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BUILDING PERMIT	For Applicant to Fill in (Use Ink) PC332
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#2 Office File

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Routing: #1 Building Inspector

#2 Office File

#3 Owner By....

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RENEWS BP 13868

BUILDING PERMIT	For Applicant to Fill in (USE INK)
Department of Building CITY OF	Job Address Permit No.
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PLOT PLAN

Department of Building Bernard C. Adams	CITY GARDEN	OF GROVE	Job Address 11352-WEST Lot Trace	MINSTER	Permit Number 21490
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Routing: \$1 Bidg	Inspector	\$2 Offi		Statistics	#4 Owner	*		3

PLOT PLAN Department of Building 3. C. Adams	CITY OF GARDEN GROVE	Job // Address	352 tmins	Permit Number 3542
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Routing: \$1 Building Inspector \$2 Office File \$3 Owner



NEON COMPANY

802 EAST WASHINGTON

SANTA ANA, CALIFORNIA

July 30, 1958

Building and Safety Department City Hall Sarden Grove, California

Attention: Mr. Jim Cox

Gentlemen:

This is to advise that through an error, we poured the concrete footing for the Longbranch sign at 11352 Westminster Ave.

We will assume full responsibility that the footing and pipe column is installed in accordance with the plans and specdiffications on this job.

Q

Very truly yours,

SANTA ANA NEON COMPANY

B. C. Agnew

EGA/rew

SALES . LEASES . MAINTENANCE . Signs that Sell



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B. C. Adam Director	nt of Building	GARDEN	Y OF I GRO		For Applicant to Fill in		II .
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#2 Office File

#3 Owner

Bldg. Permit #

PLUMBING PERMIT

Department of Building B.C. Adams

CITY OF

For Applicant to Fill in (Use ink)

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ELECTRIC PERMIT Department of Building CITY OF					For Applicant to Fill i		
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#2 Office File

\$3 Owner

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ELECTRIC PERMIT For Applicant to Fill in (Use Ink) Department of Building CITY OF Permit No. dot GARDEN GROVE B. C. Adam's Address Director EA. FEE NUMBER TERMIT TEES Owner 1.0c Light Outlots Owner's 100 Address Receptacles Old Bldg. 10c Wall or Control Switches New Bldg. 🗵 1.00 Purpose of Elec. Oven or Range Buildina 25c Electric Heaters Electrical 25c Garbago Naposal Contractor 25c Dishwasher Address 250 Wusher 1.00 Licens, No. Electric Dryor 25c Fan or Fixed Appl. City License No. I hereby acknowledge that I have read this application and state that Fluorescent Lights or 10c the above is correct and agree to comply with all ordininces and State Trough Lighting - Ea. 4 ft. laws regulating electrical wiring. laws regulating electrical wiring. I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legel owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California. 1.50 Mercury Lights 1.00 Fixture Hanging 50c Perm or Const Pale Motors Horsepower Under Over Signature of Permitten \$.25 1/2 or less .50 2 1/2 INSPECTION RECORD 1.00 5 2 INSPECTOR DATE APPROVALS 1.50 15 5 Condult Misc. Wiring **Fixtures Power** Final Wire Size Serv. Amp. Util. Co. Notified Transf. Signs Other Lamps Signs 2.00 Issuance of Ea. Permit TOTAL FEE Received By Date Permit Authorized By \$3 Owner \$2 Office File Mouting: \$1 Elect Inspector

GITT OF GARDEN CHOVE, CALIFORNIA.

INVESTIGATION REQUEST

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CITY OF GARDEN GROVE, CALIFORNIA

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CITY OF GARDEN GROVE, CALIFORNIA.

INVESTIGATION REQUEST

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	Department of Building CITY QF
Variance No.	B. C. Adims GARDEN GROVE
Use	Director JE 7-4200
Туре	Job Address 11352 Westminster
Date Sept. 7. 196	Lot No. Tract No. Blk. No.
	Owner Mr. Haney
.,,	Owner's Address 11352 Westminster
The leader	Description
	of Violation Using adjoining R-1 lot to the
The state of the s	south of the G-2 lot for commarcial
CA. Z	purposes in violation of Section 1:00-15
1 9 mm	of Ordinance No. 100.
	1. Holding Fast draw contests on
والمنافع وال	R-1 lot.
	2. Using R-1 lot for parking lot.
a wing papangan minintangan manipalan ping minintangan pangan pangan pangan pangan pangan pangan dian	All in violation of said Section.
	Approx. Size
	Approx. Valuation
	TERRITS - REQUIRED
and the second s	Building Commoning - Plumbing -
المرجعة بأدراه المستحد المتناف والمستحد المستحدم ومراجعها والمستحد	INSTRUCTIONS
والمستقر المتراجع والمتراجع والمتراجع والمتراجع والمتراجع والمتراجع والمتراجع والمتراجع والمتراجع والمتراجع	It-(will) (will not) be necessary to STOP WORK immediately and a state of the state
	ately and to obtain the necessary permits. Provide 2 Copies of 1) Plot Plan, 2) Floor Plan, 3) Structural details,
	Copies of II clot light 2/ 1000
	(4) Floorings 5) Other information as required
and the second	4) Elevations, 5) Other information as required-
	4) Elevations, 5) Other information as required. Special Instructions. Coasa and desist all
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	4) Elevations, 5) Other information as required. Special Instructions. Coasa and desist all
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	4) Elevations, 5) Other information as required— Special Instructions Cease and desist all illagal usage of said R-1 lot upon receipt of this notice.
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	4) Elevations, 5) Other information as required. Special Instructions. Cease and desist all illegal usage of said R-1 lot upon receipt of this notice. Comply on or before. Sapt. 8, 1901 I certify that one copy (was not) left of the above
	4) Elevations, 5) Other information as required. Special Instructions. Cease and desist all illagal usage of said R-1 lot upon receipt of this notice. Comply on or before Sapt. 8, 1901
	Special Instructions Coase and desist all illegal usage of said R-1 lot upon receipt of this notice. Comply on or before Sapt. 8, 1901 I certify that one copy (was) (was not) laft of the above address. was mailed to
	4) Elevations, 5) Other information as required. Special Instructions. Cease and desist all illagal usage of said R-1 lot upon receipt of this notice. Comply on or before. Sapt. 8, 19cl I certify that one copy (was) (was not) late-of-the above address. was mailed to
	Type Date Sept. 7, 196

INVESTIGATION REPORT

1 1352 Westminster Marion Umphress William Richards Fire Chief City Administrator January 24, 1961 Spot Variance for change of Fire Zone at 11352 Westminster Blvd. -Requested by a Mr. Richard Adams Basically, let's examine why a fire zone is desired, not only by the fire service but also by the Building Departments; It provides a means by which the type of construction is regulated in accordance with nationally accepted and approved methods. provides that structures within said fire zones shall mest certain structural and fire resistive requirements. This in turn provides for an orderly and systematic growth of our City instead of a hodgepodge of all types of structures situated here and there throughout the City. The National Board of Fire Underwriters recognize this and have incorporated it as an integral part of their grading schedule. Mr. Adams is not prohibited from expanding or remodeling his existing building. He is however, by our Fire Zone Ordinance prohibited from using certain materials which have not been approved as either being of onehour fire resistive construction or being of non-combustible material as called for by Section 1003 (a) and Section 2203

(a) of our Building Code. In order to conform to the above named sections, the material shall be so rated by the Underwriters Laboratories or other nationally approved testing agencies.

If the applicant is permitted a variance, it would be lowering our set standards and letting the bars down for future applicants who for some reason or other feel that they should not be affected, or have to conform to our Building and Fire Codes.

It is unfortunate that the applicant has already invested a considerable sum of money in his remodeling; however he should have come to the Building Department first to ascertain what requirements would, have to be met. This does not and should not enter into the picture. The fact remains that the City Council has seen fit to establish minimum safety standards of construction, and if these standards are not faithfully adhered to, our safety codes would then be of little or no value.

> Marion P. Umphress Fire Chief

Stanley B. Beitler Fire Marshal

SBB/kh Cc: Bldg. Dept.

11352 Westminder

William Richards

City Administrator

Letter from Mr. Richard Adams Re: Fire Zones Clino F. Morrin

Planning

January 24, 1901

Although the Ordinance establishing Fire Zones (Ordinance 428) refors specifically to the Use Zones established by the Zoning Ordinance (Ordinance 100) the latter Ordinance in no way controls or establishes particular structural qualities of a building subject to Building Code fire Zone requirements. There is no relief through the Zoning Ordinance, "spot zone" or whatever, for the problem raised by Mr. Adams.

Furthermore, a rezoning, solely in order to remove the building from a fire Zone, would not only prohibit an expansion of the subject use but, it would also render the use nonconforming and subject to abote ment. If this did happen, and since the building is primarily residential in character, the time limit for removal of the existing use would be realtively short.

in summary, the question raised is not within the province of the Planning Commission, Planning Department, or the Zening Ordinance, but instead arises out of the consistent application of Building Code requirements deemed by the City Council to be the minimum to provide for public safety.

Clino F. Mortin

CFM/sy cc: City Clerk

Building Dopartment.

Mr. Wm. Richards

City Administrator

Mr. Richard Admen' Property 11352 Westminoter Bivd. Servard C. Adams

Builtiling.

January 24, 1961

Hr. Richard Adams has applied for a permit to enlarge an existing bar. The building is of log cabin type construction and is located in a Mo. 2 Fire Zone. Since the Mo. 2 Fire Zone requires the exterior walls to be of one hour fire resistive construction and since the applicant has not submitted data showing that the logs are one hour fire resistive construction and since the Duilding Department could not establish any test data showing that the logs are one hour fire resistive construction, we have advised Mr. Richard Adams, or his representatives, that the building would have to be brought up to Code, that is, the exterior walls be one hour fire resistive construction.

The request of the applicant should be for a change of Fire Zone, which if granted, would take an Ordinance change specifically excluding that percei on which it in localed from the Ho. 2 Fire Zone. Since this would require an Ordinance change and since such a change bears considerable attropy. I suggest that the Council refer the matter to the Board of Appeals for study and recommendation. The Board of Appeals has no official authority on such matters but may act as an advisory board to the City Council if so directed.

Darrerd C.Adams

MINUTES

GARDEN GROVE BOARD OF APPEALS

The meeting of the Garden Grove Board of Appeals was held in the Conference Room of the City Hall on Friday, January 27, 1961 at 9:30 A.M.

MEMBERS PRESENT: Robert Main, Robert Middlebrook, Ray Longstreet, Milo Keith

and F. W. Fuller.

MEMBERS ABSENT: None

ALSO PRESENT: Bernard C. Adams, Stanley Beitler, Richard Adams, Edwin Wright,

Dayle Hendricks and Juanita Sullivan.

CHAIRMAN: Robert Main

The meeting was called to order at 9:45 A.M. Minutes of previous meeting had been mailed to all members for approval.

Mr. B.C. Adams read the correspondence and apprised the Board, and those present, of the problem involved, concerning the property at 11352 Wastminster Blvd., Garden Grove, owned by Mr. Richard Adams. Mr. Richard Adams owns a beer ball at this address and had been advised by the Building Department that his application for a building permit, to make an addition to the existing structure, would be turned down on the basis that the material he plans to use for the building exterior (Red E Cut Logs) will not meet the requirements of the Uniform Building Code because this property is in a No. 2 Fire Zone which requires all exterior walls to be one hour fire resistant.

Mr. B.C. Adams asked the Board fo evaluate the problem and to determine whether it would be in order to recommend a Fire Zone change to Council.

After considerable discussion, Mr. Main moved recommending to Council that Mr. Richard Adams be allowed to expand his building. Motion died for lack of a second.

Mr. Middlebrook moved that the Board recommend that Council approve the expansion of the building in view of the fact that not to approve it would create a hardship since Mr. Richard Adams has already purchased the material to match the existing building and, stating further, that it is the opinion of the Board of Appeals that these logs are one hour fire resistive in the absence of tests to the contrary. Seconded by Mr. Longstreet.

Mr. Bernard Adams recommended turning the motion down, as it completely defeats the purpose of the Board of Appeals and the Board would be making a recommendation in conflict with the Code and would set a dangerous precedent.

After some discussion and rereading Mr. B.C. Adams' recommendation to the City Council, the Second was withdrawn by Mr. Longstreet, as was the motion by Mr. Middlebrook.

During general discussion, it was brought out that the subject property is contiguous to Fire Zone No. 3 in the City of Santa Ana.

It was moved by Mr. Keith and seconded by Mr. Fuller, after due consideration of the Board, the Fire Marshall and the Building Director, that the Board recommend that Council change the Fire Zone from No. 2 to No. 3 on Mr. Richard Adams' property located on the South side of Westminster Blvd., East of Parsons Place, because it is contiguous to Fire Zone No. 3 in adjacent City of Santa Ana and provided that the owner enter into an agreement with the City of Garden Grove that any future construction will comply with Fire Zone No. 2 requirements and provided further that the correct legal description of said property is included in the agreement and approved by the Building Director, and provided that if the adjacent property in Santa Ana City is changed to Fire Zone No. 2, the property shall automatically revert to the No. 2 Fire Zone.

AYES: Main, Middlebrook, Longstreet, Keith and Fuller

NOES: None

Mr. Keith moved, seconded by Mr. Middlebrook, that recommendation be made to Council that if the zone change is approved, they will authorize the Building Department to immediately issue a building permit to Mr. Richard Adams for the addition on his beer bar, provided all other Code requirements are met.

AYES: Main, Middlebrook, Longstreet, Keith and Fuller

NOES: None

The meeting was declared adjourned by the chairman at 11:15 A.M.

Juanita Sullivan Secretary



February 2, 1961

I, Richard H. Adams, acting under the Power of Attorney for Edward H. Fowler, do agree to the following:

That no building shall be constructed or addition to any building shall be made on Lot I, Tract 1273 unless the said construction complies with all the requirements of the Fire Zone \$2, that is thapter 16 of the Uniform Duilding Gode in effect, provided a building permit is issued for an addition to an emisting building of log construction, as recommended by the Board of Appeals on January 27, 1961. Such building will be of a type of construction to comply with the Fire Zone \$3 requirements of the 1950 Uniform Building Gode. A plan of said building is hereby attached.

Date: 2 - 6-- 61

Signed:

Alchard H. Adams 11952 Westminster Blyd. Carden Grove, Callfornia

; # **

From: Mr. Richard Adams 11352 Westminster, Garden Greve, Calif.

