FEET THEREOF.

PARCEL 2

THE EASTERLY 100. FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF TRACT NO. 3337, AS SHOWN ON A MAP RECORDED IN BOOK 132, PAGES 33 THROUGH 36 INCLUSIVE OF SAID MISCELLANEOUS MAPS; THENCE ALONG THE BOUNDARY OF SAID TRACT NO. 3337, NORTH  $0$  DEGREES  $26' 45''$  WEST 137.93 FEET, NORTH  $44$  DEGREES  $40' 10''$  EAST 24.09 FEET AND NORTH  $0$  DEGREES  $12' 55''$  WEST 50.00 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE NORTH  $89$  DEGREES  $47' 05''$  EAST 255.00 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF SAID TRACT NO. 3337; THENCE SOUTH  $89$  DEGREES  $47' 05''$  WEST 340.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3

LOTS 1 THROUGH 9 INCLUSIVE OF TRACT NO. 3337 AS PER MAP RECORDED IN BOOK 132, PAGES 33 TO 36 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE.

ATTACHMENT 8  
Appendix A