It is respectively requested that my business site be changed from the present type 2 fire some classification to type 5 in order to permit me to remodel and improve my present building.

My present building has been existing at the South East corner of
Westminster Avo and Parsons Streat for over 10 years, and being of log
construction is now classified as a type 5 structure by the Building Dept.
Over two years ago I opened a Western Rustic beer tavarn at this location
after complying with all building and soning requirements of the City of
Garden Greve as in existence at that time. Due to the Western theme of our
log buildings our business has grown to a point where we desire to improve
end remodel. The new improvements will include the addition of two more
enit doors. Under the present zoning classification of the City of Garden
Grove, the Building Dept states that they cannot issue a building permit
which would allow the desired improvements until the City Council grants
approval for a zone change which permits the use of a type V structure.
The desired improvements to the existing building will not entend beyond the
existing building boundaries.

The necrest existing structure and located on the same percel of ground to 23 feet South at its necrest point.

The course structure to the East and facing Westminster Ave is located elso 33 feet East of my East property line and 76 feet from the East and of my present building. The North of the existing building faces Westminster Ave with no structures between.

The West of the existing building faces Persons Circle St and the nearest structure is across the street and appreximately 125 feet Westery.

Without the knowledge of a change in some, by the City of Gorden Grove, since spening my business two years ago I have paid the required fee of \$400.00 to connect to the city sower system, with sewer now connected to facilitate the other desired improvements.

I have signed a contract with a General Contractor in excess of \$10,000.00 to make these improvements, after submitting a plot plan to the City Planning Dept and complying with their requirements.

I have on the job site the new building logs with which we want to make the improvements and these building logs are approved by Uniform Suilding Code for a type V structure, and which will match our existing building. I have been informed by the City Suilding Dept that they cannot issue a swemit or that I cannot make any changes without a sone change approval by the Clouncit to permit the use of a type V structure.

These proposed improvements will enhance the appearance of our enleting business site and relieve a somewhat congested condition. Our present proposed plans also include additional off street parking spaces.

In view of the location of the existing building and business, and also in view of the commitments and fees already expended, it is respectively requested that this request for change in mone be fully considered.

Thank you.

/N/ RICHARD H. ADAMS

FILE WITH 11352 WESTMINSTER 2-21-61

ORDINANCE NO. 475 was presented for second reading, amending Ordinance No. 428 by excluding property at 11352 Westminster Avenue from the No. 2 Fire Zone, being an ordinance entitled AN ORDINANCE OF THE CITY Council of the city of garden grove amending ordinance no. 428 ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE ESTABLISHING FIRE ZONE NO. 2 IN CERTAIN LOCATIONS WITHIN THE CITY OF GARDEN GROVE." After the reading of the title in full, Councilman Dean moved, seconded by Councilman Knoeller, that the entire reading of the Ordinance be dispensed with and that the same be passed and adopted. Carried by the following vote:

AYES: COUNCILMEN: NOES: COUNCILMEN:

DEAN, DOIG, KNOELLER, HONOLD

ABSENT: COUNCILMEN: NONE BARR

AYES: COUNCILMEN: BARR, DEAN, DOIG, KNOELLER, HONOLD

NOES: COUNCILMEN: NONE ABSENT: COUNCILMEN: NONE

PETITION FROM PARSON'S PLACE RESIDENTS RE DISTURBANCE OF PEACE

Mr. Lipsky read a petition dated July 24, 1961, submitted by Mr. Blaine for residents on Parsons Place in the vicinity of Westminster Avenue and residents at 11282, 11381 and 11362 Westminster Avenue, which requested that no further permission be given to any person or persons to hold "Shoot Outs" or any form of games involving the shooting of rilles or revolvers at any time in that neighborhood.

Mr. Blaine appeared before the Council and requested to be heard regarding the matter. He stated that he represented the signers of the petition and urged the Council to deny any further permission for such activities. He continued by stating that a parking problem is created inasmuch as the parking lot at the "Longbranch" is used for the SHOOTOUTS therefore the patrons must park on the street. Mr. Blaine stated that oftentimes driveways are blocked by the cars, which creates an added nuisance for the residents of the area.

Mrs. Irene Wallick, 1609 Parsons Place, Santa Ana, appeared before the Council and concurred in the statements made by Mr. Blaine. She stated that the SHOOTOUTS often last until 11:00 or 12:00 p.m. and that many

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8-1-51

of the patrons do not leave the area until after 2:00 a.m., at which time they are quite noisy. Mrs. Wallick concluded by stating that the neighborhood was no longer a respectable place in which to live.

Mrs. Weatherman, 14022 Parsons Place, Garden Grove, stated that additional traffic hazards are created in the area by the lack of off-street parking at the "Longbranch".

The Mayor requested that the City Attorney, the Police Chief, and the Zoning Administrator investigate the matter of excessive noise and possible parking violations, in the vicinity of Westminster Avenue and Parsons Place, and the possibility of amending present City ordinance to prohibit shooting of rifles or revolvers at any time in the City, even though loaded with blanks, and that a report of the investigation be presented to the City Council on August 8, 1961.

DATE /2-/6-6			
OWNER'S NAME	El Tou		he and the state of the state o
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DATE SEWEN APPROVED_		19.60	······································
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APPLICATION FOR A	WEXTENSION
BUILDING PERMIT DEPARTMENT OF BUILDING, GARDEN GROVE, CALIF.	INSTRUCTION: USE TYPEWRITER OR BALL POINT PEN. I DOS FIRMLY, BE SURE CHARGED IF WORK IS STARTED BEFORE PERMIT IS ISSUED, IE FEE WILL BE
17 L/ INFORMATION PROVIDED BY BLDG. DEPT.	Job Address Permit No.
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150. 4. 120 HD	ENGR MA LING ADURESS TEL NO.
SITE PLAN USE PERMIT OR PARK SPACES	OWNER TEL NO.
Zoning Approved By 12-1 Date 5-8-64	LONE SPANC H
	11352 WESTMINSTER 15410 6,6,
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PUBLIC WORKS	FLOOR AREA NO OF NO OF DWELLING
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B: 50	TO BE DONE SET PORE & MOUNT
Encroachment Permit	SIGN
Remarks # 50 S/c. & Newsminster	OWNER-BUILDER PERMIT RESTRICTIONS: An owner-builder must reside within the building for which this permit is issued, (occassory buildings excepted).
INSPECTION RECORD APPROVAL DATE INSPECTOR	S: d building may not contain more than 3 dwelling units. Otherwise, this permit can be issued only to a contractor licensed in the State of California
APPROVAL DATE INSPECTOR Foundation	and a business license must be procured from the City of Garden Grove.
	WORKMEN'S COMPENSATION INSURANCE REQUIREMENTS: A cortificate
Reinforcing C. LED C. X	er duplicate thereof of workmen's compensation insurance must be on file with the City of Girden Grove prior to the issuance of this permit unless: 1. This
Reinforcing Roof Shig COANCELLED 2.88	cerent is for tess than \$100 valuation or, 2. The applicant qualifies as an awner-builder and signs the statement below -
Roof Shig	certify that in the performance of the work for which this permit is issued,
Roof Strig CANCEL Rough Frame Lath or Drywall Piezs Brown Ct	shall not employ any person in any manner so as to become subject to the workmen's compensation taws of California.
Lath or Drywall	
Piezz Brown CI	SIGNATURE LA JAMES CONTRACTOR DE LA CONT
Other :	4
Land Use	CERTIFICATE ON FILE
•	APPLICANT'S CERTIFICATION I have carefully read and examined the above
Fina	application and find the same to be true and correct. All provisions of the laws and ordinances of the City of Gorden Grove and State of California
Uticty Release	will be complied with whether specified herein or not.
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1 8 da arracte - 1250 2 2 5. 5. 64	CONTRACTOR ADDRESS

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Department of Building

CITY OF GARDEN GROVE

Job Address
Lot Tract

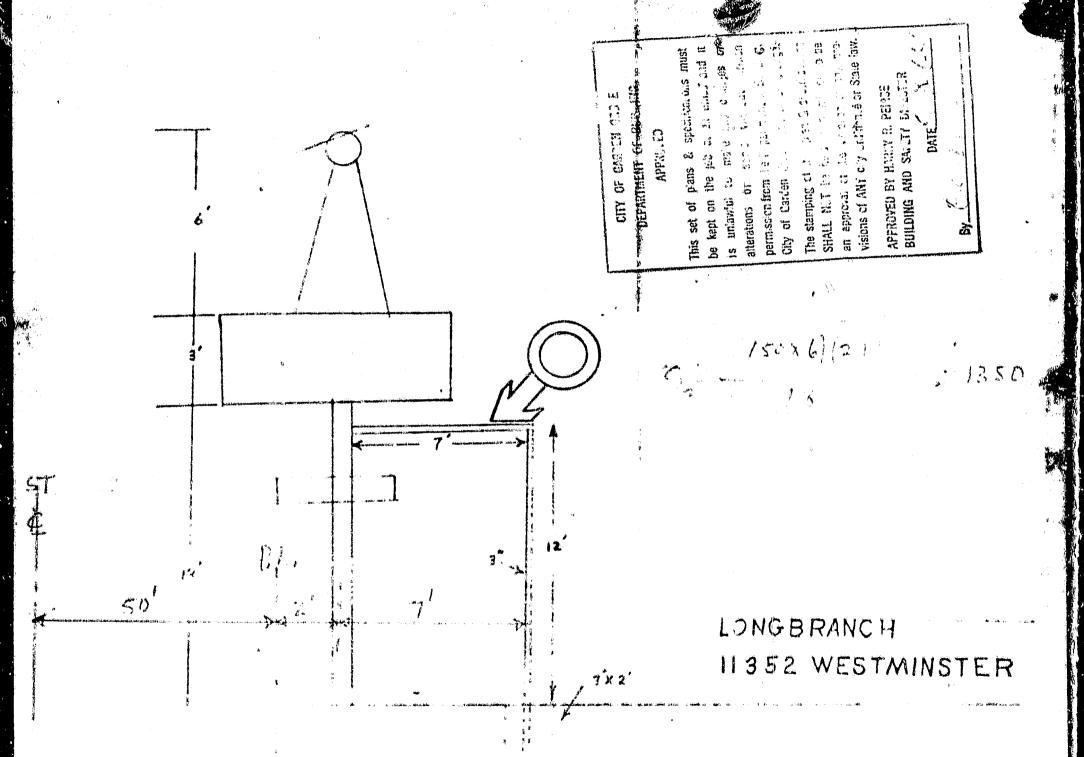
Permit Number

DIMENSION PLOT PLAN COMPLETELY SHOWING ALL BLDGS. ON THE LOT AND THEIR USE

We seem of the second

I certify the information hereon is complete and correct. Routing: #1 Building Inspector #2 Office File #3 Owner

By Date



BUILDING PERMIT DEPARTMENT OF BUILDING, GARDEN GROVE, CALIF	INSTRUCTION. USE TYPEWIRITER OR BALL POINT PEN, PRESS FIRMLY BE SURE ALL COPIES ARE LEGIBLE TO ERASURES PERMITTED. A DOUBLE FEE WILL LE CHARGED IF WORK IS STARTED BEFORE PERMIT IS ISSUED.
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INSPECTION RECORD	Said building may not contain more than 3 dwelling units. Otherwise, this permit can be issued only to a contractor licensed in the State of California
APPROVAL DATE INSPECTOR	and a business license must be procured from the City of Garden Grove.
and Location . 23 3 GH . CEG	WORKMEN'S COMPENSATION INSURANCE REQUIREMENTS: A certificate or duplicate thereof of workmen's compensation insurance must be an file with the City of Garden Grove prior to the issuance of this permit unless. 1. This
Reinforcing	permit is for less than \$100 valuation or, 2. The applicant qualifies as an awner-builder and signs the statement below -
Reof Shig.	I certify that in the performance of the work for which this permit is issued,
Rough Frame	i shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California.
Lath or Drywall	I de la companya della companya della companya de la companya della companya dell
Plas Brown Ct	SIGNATURE
Other	for CERTIFICATE ON FILE
Land Use	ADDITION TO CONTROL I have read the send and received the share
Final 7 27 64 26 X	APPLICANT'S CERTIFICATION: I have carefully read and examined the above application and find the same to be true and correct. All provisions of the laws and ordinances of the City of Garden Grove and State of California
Unity Release	will be complied with whether specified herein or not.
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FÉES	Signature of Permittee Per
Pion 50 Building 800	Address
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Permit Authorized By ECM Date 6-29.64	MOVING CONTRACTOR ADDRESS

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Mr. Jerry Snyder 11352 Westminster Blvd. Garden Grove, California

Dear Mr. boyder:

. Re: Use of building in rear of 11352 Westminster Blvd.

This is to acknowledge your phone call of February 28, 1966 advining that you wall be vacating the building at the rear of 11352 Westminster by March 15, 1966.

Thank you very much for your prompt attention to this matter. I will be stopping to see you soon after March 15 in order to clear our records in this matter.

Very trulyyours,

William K. Miller Principal Building Lungector

Complied with HEONE INSTRUMETIONS (BUILDING

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February 27, 1968

Mr. James B. Cordiel 13781 McMelus St. Garden Gravo, California

Dear Mr. Cordicl:

Subject: Long Branch

Interior Alterations 11352 Westminster Blvd. Cardon Grovo, California

It has been brought to the attention of the Building Department that interior alterations have been used to the subject building.

Our records fail to disclose a building permit authorising this work or approval that it neets minimum numicipal code atandards.

Picoco phono Mr. Kon Millor in the Duilding Deportment ot 537-42800 Ext. 33 between 8:00 and 8:30 MI or 1:00 and 2:00 FI and arrange for an imprection to determine the extent of work does and which permits may be required. Arrangements will be under with the Mira Marchall for the Piro Provention Imprection to be made at Mila time.

Very truly yours.

David D. Wibley Principal building Texpector

ec Mr. Ken Miller Mr. Geen Miction

CP [

Gwen Wlesner

Marry R. Petrce

City Clerk

Building

Entertainment Permit for The Long Branch 11352 Westminston

March 21, 1968

An inspection was recently made of the subject property at the request of the Police Department. It was determined that a few minor building violations emisted which the owner agreed to correct insections. In my opinion the nature of the violations chould not proclude the granting of the Live Entertainment Permit.

OP

Norry R. Poirco

APPLICATION FOR PERMIT

CITY OF GARDEN GROVE, CALIFORNIA

LOV | 4 05 PH 68

, (ĉ	Applicant Name APOLPH & CachiER
	Address 14012 PARSONS PL City H -
	Telephone
(b)	TIL ZONG-DRANCT
	Address 11932 WES MINS ER City
	Telephone 537-9860
(c)	of applicant within City 700.
•	Length of residence of applicant within California 2 MO.
(d)	Maximum number of persons employed as entertainers
(e)	Description of type of entertainment proposed: Westing Concerns
(f)	Hours of proposed entertained C = 7
(g)	Hours of proposed entertainment 9-2 Date of proposed entertainment
(3)	or continuous entertainment from
(h)	
	Are admission fees to be charged? Yes No
	If so, what is the charge
	Is any additional business to be conducted in conjunction with the entertainment?
	If so, what is the nature of the business?
•	. Theer havern
-	
j) 7	Type of City Business Licenses currently in effect at the subject location
, -	Jame and address of those manual ment of the subject location.
c) N	Vame and address of those managing or supervising the business if other than
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N	pplicant in (a) above: DAK NER Same OAMES VRIESMANAME Name Nam
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November 13, 1968

Hr. Adolph J. Coaller 14012 Parsons Pl. Garden Grove. Callf.

Door Mr. Coaller:

Subject: Inspection for change of ownership

, 11352 Westminster Blvd.

A recent inspection of the subject property by the Building Department disclosed rather extensive electrical wiring which does not comply with the electrical code and is considered hazardous.

The condition within the building was discussed with you, however, there is extensive non-conforming wiring on the exterior of the building including the string lights, roof sign flood lights, etc.

The plywood sign located on the porch roof is non-conforming and must be removed. A sign permit may be obtained and a sign of incombustible construction, designed for 15 lbs. per square feet wind load, may be installed.

It shall be necessary to either remove all non-conforming electrical wiring or have an electrical contractor obtain a permit and correct the non-conforming conditions.

Recommendation for approval of your entertainment permit will be sent to the City Council upon elimination of the non-conforming conditions.

If you have any questions regarding this matter please call me at the Guilding Department between the hours of 8:00AM to 9:00AM and 4:00PM to 5:00PM.

Very truly yours,

David R. Hibley Principal Building Inspector

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Willing Soin renormed some wining corrected are elected por

CITY OF GARDEN GROVE Development Services Department

ELECTRICAL PERMIT

Inspection Requests 638-6771 General Information 638-6661

For Applicant to Fill in

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ELECTRICAL PERMIT

INSTRUCTION: USE TYPEWRITER ON BALL POINT PEN, PHENING THE STATE OF STATE OF THE ST ELECTRIC PERMIT NO. JOB ADDRESS DEPARTMENT OF BUILDING AND SAFETY 17352 WESTMINSTER PHONE: 537-4200 GARDEN GROVE, CALIFORNIA OWNERLANG BRANCH PHONE 4 GERRIE TOURESS SCHNE 125'R TRACT NO. LOT NO. HUMBER EACH IF NOT LISTED BELOW SEE CODE .01 EXISTING BUILDING OF REMODEL AREA OCCUPANCY | NEW DUILDING OR EX Residential (1 & H) sq. ft. USE OF BUILDING AND OR NUMBER OF UNITS .005 Garage, Resid. (J) sq. ft. GROUP \$1.00 TAVES I Service, Single Phase 1.00 ELECTRICAL CONTRACTOR Service, Three Phase 1.00 Meters, Single Phase OWNER 1.00 Meters, Three Phase ADDAESS 2.00 Pole, Power, Light, etc. 11 004 M*** 047.10 1.00 JAN 21-59 VALIDATION Sub-Panels 1 0 1.00 5.5 Panels 3 0 I HAVE CAREFULLY READ THE ABOVE APPLICATION AND KNIM
THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF
STATE AND LOCAL LAWS COVERING THIS TYPE OF CONSTRUCTION
WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN ON NOT
NO PERSON SHALL BE EMPLOYED IN VIOLATION OF THE LABOR
CODE OF THE STATE OF CALIFORNIA. .20 2 Outlets 1st 20 .10 Outlets Over 20 .20 Fixtures 1st 20 .10 Fixtures Over 20 SIGNATURE OF PERMITTEE 1.00 Fixtures, High Voltage Type X. Lera 1.00 Radiant Heat BRANCH CIRCUIT PANEL: CIRCUITRY 1.00 Washer NO.OF WATTS NOMENCLATURE 1.00 WIRE BRKR. Dryer NO. SIZE 1.00 Hot Water Heaters 1.00 Dishwasher 2 1.00 Remostic Pange or Oven 3 1.00 Mators Not Over 1 HP Δ 1.50 Motors Over 1 Not Over 3 HP 5 INSPECTION RECORD INSPECTOR DATE APPROVAL Underground Conduit Wiring Celling Heat Cable Fixtures 1.00 Time Clock 2.00 Sign, 1 Tran. or 1 Ballast Sarvice 1.00 Each Additional Tran. or Ballast V-60 ER Final 1.00 Utility Notified Slan Hookup SINGLE PHASE SERVICE SIZE RIS. COHOU 00 DA WIRE ISSUANCE OF PERMIT THREE PHASE SERVICE SIZE IDS WIRE RID COND AMPS. VENT. HEA", AIN CAN BUILDING PERMIT NO. SIGN PERMIT NO. TOTAL PEE PERMIT AUTHORIZED BY 1 INSPECTOR #1. 1 D1 -

March 7, 1969

The Longbranch 11352 Westminster Avenue Garden Grove, Ca. 92640

Attention: Mr. Adolph Coulier

Dear Mr. Coulier:

Your application for change of ownership on Live Entertainment Permit issued to the Longbranch was considered by the City Council of the City of Garden Grove at their regular meeting held February 4, 1969. City Council approved said application, subject to elimination of a number of non-conforming conditions on the premises, which you were informed of by letter dated November 13, 1968, from the City's Principal Building Inspector, David Nibley.

Your permit will be forwarded you when our City Manager has been notified that these non-conforming conditions have been eliminated. If you have any questions, please do call on us.

Very truly yours,

CITY OF GARDEN GROVE

/S/ Gwen Wiesner

Gwen Wiesner Administrative Assistant to the City Manager

GWener

bcc: Field Manager Police Department Gwen Wiesner

David R. Mibley

Administration

Field Sorvices

Live Enterteinment Permit Longbranch, 11352 Vestminster March 27, 1969

An inopection of the subject building disclosed that it new complies with all building code requirements.

David R. Mibloy

jo ce: City Monogor

CITY OF GARDEN GROVE Public Works & Development

ELECTRICAL PERMIT

Inspection Requests 638-6771 General Information 638-6661

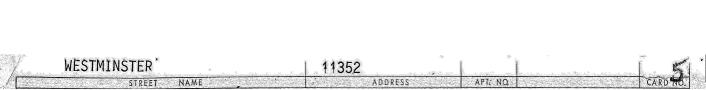
Public Works & Developms

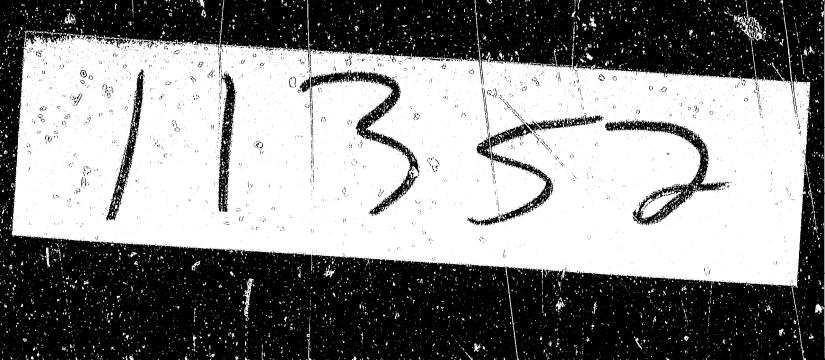
** INSPECTION RECORD

FEES

For Applicant to Fill in

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	1///		Over 10, Not Over 30 each	Editation est discovers.	ner mermiteratur	anger passapani situation aliquis tradic	- Indiginal and Art I have	subject to the Worker's Compansation laws of California
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Y. INSPECTOR					ar in the second			





.. . GITY OF GARDEN GROVE

BUILDING PERMIT

Inspection Requests Public Works & Development General Information 638-6771 638-6601 P.C.# . . . 3750 INSPECTION RECORD For Applicant to Fill in DCCU-OCC. FIRE PANCY TYPE LOAD APPROVAL ADDRESS SPRINK. DATE INSPECTOR USE 11352 WESTAUESTERAUE, 6.6 FRONT LEFT RIGHT REAR FOUNDATION & LOCATION Eav Pro FIRE ZONE BICHARA Setbacks CONCRETE FLOOR REINFORCING OWNER PLANNING PICHARD CHEN ACTION ROOF SHTG PLANS ROUGH FRAME DATE 240 E. 3 ED ST. TUSTION LAND USE APPROVED BY INSULATION, ENERGY REMARKS: LATH OR DRYWALL ARCH ENGR PLAS BROWN CT MAILING ADDRESS SOUND INSULATION SMOKE DETECTOR TEL. NO. RTAYN CLAMO, IN THRESO PARKING E-FER 10.50 LANDSCAPING G.G. SANT, DIS FEE REQ'D. O.C.SANT.DIS. VALIDATION 103726A10-06783 CHECK 27.00 PROVIDED PARCEL MAP R/W DEDICATION OWIER LAND USE FINAL FINAL FEES AND BONDS CITY ZIP STATE LIG. NO. PROPOSED BALL

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WATER ASSMT, FEE (ACRG.)		A+++	 	WORKER'S COMPENSATION REQUIREMENTS	TEL, NO.	STATE LIG. NO.
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PARKWAY TREE FEE		and description of the last of		issued. I shall not ampley any person in any manner of the permit is	DESCRIBE WORK	BLDG. USE BALL
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DRAIN ASSMT. FEE (DIST.)	- 1973 (* 1974) - <u>1984 (* 1</u> 984)		of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked. I certify that I have read this application and state that the above in-	where the contraction is to be the special of the graph property to make you according	restructive programming for manifestation in the substitution of t
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PLAN RETENTION FEE	*			the City of Gardan Grove free and harmloss from any liability arising out of signry or bodily damage resulting from work performed relevant to this permit.	FLOOR AREA	NO. OF NO. OF DWELLING
BLDG. PLAN CHECK	eiddo Padipr _{eidd} o gyllol a nae ar arb oedd aela	6	50	PEHMIT APPLICANT SIGNATURE DATE	If work is not started	within 180 days from date of Issue or If
BLDG. PERMIT FEE			50	BUSINESS TAX CERTIFICATE INFORMATION	void.	man 180 days, this permit will be null and
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ADDRESS

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SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.

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F. A.S. T.	Fongé vande	PAFSONS ST

#1	Building	Insp./ #2	Assessor/#	3 Permi	ttee/#4	File
CP	rtify the is	nformation	i hereon is	complete	and core	rect.

INSPECTOR'S NOTES DATE Not Perfo. P

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DEN GROVE as & Development

ELECTRICAL PERMIT

Inspection Requests 638-6771

General Information 638-6661

INSPECTION RECORD ASE SERVICE SIZE LJUG LJOH IF NOT LISTED BELOW For Applicant to Fill in HREE PHASE SERVICE SIZE 13 WITE 4 WITE QUE TOH SEE CODE NO. ADDRESS EA. FEE Residential (R-1 & R-3) sq. ft. 400 AMPS 277/4800LTS 11352 Westminister Avenue, Garden Grove Garage, Resid. (M) sq. ft. RIG. CONDUIT APPROVAL LOT NO. BLK NO. TRACT NO. Service Meter, Single Phase ELECTRIC PERMIT NO. INSPECTOR Service Meter, Three Phase Underground 14100 Add'l Meter, Three Phase Temporary Power Pole Conduit Pale, Power, Light, etc. Sub-Panels 1 0 Wiring - Rough Sub-Panels 3 d くひ Outlets 50 Heater Fixtures Fixtures, Merc, Quartz, atc. Fixtures & Trim VALIDATION Heater-Not Over 1650 W Washer Motors Dryer Hot Water Heaters ELECTRICAL CONTRACTOR STATE LIC. NO. & TYPE 3 00 Dishwasher CAGE ELECTRIC, INC. Domestic Range or Oven C-10 ADDRESS Disposal PHONE 1636 E. EDINGER, SUITE F SANTA ANA, CA. 92705 Fower Apparatus—H.P., K.W. or K.V.A. Motors, Transformers, etc. / 30KVA 480-120/208 5-1-0686 WORKER'S COMPENSATION REQUIREMENTS Not Over 1 each State Compensation
Insurance Policy No. LUC 2806892 Expiration Date 5/18/
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California
MOTE. If after making such partificate the applicant for the termit Over 1, Not Over 10 each Over 10, Not Over 30 each Indv. Circuits NOTE: If, after making such cartificate, the applicant for the permit should become subject to the Worker's Compensation provisiting Time Clock of this code, he shall forthwish comply with the provisions of Section Sign 3700 or his permit shall be deemed revoked.

I cortify that I have read this application and state that the above in Sign Hook ID formation is correct. I agree to comply with all City ordinances and Ufer State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any leability arising out of injury or bodlly damage resulting from werk performed Service BUSINESS TAX CERTIFICATE INFORMATION

I cortify that the following Contractor's License No.
and Classification is in full force and offect.

[FRINT] CONTRACTOR

[PRINT] CONTRACTOR

[PRINT] CONTRACTOR

[PRINT] CONTRACTOR FINAL ITEM Utility Notified CODE FEES Plan Retention Fee Plan Check IDENTIFICATION CODE BUSINESS TAX CERTIFICATE NO. Permit I certify that I am exampt from Section 7031.5 of the Bus ness and Professional Code, Division 3, Chapter 9, Contractors' License Law. Issuance under the following Section: Owner: Section 7044 Owner: Section 7044 [] Minor work under \$200: Section 7048 [] Employee working for wages only: Section 7053 [] BUILDING PEHMIT NO. ISION PEHMIT NO. VENT HEAT AND TOTAL FEES 66/24 (PHINT) PROPERTY OWNER REGUNATURE PROPERTY OWN OR AUTHORIZED AVERT AUTHORIZED BY If work is not started within 180 days from date of issue or if abandoned for more than 180 days, this permit will be null and LAND JEE BUILDING DATE A FEE MAY BE CHARGED FOR RE-INSPECTION DEE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE I INSPERING

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P.C. #

BUILDING PERMIT

Inspection Requests 741-5332

General Information 741-5307

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\$ 5,000.00	TOTAL	1/3	3	461	BUSINESS TAX CERTIFICATE NO	Minimum Improvements	EPRANON DATE	CORRECTIONS	ACCOMPLETE M	ORK, OR FAILURE TO MAKE
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PLUMBING PERMIT

Inspection Requests ...

General Information 638-6661

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P.C. #

BUILDING PERMIT

INSPECTION RECORD

Inspection Requests 638-6771 General Information 638-6661

For Applicant to Fill in

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CITY OF GARDEN GROVE PLOT	PLAN	DEVELOPMENT SERVICES DEPARTMENT
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RICHARD K. SHOGREN & ASSOCIATES

Consulting Civil Engineers (714) 636-1620

27 October 1988

File No. L1027295

Building Official City of Garden Grove Department of Building & Safety 11391 Acacia Parkway Garden Grove, CA 92642

Re: Conformance to Flood Insurance Rate Manual (FIRM) for Structure at 11352 Westminster Blvd., Garden Grove, CA

Dear Sir:

This letter is issued to advise you of our onsite review of the as-built condition of the structure at 11352 Westminster Blvd. Finished grade and structural elevations are in conformance with the approved plans within the generally accepted construction tolerances. To the best of our knowledge and belief, the as-built condition of this property is in conformance with Section 9700.4 of the Flood Insurance Rate Manual published for the City of Garden Grove.

Please call us at your convenience if you have any questions.

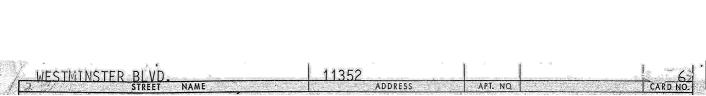
Yours very truly,

Richard K. Shogren, P.E.

Principal

RKS: js

cc: Mr. Ba Van Nguyen



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CERTIFICATE of OCCUPANCY

CITY OF GARDEN GROVE - PUBLIC WORKS & DEVELOPMENT

AT THE TIME OF ISSUED PURSUANT TO THE AT THE TIME OF ISSUANCE, THIS STRUCTURE CONSTRUCTION OR USE FOR THE FOLLOW	REQUIREMENTS OF SECTION 306 OF THE UNIFORM BUILDING CODE CERTIFYING THAT, WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE CITY REGULATING ING:
JOB ADDRESS 11352 Westminst	PERMIT Nº 156669A
USE OF BLDG. Industrial Eleg	GROUP B-2 TYPE VN
	DATE 11/21/88 USE ZONE M-1
ZONING REMARKS Limited Indus	trial
BLDG. OWNER <u>Ba Nguyen</u>	Acoress 11352 Westminster
Patrick P. Importuna BLDG OFFICIAL	BY Ya DATE 11/28/88
PW.D0012-11/75	IN A CONSPICUOUS PLACE

GARDEN GROVE UNIFIED SCHOOL DISTRICT

CERTIFICATE OF COMPLIANCE PAYMENT OF SCHOOL FACILITY FEES

Developer/Applicant BA WACLYEN
Address 11352 WESTMINSTER AVE GARDEN
Telephone Number (7/4) 554, 7245 A GROVE
Tract/Parcel Number Floritie motor Repails
Location of Project Same
Number of Square Feet of Residential Space NA x \$1.50 Total
Number of Square Feet of Commercial and Industrial Space 5.500 Ax \$.25 Total 1.375.00
This certifies that the above-named Developer/Applicant has paid school facility fees in compliance with Government Code section 53080 and 65995.
Date Assistant Superintendent/Designee Garden Grove Unified School District
The above representations as to square footage are true. Developer/Applicant agrees that if it is later determined that such representations are not true then this certificate shall automatically terminate and the appropriate City/County shall be notified.
Date Date Developer Applicant Developer Applicant

BUILDING PERMIT

Inspection Requests 638-6771 General Information

638-6661 3192 P.C. # INSPECTION RECORD For Applicant to Fill in OCCU-PANCY OCC. FIRE SPRINK TYPE **APPROVAL** DATE INSPECTOR USE FRONT LEFT RIGHT REAR PRE INSPECTICAL 11352 WESTMINSTER Eav. Proj. FOUNDATION & LOCATION Serbacks CONCRETE FLOCIA REINFORCING PLANNING ACTION MASONRY # ROOF SHITG" LAND USE APPROVED BY ROUGH FRAME REMARKS: INSULATION, EMERGY DRYWALL LATH ☐ ENGR. MAILE AN ADDRESS PLAS BROWN CT YAKICI . SEE FOUNDATION FERMIT # 15551 LANDSCAPIN 3 11271 OCSANTOS FEE REQUI G.G.SANTDIS FEE REQ'D 1-10-18-88 REO'D PROVIDED VALICIATE PARCEL MAP R/W DEDICATION PRE GUNITE FEES AND BONDS PRE DECK REV. CODE AMOUNT PRE PLASTER INTRACTOR ST BOND PLANNING 3 Com 1 1 WATER BOND FINAL WATER ASSMT FEE (ACRG). WORKER'S COMPENSATION REQUIREMENTS WATER ASSMT FEE (FT) State Compensury Insurance Poor, 'a transformance of the work for where this permit is issued. I PHE ENT PARKWAY TREE FEE 1014 60 PROPERTY HILM USE shall not seem a may person in any manner or as to become surject to the A BUDG 1831 Worker's Far awar ation laws of Galifornia A REG FEE (DEAT DE A HIBE WITHIN NOTE: If, after moving such continuity, the appropriate for the permit strengt become THE DOINE subject has the scale of a Compensation provisions of this right he shall forthwith comply with the provisions of Section 3700 at his resent shall be deemed DRAIN ASSMIT FEE (DIST 507 rovoked Contributes the read the application and state that the above obtaination is Correct Lagrage to comply with all Daty ordinances, and Chalo laws relating to pending proportionates. Hinthis carrier to hold the Caty of the time force and harmless to make a highlity engage out of impryor bodyly. There is no force to a highlity engage out of impryor bodyly. There is no body from 20 PLAN RETENTION FEE Work performed any and to the permit. BLDG FLAN CHECK 365 BUSINESS TAX CERTIFICATE INFORMATION
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7/1/88 - SETE. PLANE ON BOOF FRANKING.

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CITY OF GARDEN	GROVE	PLOT	PLAN	DEVELOGMENT	
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P.C. #

BUILDING PERMIT

Inspection Requests 638-6771

General Information 638-6661

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BUILDING PERMIT

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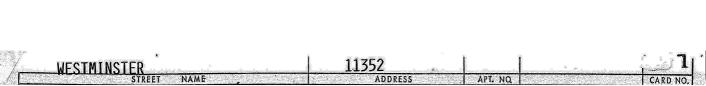
BUILDING PERMIT

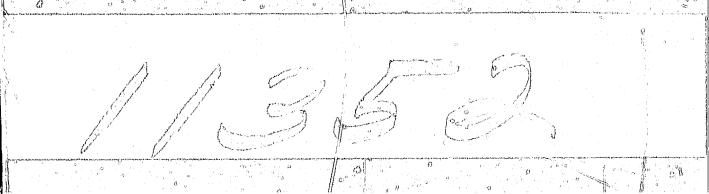
INSPECTION RECORD

Inspection Requests 638-6771 General Information 638-6661

For Applicant to Fillers

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ELECTRICAL PERMIT

Inspection Requests 741-5332

General Information 741-5307

INSPECTION RECORD

FEES

For Applicant to Fill in

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APPROVAL		DATE	INSPECTOR	Service Meter, Three Phase					172 1237 162263A
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ELECTRICAL PERMIT

Inspection Requests 741-5332

General Information 741-5307

INSPECTION RECORD FEES For Applicant to Fill in SINGLE PHASE SERVICE SIZE LUG LOH IF NOT LISTED BELOW ADDRESS NO. FEE EA. SEE CODE 352 AMPS VOLTS RIG. CONDUIT Residential (R-1 & R-3) sq. ft. THREE PHASE SERVICE SIZE 3 Wire 4 Wire 4 UG OH Garage, Resid. (M) sq. ft. LOT NO. BLK NO. TRACT NO. ELECTRIC PERMIT NO. AMPS VOLTS RIG. CONDUIT Service Meter, Single Phase APPROVAL DATE INSPECTOR Service Meter, Three Phace OWNER Add'l Meter, Three Phase Underground Temporary Power Pole Pole, Power, Light, etc. OWNER'S ADDRESS CITY Conduit Sub-Panels 1 d Sub-Panels 3 d Wiring - Rough NEW BUILDING OR REMODEL AREA USE OF BUILDING AND **Outlets** OD SO. FT Fixtures 图1.38 Heater Fixtures, Merc. Quartz, etc. VALIDATION The at la Heatur-Not Over 1660 W 10.00 Fixtures & Trim 137.63 Washer 1437419A 1-31 159 Dryer ELECTRICAL CONTRACTOR Motors STATE LIC, NO. & TYPE Hot Water Heaters Dichwasher **Domestic Range or Oven** ADDRESS CITY PHONE Dispusat Power Apparatus-H.P., K.W. or K.V.A. Motors, Transformers, etc. **WORKER'S COMPENSATION REQUIREMENTS** State Compensation Not Over 1 each Insurance Policy No. Expiration Date. 4500 13 I cortify that in the performance of the work for which this permit is Over 1. Not Over 10 each 6 I'y I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of this code, he shall forthwith comply with the provisions of Section 8700 or his permit shall be deemed revoked.

Let if you that I have road this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relaining to pending construction. I further agree to hold the City of Carrier Grows for any hearters from the latter agree to hold Over 10, Not Over 30 each Indv. Circuits Time Clock Sinn Sign Hookup the City of Gurden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work berformed Ufer raisvant to this parmit. 8-31-90 BUSINESS TAX CERTIFICATE INFORMATION i cortify that the following Contractor's License No. 11 february and Classification in the line in full force and effect the second contractor of the february convention of the febru ITEM CODE FEES Plan Retention Fee Utility Notified GUDINGO TAX CONTIFICATO NO. EXPINATION DATE Plan Check scriffy that I am exempt from Section 7031.5 of the Business and Professional Cada, Division 3, Chapter 9, Contractors' License Law, under the following Section:

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BUILDING PERMIT

INSPECTION DECORD

Inspection Requests 741-5332

General Information 741-5307

For Applicant to Fill in

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CITY OF GARDEN GROVE	PLOT.	PLAN	DEVELOPN	IENT SERVICES	
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CITY OF GARDEN GROVE

Development Services Department

ELECTRICAL PERMIT

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NO.

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IF NOT LISTED BELOW

SEE CODE

RIG. CONDUIT

Inspection Requests 741-5332 General Information 741-5807

INSPECTION RECORD

VOLTS

SINGLE PHASE SERVICE SIZE LUG LOH

AMPS

Rosidential (R-1 & R-3) sq. ft. THREEPHASE SERVICE SIZE 3 Wire 4 Wire 4 UG OH Garage, Resid. (M) uq. ft. AMPS VOLTS RIG. CONDUIT Service Motor, Single Phose APPROVAL DATE INSPECTOR Service Meter, Three Phase Add'l Meter, Three Phase Underground **Temporary Power Pole** Pole, Power, Light, etc. Conduit Sub-Panels 1 d Sub-Ponels 3 d Wiring - Rough Outlets Fixtures Heater Fixtures, Merc. Quertz, etc. Heater-Not Over 1650 W Fixtures & Trim Wacher Drypr Motors Hot Water Heavers Dishwasher Domestic Range or Oven Disposal Power Apparatus-H.P., K.W. or K.V.A. Motors, Transformers, etc. Not Over 1 ecah Over 1, Not Over 10 each Over 10, Nov Over 30 each Indv. Circuits Time Clock Sinn 1500 Sign Hookup Ufer Service ITEM CODE FEES Plan Retention Fee **Utility Notified** Plan Chack IDENTIFICATION CODE Pormit 15100 Issuance 00 TOTAL FEES DUTEDING PERMIT NO. DION PERMIT NO. VENT, HEAT, AIR COND, PERMIT NO. AUTHORIZED BY LAND USE DULLOING If work is not started within 180 days from data of issue or if abandoned for more than 180 days, this permit will be null and 1. INSPECTOR

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CITY OF GARDEN GROVE, CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT/CODE ENFORCEMENT SECTION

SIGN FIELD CHECK

PLEASE COMPLETE TOP HALF AND GUBMIT WITH PERMIT APPLICATION,

GARDEN GROVE					
1/252 /1) 1 1	APPLICATION DATE 11-3-88				
HTE ADDRESS: 11000 Westmen Ry					
SUSINESS NAME: RPM Electric Motor	ر ا				
'					
PERSON TO CONTACT: Ba Dan Chaque	PHONE: <u>530-715</u>				
ONTRACTOR:	PHONE:				
USINESS OWNER:	PHONE:				
COPIES OF THE FOLLOWING SHALL BE SUBMITTED WITH EACH APPL BUILDING PERMIT: (form provided by the City) *not required for painted PLOT PLAN: Show Dimensions, setbacks, existing signs, proposed signs ELEVATIONS: Two (2) copies showing existing and proposed sign location DETAILED DRAWINGS: Two (2) scaled drawings showing colors, materials, m ELECTRICAL PERMIT: Required for Illuminated signs.	i on wall sign* s, existing buildings. (form provided by the city) ns.				
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BASE:

KRAY SPUT-FACE BLOCK

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CONCRETE BLOCK EASE)

4-#7 VERT REINE. FIN. GRADE - 3-#4 COM 15" This set of plans & specifications must be kept on the job a. times and it is unlawful to make any changes or alterations same without written permission from the Department of Publi Works & Development, City of Garden Grove, County of Orange The stamping of this plan & specifications SHALL NOT be held to permit or to be an approval of the violation of Any provision of Any City Ordinance or State Law, inspections by officers an employees of the City of Garden Grove are made to determine that the MINIMUM standards required by the Garden Grove Municipal Code are satisfied. The City of Garden Grove does not cuarantee construction to specifications contained in this planwhich are greater than the minimum standards required by the Garden Grove Municipal Code, PPROVED BY STEWART O MILLER, BUILDING OFFICE APPROVLU 11-8-88 FI.V. GRADE

HEATING, VENTILATING, REFRIGERATION & AIR COMB. PERMIT

FEES

NO. EA.

TYPE OF FIXTURE OR ITEM

SPEE

Inspection Requests 741-5302

General Information X44-9307

INSPECTION RECORD DATE

INSPECTOR

APPROVALS

Furnace to & Incl. 100M B.T.U. FURNACE 4 74400 More than 100M & Incl. 500M B.T.U. More than 500M & Incl. 1NIM BT.U. **FURNACE VENTS** Installation or Fieldcation of Suco. Heater Installation or Relocation of Wall Heater GAS PIPING installation of Relocation of Unit Heater Installation of Appliance Vent Only DUCTS Repair, Alteration or Addition to any Heating or Cooling System SINGLE DUCT MAN VENT Incidental Gas Plaing Each Range Hood Incl. Duot and Fan KITCHEN HOOD Each Vent Fan Connected to a Single Duci Each Ventilating System not a Part of a Heating or Air Conditioning System A-Werlzed by Permit AIR HANDLING UNIT Ballar or Compressor to & Incl. 5 Hp. **EVAPORATIVE** COOLER Absorption System to 8 Incl. 100M E LU. Boller or Compressor to & Incl. 15 Fip. BOILER OR COMPRESSOR Abcorption System to & Incl. GOOM EJJJ. Bollot or Compressor to & Inc. 30 Hp. DECORATIVE APPLIANCE Absorption System to & incl. 1MM B.T.U. Boiler or Compressor to & incl. 80 Hp. Absorphish Syclem to & Incl. 2MM B.T.U. Boiler or Compressor over 50 Hp. Eech Evaporative Coeler Air Handling Unit to & Incl. 2M GFM Air Handling Unit to & Incl. 10M GF.M. Air Handling Unit over 10M C.F.M. OTHER FINAL MEM cope PERO UTILITY CO. Plan Ratehllon Feo NOTIFIED Plan Chocts IDENTIFICATION CODE Permit locuanco 10 TOTAL FEES CUILDING FERMIT NO. CLECTRIC PERMIT NO. AUTHURIZED III BUILDING LAND UCE If work to not planted within 100 days from date of issue or If clearclosed for more than 400 days, this parmit will be not and veid.

For Applicant to Fill in ADDRESS OWNER BON - V. PHAM -OWNER'O ADDRESS NEW DULLDING OR ENISTINO GULLIND DECUPANCY THE CHAILTID TO DED ADDITION + WHEA RUMBUSEL ARUS CROUP ON NUMBER OF LOWER SQ. NT VALIBATION CHATE LIC NO, & TYPE HEATING CONTRACTOR ADURECS 种的地位 Worker's Compensation Requirements State Compercation State Commercialist in the performance of the well for which the period to be constituted in the period to be used to be upon the free to the well on the period to be upon the free to the beautiful to the Weller's Commercial two of Collisions. NOTE: Note: Include the expensive of the confidence of confidence of the confidence remained. I certify that I have read this application and otals that the chows information to consist, frapes to comply with all City settlements and state have relating to pendiguity according to pendiguity and construction. I have also also to field the bity of Graden Craye fixe and hampees a frem any traditary race is our of injury or kindly dumego recalling from world performed a "event to tipe is mul. BUSINESS AN CENTRE OF THE CHARLEST AND CONTROL OF THE CHARLEST AND CHARLEST OF THE CHARLEST AND CHARLEST OF THE CHARLEST AND CHARLEST OF THE CHARLEST AND CHARLEST OF THE CHARLEST AND CHARLEST OF THE CHARLEST AND CHARLEST OF THE CHARLEST AND CHARLEST OF THE CHARLEST AND CHARLEST OF THE CHARLEST AND CHARLEST OF THE CHA (PETA) COMMALION TERNATURE FORTHER W US AUTOMOCO AGELIT

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CITY OF GARDEN GROVE BUILDING SERVICES

11352 WESTMINSTER

PERMIT#:09-1288

ISSUED:9/30/09

General Info : 714-741-5307

Inspection Requests: 714-741-5332

Owner NGUYEN NO VAN ETAL	Telephone	Zip 92843	Building Address
Aridrose	City Garden Grove	State CA	11352 WESTMINSTER AVE Suite/Unit/Building
Applicant ROTO ROOTER PLUMBING SERVICE	Telephone 630-0404	Zip	Repair ISSUED BY Joanne Chung Inspector Dist. Parcel Number LOT TRACT
Address 1183 N. KRAEMER PL State Licence Expires	City Zity Licence Expires	State	Valuation
Contractor ROTO ROOTER PLUMBING SERVICE	Telephone 630-0404	Zip .	\$0.00
State License	ity ity Licence Expires	State	Description Quantity Amount Issuance Fee 1 \$35.00 Gas System 1 \$40.50
loor Area(sq. ft.) Residential/0	Commercial Commercial		E TOTAL \$53.50
lob Description REPAIR GAS LINE AFTER CAR	HIT		S
DECLARATE Destriby that I have read this application/permit and state that the infl comply with all City and County ordinances and State laws presentatives of this City and County to enter upon the above men	ntioned properly for inspection purposes.	ct. Lagree authorize	
Print Name DAUD Cur Devi	Date 9-30-09		
S F thien properly linea o	ut, signed and validated, and is	subject to exp	iration if work thereunder is suspended for 180 days.

Permit Type: PLUMB

APPLIC	<u>A</u> . <u>N</u>	CHECKLIS! A	NU CASE PRUGRESS		
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Applicant I'm Var Naw			Owger Same	- · · · · · · · · · · · · · · · · · · ·	
Address 1541 WWIME		r 99 92	Address		
Phone () 554-7245)		Phone ()		
11000	*	* *	* *	_	
Site Address 11352 Westm			Assessor Parcel No(s)	00190	039
Site Location SEC Paisons	_	Westmins	AGEneral Plan M		
City Map Coordinate K-1	(· · · · · · · · · · · · · · · · · · ·	Current Zone Linete	d wie	Leastle
Zone Map Coordinate	·		Proposed Zone	 -	
	*	* *	* *		
	PR	OCESSING IN	FORMATION		
		Actual			Actual
<u>P1</u>	<u>anned</u>	<u>Complete</u>		<u>Planned</u>	<u>Complete</u>
Pre Application Conference	XXX		Site Visit/Pictures		
Committee Review			Resumes Distributed	XXX	
P.C.C. Review			Resumes Due		
Comments Transmitted to App.	XXX		Facilities Engineering		
Application Submitted	XXX		Fire		
Application Correction Notice	XXX		Plan Check		
Application Determined			Police		
Complete Case Entered in Log Book	XXX		Redevelopment Agency		
Fees Sent to Cashier	XXX		Sanitary District		
Case Entered on Board	XXX		Traffic Engineering		
(Hearing Date Determined) Case File Prepared	XXX		Water Services		·
Application Acceptance Letter	XXX		Legals Delivered to Paper		
Initial Study for PCC			Mailed Legals Sent Out		
Negative Declaration (PCC)			Staff Report-First Draft		
P.C.C. Env. & Technical			Staff Report-Second Draf	t	
Review Prepare Mailing List			(Report Cover Sheet) Final Staff Report		
Draft Legal Notice			Staff Report Delivered		
Final Legal Notice					

4756T/1618A (1) 11/28/88

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA. County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

ORANGE COUNTY NEWS
a newspaper of general circulation, printed
and published
in the City of GARDEN GROVE County of Orange, and which news- paper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of
California, under the date of 12/16/599
Case Number .A-31502; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:
Dec. 19, 1990 all in the year 19
I certify (or declare) under penalty of perjury that the foregoing is true and correct.
Dated at GARDEN GROVE
California, thisday of

Free copies of this blank form may be secured from:

Signature

CALIFORNIA NEWSPAPER SERVICE BUREAU, INC.

Legal Advertising Clearing House 120 West Second St., Los Angeles, Calif. 90012

Telephone: (213) 625-2541

and operating agree of the cover-

This space is for the County Clerk's Filing Stamp

CProof-of-Publication of

RSP-154-90, RSP-155-90, PH-67-336

Paste Clipping 04 MI-L

LEGAL NOTICE NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN THAT THE NOTICE IS HEREBY GIVEN THAT THE 20MING ADMINISTRATOR OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARINGS IN THE COUNCIL CHAMBERS OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, CALIFORMA CAN Wardnamen 10 a.m. January 2 NA, ON Wednesday 10 s.m. January 2, 1991 TO RECEIVE AND CONSIDER ALL.

EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION DESCRIBED

RESIDENTIAL SITE PLAN NO. RSP-154-60 The applicant, BLUE RIBBON BUILDERS, 1135 W. KATELLA, CHANGE is requesting site plan approval to construct a two story, 905 square foot addition to an extenting 1,110 property and shock story similar familiar square foot single story, single family residence on an approximate 7,575 aquare foot site located in the R-1 (one family residential) zone. The subject site is located on the north side of Santa Catalina Avenue, west of Fairchild Street at 5541 Senta Catalina Avenue.

The city of Garden GRove has del ed that this action is exempt pursuant to CEOA.

RESIDENTIAL SITE PLAN NO. RSP -155-90

The applicant, LAI NGOC HO, 1146 S. Nekoma Drive Santa Ana, is requesting residential site plan approval to a one and two-story 2,513 Site to an existing 679 S.F. single-site ence on an approximate S.F. Site located in the PR(Peripheral

Periodential zone. The subject site is located on the west side of Westiste Street, South of Stanford Avenue at 12771 Westiste Street. The City of Garden Grove has determined that this aution is a second to the side of the street.

ed that this action is exempt pursuant to CEQA.

PARCEL MAP NO. PM-67-336 The applicant, BA BAN NGUYEN, 11541 Westminster Ave., Garden Grove, is rewestminater Ave., carden crove, to re-questing tentative percel map approval to consolidate two existing lots into one (1) parcel of land totaling approx. 23,700 S.F., located in the M-1 (Limited In-dustrial) zone, the subject alte is located to the Surfaces comes of Paranna Plana on the Southeast corner of Parsons Place and Westminster Avenue at 11352 Westminster Avenue.

The City of Garden Grove has determined that this action is exempt pursuant to

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in court, you may be limited to raising only those may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the

825 North Broadway, Santa Ana, California 92701

CITY OF GARDEN GROVE 11391 ACACIA STREET GARDEN GROVE, CALIFORNIA

DATE: October 22, 1991

REF. NO.: (TPM

PM 87-336

ORDER NO.: 780789 -11

ATTENTION: CITY ENGINEER

ENCLOSURES:

SUPPLEMENTAL REPORT DATED OCTOBER 21, 1991.

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To:

George L. Tindall

From:

Frank A. Schuma

Dept:

City Manager

Dept:

Development Services

Subject:

CONSIDERATION OF TENTATIVE PARCEL MAP NO. PM-87-336

Date:

June 17, 1991

OBJECTIVE

To obtain approval of Tentative Parcel Map No. 87-336.

BACKGROUND

Tentative Parcel Map No. PM-87-336 is a request to consolidate two (2) parcels of land into one (1) parcel consisting of 15,595 square feet of land. The subject site is located on the southeast corner of Westminster Avenue and Parsons Place at 11352 Westminster Avenue.

The Parcel Map was originally filed in conjunction with Site No. SP-129-87, a request to construct a 5,520 square foot industrial building. The applicant's request was approved by the Planning Commission on November 12, 1987. The Parcel Map, however, was not finalized within the required time frame. The applicant resubmitted the Tentative Parcel Map to the Zoning Administrator on January 12, 1991, and was approved on May 23, 1991. The applicant is requesting Tentative Parcel Map approval by the City Council, which is scheduled for the meeting of July 2, 1991.

ANALYSIS

The Garden Grove Engineering Division has reviewed all documents relating to this parcel map regarding City Ordinances and the State Map Act, and finds the map to be in compliance.

RECOMMENDATION

It is recommended that the City Council approve Tentative Parcel Map No. PM-87-336.

FRANK A. SCHUMA, Director

Development Services Department

one Daisy

Associate Planner

RECOMMENDED FOR APPROVAL:

Attachments:

Zoning Administrator Approval

Staff Report

Minute Excerpts of January 12, 1991

Resolution

George L. Tindall City Manager

6552T



TENTATIVE PARCEL MAP APPROVAL

APPLICANT: Ba Van Nguyen	P. M. NO. PM-87-336
OWNER: Ba Van Nguyen	A. P. NO. 100-190-19 and 29
As provided in Section 9137 of the City of Garden been determined that Parcel Map proposal No. PM-87 zoning and subdivision regulations.	Grove Municipal Code, it has 7-336 is in conformance with
Approval is granted subject to Municipal Code provis Map with the Orange County Surveyor's Office, and o stated below.	sions, recordation of a Parcel compliance with any conditions
1. All provisions of Site Plan No. SP-129-87 shall	be complied with.
2. All provisions of the Garden Grove Fire Departme	ent shall be complied with.
3. The Parcel Map shall be recorded within two (2)	years.
4. The applicant shall comply with all requirements	s of the recorded deed.
City Engineer W. P. Patapoff Zoning Administrator F. John Graichen	5/23/9/ Date 5/23/9/
E. John Graichen	Da CC

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

Enclosure: Map

cc: Orange County Surveyor's Office

APPEAL DEADLINE DATE: June 13, 1991

MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

January 2, 1991

PUBLIC HEARING - PARCEL MAP NO. PM-87-336 - BA VAN NGUYEN - SOUTHEAST CORNER OF PARSONS PLACE AND WESTMINSTER AVENUE - 11352 WESTMINSTER AVENUE

The Zoning Administrator announced that the request is for tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approximately 23,700 square feet, located in the M-1 (Limited Industrial) zone.

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

Staff commented that the Parcel Map expired before being recorded with the County of Orange and there had not been any changes since the original approval of SP-129-87.

The Zoning Administrator opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Ba Van Nguyen, 11541 Westminster Avenue, Garden Grove, the applicant, addressed the Zoning Administrator.

The Zoning Administrator asked the applicant if he had an opportunity to review the staff report. The applicant commented that he had reviewed the report and had no concerns.

The Zoning Administrator indicated to the applicant that this was just a formality to be sure that all was recorded properly with the county. The applicant understood.

There being no comments from the audience and no further testimony, the public hearing on PM-87-336 was closed.



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM N	0. <u>2.c.</u>
HEARING DATE_	January 2, 1991
CASE NO. Parce	el Map No. PM-87-336
APPLICANT B	a Van Nguyen

SITE LOCATION 11352 Westminster Ave.

SEC Westminster Ave./Parson Place
GENERAL PLAN Industrial
ZONE M-1 (Limited Commercial)
CEQA DETERMINATION Exempt

REQUEST

The applicant, Ba Van Nguyen, is requesting approval of a parcel map in order to consolidate two (2) existing parcels into a single lot.

SITE CHARACTERISTICS

The proposed Parcel Map No. PM-87-336 was originally submitted concurrently within Site Plan No. SP-129-87. The Site Plan and Parcel Map were approved by the Planning Commission on November 12, 1987. The subject site is constructed with a 5,520 square foot industrial building. The request is to consolidate the two (2) parcels of land into one (1) parcel:

Parcel No. 1
Parcel No. 2
Total

7,900 Square Feet
7,695 Square Feet
15,595 Square Feet

The parcel map expired before being recorded with the County of Orange. The applicant's request is to comply with the City and the Subdivision Map Act and has therefore re-filed the subject parcel map. Staff recommends approval of PM-87-336.

DONALD J. BUTTERFIELD Current Planning Supervisor

By: Tyrone Daisy

Associate Planner

6124T

REQUESTED BY

20807

Nicholas Cottgias 13402 Hoover Street Westminste r, CA 92683

P DRANGE COUNTY, CALIFF

4 15 PMMAR 1 5 1977

J. WYLIE CARLYLE, County Recorder

Affidavit-Death of Joint Tenant

STATE OF CALIFORNIA.

County or. Orange

Nicholas Cottgias

Matilda Cottgias (Matilda Howard Cottgias) age, being first duly sworn, deposes and says:
the described in the attached cortribed copy of That Certificate of Death, is the same person as Matilda Cottgias named as one of the parties in that certain Deed dated . Sept. 28, 1964

Catherine Marie Kellogg and H. Clay Kellogg executed liv-

Micholas Cottgias and Matilda Cottgias, husband and wife, as joint tenants, recorded as instrument No. 28708 on October 30 hook 7282 page 956 of Official Records of Orange

nent No. 28708 on October 30, 1964 of Official Records of Orange

County, California, covering the following described property situated in the

Lot 7 in Block "A" of Tract No. 1975 as per map recorded in Pook 35

Page 4 of Miscellaneous Maps, Records of said Orange County.

Code area: 18-061

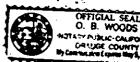
A. P. No. 97-010-19

That the value of all real and personal property owned by said decedent at date of death, including the property abuse described, did not then exceed the sum of 3 - Wik 18. 25,000.00

Dated January 12, 1977

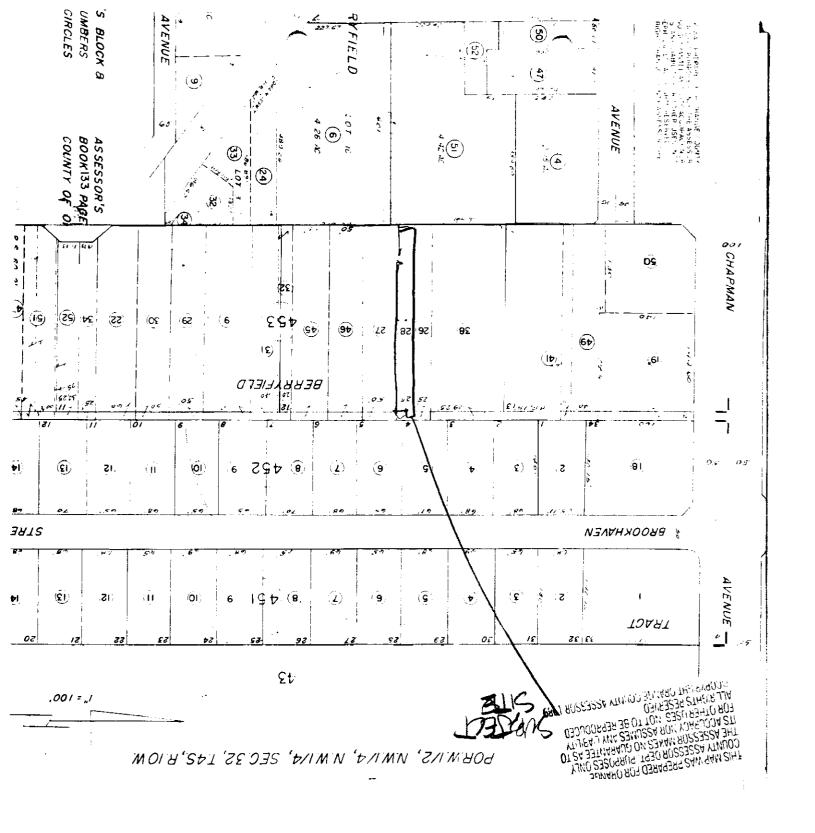
SUBSCRIBED AND SWORN TO before me

Wood a



Title Order No

209-2813 Escrew or Loan No.



MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

January 2, 1991

PUBLIC HEARING - PARCEL MAP NO. PM-87-336 - BA VAN NGUYEN - SOUTHEAST CORNER OF PARSONS PLACE AND WESTMINSTER AVENUE - 11352 WESTMINSTER AVENUE

The Zoning Administrator announced that the request is for tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approximately 23,700 square feet, located in the M-1 (Limited Industrial) zone.

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

Staff commented that the Parcel Map expired before being recorded with the County of Orange and there had not been any changes since the original approval in conjunction with SP-129-87.

The Zoning Administrator opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Ba Van Nguyen, 11541 Westminster Avenue, Garden Grove, the applicant, addressed the Zoning Administrator.

The Zoning Administrator asked the applicant if he had an opportunity to review the staff report. The applicant commented that he had reviewed the report and had no concerns.

The Zoning Administrator asked the applicant if this new parcel map was just a formality to be sure that all was recorded properly with the county. The applicant said that it was.

There being no comments from the audience and no further testimony, the public hearing on PM-87-336 was closed.



TENTATIVE PARCEL MAP APPROVAL

JORIGINAL FOR
FILE.

Jepone,
Where's the
file ??

APPLICANT:	Ba Van Nguyen	P. M. NO. PM-87-336
OWNER:	Ba Van Nguyen	A. P. NO. 100-190-19 and 29

As provided in Section 9137 of the City of Garden Grove Municipal Code, it has been determined that Parcel Map proposal No. $\underline{PM-87-336}$ is in conformance with zoning and subdivision regulations.

Approval is granted subject to Municipal Code provisions, recordation of a Parcel Map with the Orange County Surveyor's Office, and compliance with any conditions stated below.

- 1. All provisions of Site Plan No. SP-129-87 shall be complied with.
- 2. All provisions of the Garden Grove Fire Department shall be complied with.
- 3. The Parcel Map shall be recorded within two (2) years.
- 4. The applicant shall comply with all requirements of the recorded deed.

(Natapo) City Engineer		5/23/91	
	W. P. Patapoff	Date	
Zoning Maministrator	raichen	5/23/9/	
Zoning Administrator	E. John Graichen	Date	

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: June 13, 1991

Enclosure: Map

cc: Orange County Surveyor's Office

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To:

George L. Tindall

From:

Frank S. Schuma

Dept:

City Manager

Dept:

Development Services

Subject:

CONSIDERATION OF A FINAL MAP

Date:

August 7, 1990

SUBDIVISION NO. TT-14218

OBJECTIVE

To obtain approval of Final Tract Map No. TT-14218.

BACKGROUND

Tract Map No. TT-14218 is to create a one (1) lot subdivision in order to construct ten (10) condominium units on a 34,800 square foot parcel of land. The subject site is located on the west side of Newland Street, south of Garden Grove Boulevard. The subdivision was filed concurrently with Site Plan No. SP-106-90.

ANALYSIS

This project is being developed by Iraj Mavandadi as a part of Site Plan No. SP-106-90. The tentative map was approved by the City Council on June 4, 1990 by Resolution No. 7229-90.

The Garden Grove Engineering Division has reviewed all documents relating to this subdivision regarding City Ordinances and the State Map Act, and finds these maps to be in compliance.

RECOMMENDATION

It is recommended that the City Council approve Final Tract Map No. TT-14218 as described above.

FRANK A. SCHUMA, Director

Development Services Department

Map

rone Dáisy

Attachments:

Council Resolution No. 7229-90

Planning Commission 4067

5793T

DEVELOPMENT REVIEW AND COMMENT SHEET PUBLIC SERVICES WATER Services DATE OUT: 10-5 RETURN BY: FROM DATE IN: ADDRESS: ASSESSOR PARCEL NOS.: **ANALYSIS** NO COMMENTS COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

DEVELOPMENT REVIEW AND COMMENT SHEET

DON Ca 3210 DEVELOPMENT REVIEW AND COMMENT SHEET		
CASE NUMBER		
TO: faculties engineering DATE OUT: 1	0-29	}
FROM: World Daile RETURN BY:		
APPLICANT: Ba Van Naturen DATE IN:		
REQUEST: Sentative, parcel map appro	oval,	·
consodidation of two Parcels into	UNL	parcel
(previousles feraled but expered	(.) '	
SITE LOCATION: SEC Westmenster Ave +	Pars	<u>m P1.</u>
ADDRESS:		
ASSESSOR PARCEL NOS.:	 	
ANALYSIS		
COMMENTS		
NO COMMENTS		
COMMENTS/Analysis (Information to be included in STAFF RE	PORT or fo	or
This Map has Expired Once	lats	Not
Let It Joppen Again	- <u>-</u>	· ·
	Marketon .	
		
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Sa X Co Co P. Sa	00 Tenth Street, Room 121 cramento, CA 95814 punty Clerk punty of <u>Orange</u> 0. Box 838 nta Ana, Ca 92702 ce of Determination in complian	P. O. Box 3070. Garden Grove, Ca	
PARCEL M	MAP NO. PM-87-336		
	Ci	ty of Garden Grove	(714) 741-5312
State Clearinghou (If submitted to Cle	se Number	Lead Agency	Area Code/Telephone/Extension
	.	Contact Person	•
Project Location	ster Avenue, Garden G n (include county)	rove, CA ORANGE	
	tion: Consolidate two (2)	•	
This is to advise the	nat the <u>City of Garden Gro</u>		roved the above described project on
		ponsible Agency	and all all the described project on
	and has made the follow		
(Date)		ving determinations regarding the abo	ove described project:
•			ove described project:
1. The project	ect [[will [X]will not] have a signific	cant effect on the environment.	
 The project ☐ An E ☐ A No 	ect [[will [X]will not] have a signification was presented to be claration was prepared for	cant effect on the environment. pared for this project pursuant to the pared to the provisions	provisions of CEQA.
 The proj. ☐ An E X A No. Mitigation 	ect [will will not] have a significant report was present the Declaration was prepared for on measures [were were not] may	cant effect on the environment. pared for this project pursuant to the pared this project pursuant to the provisions are a condition of the approval of the	provisions of CEQA. s of CEQA. project.
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1. The project of the	ect [_will [X]will not] have a significant content of the content	cant effect on the environment. pared for this project pursuant to the pared for this project pursuant to the provisions ade a condition of the approval of the was [was not] adopted for this project to the provisions of CEQA.	provisions of CEQA, of CEQA. project. ect. al is available to the General Public at:

Date received for filing at OPR:

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT (To Be Completed by Lead Agency)

Project Title: PM-87-336

Project Location: Southeast corner of Parsons Place and Westminster Avenue

at: 11352 Westminster Avenue

Project Description:

To consolidate two (2) existing lots into one (1) parcel of land.

Name and Address of Developer or Project Sponsor:

Ba Van Nguyen

11541 Westminster Avenue Garden Grove, CA 92643

Phone:

(714) 554-7245

Findings:

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, to avoid potentially significant effects):

Reason for Finding of No Significant Effect:

The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number:

Paul Wernquist

(714) 741-5312

Chairman, Planning Coordinating Committee

Date

Attachment: Initial Study of Environmental Effects

3445T/1321A (FORM) 01/25/88

PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE STATE OF CALIFORNIA

NO. OF PARCELS: 1 TOTAL ACREAGE: 0.3924

> BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39. PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PETER & ASSOCIATES

ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

PETER G. TOGHIA R.C.E. 25297

MARCH, 1990

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA) COUNTY OF GRANGE

AND INCIDENTAL PURPOSES AS SHOWN HEREON.

NOTE 1: AND DID ALSO APPROVE SUBJECT HAP PURSUANT TO THE PROVISIONS OF SECTION 66436(8)CD OF THE SUBBIVISION HAP ACT.

DATED THIS _____ DAY OF ______, 1991

BY. _ CARDLYN HORRIS
CITY CLERK, CITY OF GARDEN GROVE CALIFORNIA

CLERK OF THE BOARD OF SUPERVISOR'S TAX CERTIFICATE

STATE OF CALIFORNIA COUNTY OF GRANGE

I HERBY CERTIFY TO THE RECORDER OF DRANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS ____ ___DAY OF

LINDA D. RUTH
CLERK OF THE BOARD OF SUPERVISORS

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA COUNTY OF GRANGE) SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, NUNICIPAL OR-LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

ROBERT L. CITRON COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR (SEAL)

SIGNATURE DMISSIONS NOTE

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)(3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN DMITTED.

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS FOR PURPOSES OF INGRESS TO AND EGRESS FROM VESTMINSTER AVENUE AND PARCEL I TO TRIM AND KEEP TRIMED TREES AND FOLIAGE AND TO RENDVE OVERNANCING LIMBS VITHIN FIVE FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY. IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA THE EAST L/2 OF THE N/VI/4 OF THE N/VI/4 OF THE N/VI/4 OF THE N/VI/4 OF SECTION 9, T-S-S, R-10-V.

SOUTHERN CALIFORNIA EDISON COMPANY, MOLDER OF AN CASEMENT RECORDED IN BOOK 1656, PAGE 498 DF OFFICIAL RECORDS, THE RIGHT TO CONSTRUCT. USE MAINTAIN ALTER. ADD TO REPAIR REPLACE AND/OR REMOVE, IN, OM AND OVER THE REAL PROPERTY HEREINAFER DESCRIBED, SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AN ELECTRIC LINE CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, VIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER TELEPHONE AND/OR OTHER PURPOSES. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND ITS AND THEIR AGRISTS AND EMPLOYEES, SHALL MAVE FREE ACCESS TO SAID LECTRIC LINE AND EVERY PART THEREOF, AT ALL TIMES, FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED. AND SHALL HAVE THE RIGHT TO TRIN DR TOP SUCH TREES AS MAY ENDANGER OR INTERFERE VITH SAID ELECTRIC LINE.

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS. THE EAST 5 FEET OF LOTS 1 TO 10 INCLUSIVE.

THE SOUTH 5 FEET OF LOTS 1, 11, 16, AND THE VEST 5 FEET OF LOTS 12 TO 18 INCLUSIVE, IN TRACT 1273 AS PER MAP RECORDED IN BOOK 39 OF MISCELLANEOUS MAPS. PAGE 25, RECORDS OF SAID DRANGE COUNTY.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1876, PAGE 180 OF OFFICIAL RECURS, TO CONSTRUCT, PLACE, DPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE AND REMOVE SUCH ACRIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATIONS STRUCTURES AS GRANTEE MAY FROM TIME TO TIME REQUIRE, CONSISTING OF POLES, ANCHORS, VIRES, CABLES, CONDUITS, MANIDLES, MARKERS, AND NECESSARY FIXTURES AND APPURTENANCES, DVER, UNDER, AND UPON THAT CERTAIN REAL PROPERTY IN THE COUNTY OF DRANGE, STATE OF CALIFORNIA DESCRIBED AS

LOTS 1 TO 10 INCLUSIVE OF TRACT 1273, AS SAID LOTS ARE SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 39 AT PAGE 25 OF MAP RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF GRANGE COUNTY.

THE ABOVE DESCRIBED PROPERTY SHALL BE LOCATED ON THE FOLLOWING PORTIONS OF SAID PROPERTY.

THE EASTERLY FIVE (5) FEET OF LOTS 1 TO 10 INCLUSIVE.
THE VESTERLY FIVE (5) FEET OF LOTS 12 TO 18 INCLUSIVE.
THE SOUTHERLY FIVE (5) FEET OF LOTS 10 TO 12 INCLUSIVE.

GRANTER COVENANTS FOR HINSELF, HIS SUCCESSURS AND ASSIGNS NOT TO PLACE OR MAINTAIN ANY BUILDING OR STRUCTURE ON SAID EASEMENT.

GRANTOR ALSO GRANTS TO GRANTEE THE RIGHT TO TRIM SUCH TREES AND OTHER FOLIAGE AND TO LUT SUCH ROOTS ON SAID PROPERTY AS MAY BE MECESSARY FOR THE PROTECTION OF SAID STRUCTURES, AND TO ENTER UPON SAID PROPERTY AT ALL THESE FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREBY GRANTED. GRANTEE SHALL BE LIABLE TO GRANTOR FOR ANY DAMAGE VHICH MAY OCCUR TO THE ABOVE DESCRIBED PROPERTY BY REASON OF NEOLIGENCE ON THE PART OF GRANTEE IN THE EXERCISE OF THE EASEMENTS GRANTED.

COUNTY OF DRANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS FOR PURPOSES OF A PERPETUAL EASEMENT AND RIGHT OF VAY FOR STREET AND HIGHTAY PURPOSES IN, ON AND OVER ALL THAT REAL PRISTUATED IN THE COUNTY OF DRANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

THE SOUTH FORTY (40) FEET OF THE EAST ONE-HALF (E 1/2)
OF THE SOUTHEAST ONE-GUARTER (SE 1/4) OF THE NORTH-VEST
ONE-GUARTER (NV 1/4) OF SECTION 26, T. 4 S. R. 10, T.
AS SHOWN ON A MAP OF THE RANCHO SAN JUAN CAJON DE SANTA
ANA RECORDED IN BOOK 51, PAGE 10, MISCELLANEOUS MAPS, RECORDS
OF GRANGE COUNTY, CALIFERNIA. EXCEPTING THEREFHOMERED (10) OFFFT

SHEET 1 DF 3 DATE OF SURVEY: DECEMBER 13, 1988

BLUCK: 5848 MUDULE: 39

PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE STATE OF CALIFORNIA NO. OF PARCELS: 1

TUTAL ACREAGE: 0.3924

~IM€ FEE \$ INSTRUMENT # BHOK PAGE LEE A. BRANCH COUNTY RECORDER

DEPUTY

DATE..._

ACCEPTED AND FILED AT THE REQUEST OF

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF DRANGE COUNTY, CALIFORNIA.

PETER & ASSOCIATES ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

PETER G. TOGHIA

R.C.E. 25297

MARCH, 1990

OWNER'S CERTIFICATE

WE THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE CITY OF GARDEN GROVE, CALIFORNIA FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES WESTMINSTER AVENUE AS FURTHER DESCRIBED IN AN EASHENT RECORDED IN BOOK 3649 PAGE 298 OFFICIAL RECORDS OF DRANGE COUNTY.

NO VAN NGUYEN BA VAN NGUYEN

HO THIT TOOM

STATE OF CALIFORNIA COUNTY OF DRANGE

ON THIS CHE DAY OF DET. 1487, BEFORE MC NIET ANH YUNONG A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MOUNT WENGES, WAS THE ROOMS A WAY FAN DEGREE OF SATISFACTORY PERSONALLY KNOWN TO ME COR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCED TO BE THE PERSON DESCRIBED IN AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.



HOTARY PUBLIC IN AND FOR SAID STATE

NAME - TYPED OR PRINTED MY PRINCIPAL PLACE OF BUSINESS IS IN DEANGE

HY COMISSION EXPIRES 4-10-92

DWNER'S CERTIFICATE (CONTINUED)

RICHARD Y. M. CHEN AND CHINE HUA CHEN, HUSBAND AND WIFE, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-161372 OF DEFICIAL RECORDS. CHING HUA CHEN VIFE

STATE OF CALIFORNIA 1 COUNTY OF SANTA CRUZI

Laurie Daniels

MY PRINCIPAL PLACE OF BUSINESS IS' IN Santa Cruz County.

HY COMISSION EXPIRES 10-2-90

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIRENEMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUIREY OF NO VAN NOUVEN ON DECEMBER 30, 1997, I HERBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND DOCUPY THE POSITIONS INDICATED OR THAT THEY VILL BE SET IN SUCH POSITIONS ON OR BEFORE JUNE 30, 1990 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Peter S. Top fine PETER G. TOGHIA RCE. NO. 25291 MY REGISTRATION EXPIRES 12/31/1993 (SEAL)

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBBLIVISION MAP ACT AND LOCAL ORDINANCES AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS _____OF ___

WILLIAM A. MUAPOFF R.C.E. 26967 EXPIRES 12/31/93 CITY ENGINEER

COUNTY SURVEYOR'S STATEMENT

. 1991

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT, AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE PARCEL MAP BOUNDARY.

COUNTY SURVEYOR

TSZL-LVS (VTL) Santa Ana, California 92701 825 North Broadway CHICAGO TITLE COMPANY Issuing Office:

SUPPLEMENTAL REPORT CUSTOMER

EL TORO, CALIFORNIA STORT LEBNIEVE DRIVE ИО ЛУИ ИСПЛЕИ

Order No: 780789 TT-Your Ref: TPM 87-336 Attn: NO VAN NGUYEN

OCTOBER 21, 1991

Title Officer Randy Williams

(including any supplements

or amendments thereto) is hereby modified and/or supplemented in order to reflect The above numbered report dated May 18, 1990

the following:

:lo as betad

.1991 ,EI SUBJECT TO SUPPLEMENTAL REPORTS DATED DECEMBER 28, 1990, JUNE 14, 1991 AND SEPTEMBER

7:30 a.m.

SIGN THE MAP. THE DEED OF TRUST REFERRED TO THEREIN WAS RECONVEYED BY AN INSTRUMENT PLEASE DELETE ITEM NO. 7 OF SAID REPORT AND ITEM B UNDER THOSE PARTIES REQUIRED TO

RECORDED SEPTEMBER 23, 1991 AS INSTRUMENT NO. 91-516857 OF OFFICIAL RECORDS.

RESOLUTION NO. 7384-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-87-336, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSON PLACE AT 11352 WESTMINSTER AVENUE, PARCEL NOS. 100-190-19 AND 29

WHEREAS, the subject case, initiated by Ba Van Nguyen, requests Tentative Parcel Map approval for the creation of a one (1) lot parcel; and

WHEREAS, pursuant to Zoning Administrator's approval, the Zoning Administrator recommended approval of Parcel Map No. PM-87-336 on January 2, 1991; and

WHEREAS, the City Council gave due and careful consideration to the matter on July 2, 1991.

NOW, THEREFORE, BE IT RESOLVED:

- 1. Tentative Parcel Map No. PM-87-336 is hereby approved pursuant to conditions of approval stated in Zoning Administrator's approval, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
- 2. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 2nd day of July, 1991.

/s/	WALT	Ε.	DONOVAN	
MAY	OR .			

ATTEST:

/s/ CAROLYN MORRIS, CMC

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 2nd day of July, 1991, by the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, KESSLER, LEYES, WILLIAMS, DONOVAN

NOES: COUNCILMEMBERS: (0) NONE ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC



TENTATIVE PARCEL MAP APPROVAL

APPLICANT: Ba Van Nguyen	P. M. NO. PM-87-336
OWNER: Ba Van Nguyen	A. P. NO. 100-190-19 and 29
As provided in Section 9137 of the City of Garden been determined that Parcel Map proposal No. PM-8 zoning and subdivision regulations.	n Grove Municipal Code, it has 87-336 is in conformance with
Approval is granted subject to Municipal Code provi Map with the Orange County Surveyor's Office, and stated below.	isions, recordation of a Parcel compliance with any conditions
1. All provisions of Site Plan No. SP-129-87 shall	l be complied with.
2. All provisions of the Garden Grove Fire Departm	ment shall be complied with.
3. The Parcel Map shall be recorded within two (2)) years.
4. The applicant shall comply with all requirement	ts of the recorded deed.
Watapof	5/23/9/
City Engineer W. P. Patapoff	Date /
Zoning Saministrator E. John Graichen	5/25/9/ Date
NOTE: Any appeal to this decision may be filed woof Garden Grove.	with the City Clerk of the City

Res. No. 7384-91

APPEAL DEADLINE DATE: June 13, 1991

cc: Orange County Surveyor's Office

Enclosure: Map

RECEIPT	DATE
RECEIVED FROM GARDEN GROVE ALIFORNIA 92640 ADDRESS HE SUM OF OR	DOLLARS \$ 525.00 1489 325.00 198723FA 7-1.199 CASH 325.00
CASH MONEY CHECK	VALIDATION
EDGERNO. 11352 Parsons	check Fre

APPNDA ITEM No. 4.a.1.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-87-336, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSON PLACE AT 11352 WESTMINSTER AVENUE, PARCEL NOS. 100-190-19 AND 29

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WHEREAS, the City Council gave due and careful consideration to the matter on July 2, 1991.

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- 1. Tentative Parcel Map No. PM-87-336 is hereby approved pursuant to conditions of approval stated in Zoning Administrator's approval, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
- 2. The City Clerk is directed to forward a copy of this resolution to the applicant.

6284T/2075A 06/24/91

SHEET 3 DF . 3 NO. OF PARCELS: 1 TOTAL ACREAGE 0.3924
DATE OF SURVEY: DECEMBER 13, RCEL MAP NO. 87-336 IN THE CITY OF GARDEN GROVE, COUNTY OF DRANGE, STATE OF CALIFORNIA PLACE BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF DRANGE COUNTY, CALIFORNIA PETER 8. ASSOCIATES SCALE 1" 40' ENGINEERS, GEOLOGISTS, CONTRACTORS, INC. PARCEL I & WESTMINSTER AVENUE MATCHE I OF MESIMINGTER AVENUE.

ARC AN EXISTING PERPETUAL EXSENENT AND RIGHT
OF WAY FOR STREET AND HIGHWAY PURPOSES AS PER
INSTRUMENT RECORDED SEPTEMBER 19, 1956 IN BOOK
3649/296-301 OF DIFFICIAL RECORDS. MARCH, 1990 PETER G. TOGHIA R.C.E. 25297 OSITA FD. HAIL/SHINNER(ND REF) SET SPIKE/WASHER RCE 25297 **AVENUE** FD. MAIL/TAG L.S. 3109
(NO REF) SET SPIKE/WASHER RCE 25297
SEE MONUMENTATION BELOW 00" V 330.20" PER TR. 2465 N.H. 90/31-33 (\$ 89" 21" 45" V / 330.22") 165.17" 165.17' HEAS. 44.89' 164.99' CANGES.00' PER TR. 1273 MM 39/25) 165.16" NEAS. (165.22" PER TR. 1273 N.M. 39/25) \$ 89" 21" 45" V 120.03"). # \$P # @ BASIS OF BEARING THE CENTERLINE OF VESTMONSTER AVENUE
BEING S 89" 24" 60" V BETVEEN FOUND
SPIKE & WASHER AT THE CENTERLINE OF NEVHOPE
STREET AND VESTMONSTER AVENUE AS PER TRACT
12032 MM. 526/1-4 AND FOUND CITY VELL
MOMBENT AT THE CENTER OF EUCLID STREET AND
VESTMONSTER AVENUE AS PER TRACT 6976 MM. 300/6-8
AND TIES PER GGT.3. 2/188. 3 \$ 6" 36" 90" E(RAD) TRACT NO. à **③** £ LDT 2 **U** S 89" 30" 40" VORAD> GROVE LP W/TAG R.C.E. 25297 (S 89° 21' 45° V 135.00') S 89° 24' 90° W 134.99' LUT 18 MONUMENT NOTES • INDICATES FOUND NOMEMENT AS NOTED SE **₹**5 LOT 3 CITY OF GARDEN GROVE O INDICATES SET 2' IP. VITH TAG R.C.E. 23017 CITY OF SANTA ANA ₽ŝ PR IT UR W/CAP L.E. 4665 ' Q INDICATES SET NAIL/TAG RCE, 25297 IN CONCRETE. LDT 4 () RECORD DATA PER TR. 1273 M.M. 39/25. (NO CORNERS POUND-LOTS) Ëġ ä LD7 16 LOT 6 20 Nothing _ Fr. Nothing. LOT 7 CITY OF GARDEN GROVE CITY OF SANTA ANA 30.00 GROVE KOUTHETRI CALFORNIA TI Bi Kitk 1224, page 297 LDT 15 NALINOREFI LOT 14 GARDEN 13/186. 18. 82 FID. NEITHING SET NEITHING FIL NOTHING SET NOTHING SKE LES THE FEE (CS 89" 23" 56" V 330.20" PER TR. 2465 H.M. 90/31-33 MONUMENTATION ALONG WESTIMINSTER AVENUE PLACE C.L. WESTMINSTER AVENUE 2641.47' HEAS. 2641.32' PER TR. 2465 HJH. 90/31-33 FD. NAIL/SHINNER(NO REF) WEST 0.45 FROM NAIL/TAG LS.3109 #8<u>₹</u> FD S/V LS 3109 (NO REF) ACCEPTED AS THE NE COR TR. 1273 -FD SPK. 01' DEEP PER TR. 10540 -0.16' M. L. (R. PER TR. 10540) FB. NAILOND REF. PK MAIL (NO REF) 440.19" HEAS.NO REF 660.32" NEAS. (660.31" PER TR.2465 NM. 90/31-33) 660.17 HEAS. (660.18 R. PER TR. 10540 M.M.450/42 132.39" HEAS.(ND REF) 0.10" HEAS. (NO REF) 197 PO HEAS (197,87' PER TR. 12032) FB. MOLT PER TR. NO. 3523. MM. 125/22-23. 16516' NEAS(16522' PER TR. 1273) 165.17" MEAS. (16"+00" PER TR. 1273 MM.39/25) 330.47' MEAS.-(330.48' PER TR. 12032) S72*28'28" W 0.40" FB. NAIL/SHINNERND REF) C. FROM NAIL/TAG LS. 3109 ACCEPTED AS CL. OF PARSONS PLACE V. MEAS. & REC. PER TR. 12032 MM. S26/1-4 ACCEPTED AS NV COR. E. 10 AC. NV 1/4, NV 1/4, SEC. 9, T.5 S. R. 10 V. PER TR. 12032 329.90' HEAS.

PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF DRANGE STATE OF CALIFORNIA

D. OF PARCELS: 1 (DTAL ACREAGE) 0.3924

> BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39. PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

PETER & ASSOCIATES ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

PETER G. TOGHIA

R.C.E. 25297

MARCH, 1990

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
) SS COUNTY OF DRANGE

NOTE 1: AND BIB ALSO APPROVE SUBJECT HAP PURSUANT TO THE PROVISIONS OF SECTION 644366800 OF THE SUBBIVISION HAP ACT.

BATED THIS DAY OF _____

CAROLYN HORRIS CITY CLERK CITY OF GARDEN GROVE CALIFORNIA

CLERK OF THE BOARD OF SUPERVISOR'S TAX CERTIFICATE

STATE OF CALIFORNIAD . SS COUNTY OF DRANGE

I MEREBY CERTIFY TO THE RECORDER OF DRANGE COUNTY THAT THE PROVISIUMS OF THE SUBBIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

BATED THIS DAY OF -

LINDA D. RUTH CLERK OF THE BOARD OF SUPERVISORS

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA) SS COUNTY OF DRANGE S

I HEREBY CERTIFY THAT ACCURBING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS HAP DR ANY PART THEREOF FOR UMPAID STATE, COUNTY, NUMICIPAL DR: LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

. DAY OF.... DATED THIS

ROBERT L. CITRON BY
COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR

SIGNATURE DMISSIONS NOTE

PURSUANT TO THE PROVISIONS OF SECTION 66436(4X3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1286, PAGE 257 OF DEFICIAL RECORDS FOR PURPOSES OF INDRESS TO AND EGRESS FROM VESTMINSTER AVENUE AND PARCEL 1 TO TRIM AND MEEP TRIMMED TREES AND FOLIAGE AND TO REMOVE OVERHANGING LIMBS VITMIN FIVE FEET ON EACH SIDE OF THE EXISTING POLE LIME LOCATED ABJACENT TO THE FOLLOWING DESCRIBED PROPERTY, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA THE EAST 1/2 OF THE N/VI/4 DF THE N/VI/4 OF SECTION 9, T-5-S, R-10-V.

SOUTHERN CALIFORNIA EDISON COMPANY, MOLDER OF AN EASEMENT RECORRED IN BOOK 1654, PAGE 498 OF OFFICIAL RECORDS, THE RIGHT TO CONSTRUCT, USE MAINTAIN, ALTER ADD TO, REPAIR, REPLACE AND/OR REMOVE IN DN AND OVER THE REAL PROPERTY MERCHAPTER DESCRIBED, SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AN ELECTRIC LINE CONSISTING OF POLES, MECESSARY GUYS AND AND-MOST CROSS-ARMS. VIBES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND/OR OTHER PURPOSES. THE GRANITEL, ITS SUCCESSORS AND ASSIGNS, AND ITS AND THEIR MERITS AND EMPLOYEES, SHALL MAVE FREE ACCESS TO SAID ELECTRIC LINE AND EVERY PART THEREOF, AT ALL THES, FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED, AND SHALL MAVE THE RIGHT TO TRID OR TOP SUCH TREES AS MAY ENDANGER OR INTERFERE VITH SAID ELECTRIC LINE.

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:
THE SOUTH'S FEET OF LOTS IT TO 10 INCLUSIVE.
THE SOUTH'S FEET OF LOTS IS, II, IS 12, AND THE WEST S FEET OF LOTS IS TO 18 INCLUSIVE, IN TRACT 1273 AS PER MAP RECORDED BY BOOK 39 OF MISCELLANEOUS MAPS.

PAGE 62, RECORDED TO SAID DRAMES COUNTY.

BACIFIC TELEPHONE AND TELEGRAPH COMPANY WIR DER DE

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, MOLDER OF AN EASEMENT RECORDED IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS, TO CONSTRUCT, PLACE, OPERATE, INSPECT, HAINTAIN, REPAIR, REPLACE AND REMOVE SUCH ARRIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATIONS STRUCTURES AS GRANTER MAY FROM TIDE TO THE REGUIRE, CONSISTING OF POLES ANCHORS, VIRES, CABLES, COMBUITS, MANHOLES, MARKERS, AND NECESSARY FIXTURES AND APPURTEMANCES, DVER, UNDER, AND UPON THAT CERTAIN REAL PROPERTY IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA BESCRIBED AS

LOTS 1 TO 18 DICLUSIVE OF TRACT 1273, AS SAID LOTS ARE SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 39 AT PAGE 25 OF MAP RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF GRANGE COUNTY.

THE ABOVE BESCRIBED PROPERTY SHALL BE LOCATED ON THE FOLLOWING PORTIONS OF SAID PROPERTY:

THE EASTERLY FIVE CS) FEET OF LOTS 1 TO 10 INCLUSIVE. THE VESTERLY FIVE CS) FEET OF LOTS 18 TO 18 INCLUSIVE. THE SOUTHERLY FIVE CS) FEET OF LOTS 10 TO 12 INCLUSIVE.

GRANTOR COVEMANTS FOR HIMSELF, HIS SUCCESSORS AND ASSIGNS NOT TO PLACE OR NAINTAIN ANY BUILDING OR STRUCTURE ON SAID EASEMENT.

FUTURE OR MAINTENEMENT BUILDING OR STRUCTURE ON SAID EASEMENT.

GRANTOR ALSO GRANTS TO GRANTEE THE RIGHT TO TRIM SUCH TREES AND

GREEF FOLLAGE AND TO GRANTEE THE RIGHT TO TRIM SUCH TREES AND

NECESSARY FOR THE PROTECTION OF SAID STRUCTURES, AND TO ENTER

UPON SAID PROPERTY AT ALL TINES FOR THE PURPOSE OF EXERCISING

THE RIGHTS HEREBY GRANTED. GRANTEE SMALL BE LIABLE TO GRANTOR

FOR ANY DAMAGE WHICH MAY OCCUR TO THE ABOVE DESCRIPED PROPERTY

BY REASON OF NEGLIGENCE ON THE PART OF GRANTEE IN THE EXERCISE

OF THE EASEMENTS GRANTED.

COUNTY OF GRANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 34-9, PAGE 298 OF OFFICIAL RECORDS FOR PURPOSES OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR STREET AND HIGHWAY PURPOSES IM, ON AND OVER ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DRANGE, STATE OF CALIFORNIA. DESCRIBED AS FOLLOWS

THE SOUTH FORTY (40) FEET OF THE EAST DNE-HALF (E 1/2) OF THE SOUTHEAST DNE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER ONV 1/4) OF SECTION 66. T. 4. S. R. 10 V., AS SHOWN DN A MAP OF THE RANCHO SAN JUAN CAJO! DE SANTA ANA RECORDED IN BOOK SI, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, GALIFORNIA. EXCEPTING THEREFROM THE VESTERLY THREE HUNDRED (300) FEET.

SHEET _1_ OF _3 DATE OF SURVEY: DECEMBER 13, 1988

BLDCK: 5848 MIDULE 39

PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE

NO. OF PARCELS: 1

STATE OF CALIFORNIA

TOTAL ACREAGE: 0.3924

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF DRANGE COUNTY, SALIFORNIA.

PETER & ASSOCIATES ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

PETER G. TOGHIA

R.C.E. 25297

MARCH, 1990

DWNER'S CERTIFICATE

WE THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE DITEREST IN THE LAND COVERED BY THIS HAP BO HEREBY CONSENT TO THE PREPARATION AND RECORDANTION OF SAID HAP AS SHOWN VITHIN THE BISTINCTIVE BERDER LINE. WE MEREBY BEIGGATE TO THE CITY OF GARDEN GROVE, CALIFORNIA FOR STREET AND HIGHOVAY AND INCIDENTIAL PURPLISES WESTHINSTER AMERICA STREET AND RECORDED IN AN EASIENT RECORDED IN BOOK 3649 PAGE 298 OFFICIAL RECORDS OF GRANGE COUNTY.

HOOTHITTUONS

STATE OF CALIFORNIA COUNTY OF DRANGE

ON THIS THE BAY OF OFT. 1489 BEFORE HE RET ANH WILLIAM A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARS HE HE WESTER OF SAID STATE PERSONALLY KNOWN TO HE OR PROVED TO HE ON THE BASIS OF SATISFACTORY EVIDENCE TO HE PERSON BESCRIED IN, AND WASSE NAME IS SUBSCRIED TO THE VITAN INSTRUMENT AND ACKNOWLEDGED TO HE THAT DIES EXECUTED THE SAME.

VITALS HY HAND: 1/



AND FOR GID STATE

HY PRINCIPAL PLACE OF BUSINESS IS

___COUNTY.

HY CONISSION EXPIRES 4-10-92

DWNER'S CERTIFICATE (CONTINUED)

RICHARD Y. H. CHEN AND CHING MUA CHEN, HUSBAND AND WIFE, SEMETICIARIES UNGER DEED OF TRUST RECORDED MARCH 85, 1987 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

STATE OF CALIFORNIA ! COUNTY OF SANTA CRUZI

aurie Daniels

ACCEPTED AND FILED AT THE REQUEST OF

FEE \$

PAGE LEE A. BRANCH COUNTY RECORDER

DEPUTY

REQUEST

DATE_ TIME

BOOK_

INSTRUMENT #

HY PRINCIPAL PLACE OF BUSINESS IS. IN SOME COUNTY.

NY CONSSION EXPERES 10-2-90

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY HE OR UNDER MY BIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE. WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL DEBINANCES AT THE REQUEST OF RIO VAN NGUYEN ON RECENBER 20, 1997, I HEREBY CERTIFY THAT ALL HEMINISTA AND OCCUPY THE PROSTITIONS OF THE CHARACTER AND OCCUPY THE POSTITIONS ON ON BEFORE JUNE 30, 1990 AND THAT SAID DIGHTS AND SCHOOL OF THAT SAID DIGHTS AND BEFORE JUNE 30, 1990 AND STAND THAT SAID PROMINENTS ARE SUPFICIENT TO EMABLE THE SURVEY TO BE RETRACED.

I HEREBY CERTIFY THAT THIS PARCEL MAP SUBSTANTIALLY CONFIDENCE TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Pty H. Topling MY REGISTRATION EXPIRES 12/31/1999 (SEAL)

CITY ENGINEER'S CERTIFICATE

THES MAP CONFERRS WITH THE REQUIREMENTS OF THE SUSBIVISION MAP ACT AND LOCAL DISDINANCES AND THE MAP IS TECHNOLOGIC CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

BATED THIS OF

WELLIAM A MEAPOF R. C. E. 24967 EXPIRES 12/31/93 CITY ENGINEER

COUNTY SURVEYOR'S STATEMENT

THIS HAP CONFORMS WITH THE HAPPING PROVISIONS OF THE SUBDIVISION HAP ACT. AND I AM SATISFIED SAID HAP IS TECHNICALLY CORRECT RELATIVE II "HE PARCEL HAP BRINDIARY. DAY OF . 1991

JOHN CANAS

COUNTY SURVEYOR



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

HEARING DAT	E January 2, 1991
	rcel Map No. PM-87-336
<u>. </u>	Ba Van Nguyen

SITE LOCATION 11352 Westminster Ave.

SEC Westminster Ave./Parson Place

GENERAL PLAN Industrial

ZONE M-1 (Limited Commercial)

CEQA DETERMINATION Exempt

REQUEST

The applicant, Ba Van Nguyen, is requesting approval of a parcel map in order to consolidate two (2) existing parcels into a single lot.

SITE CHARACTERISTICS

The proposed Parcel Map No. PM-87-336 was originally submitted concurrently within Site Plan No. SP-129-87. The Site Plan and Parcel Map were approved by the Planning Commission on November 12, 1987. The subject site is constructed with a 5,520 square foot industrial building. The request is to consolidate the two (2) parcels of land into one (1) parcel:

Parcel No. 1
Parcel No. 2
Total

7,900 Square Feet 7,695 Square Feet 15,595 Square Feet

The parcel map expired before being recorded with the County of Orange. The applicant's request is to comply with the City and the Subdivision Map Act and has therefore re-filed the subject parcel map. Staff recommends approval of PM-87-336.

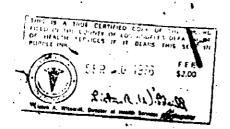
DONALD J. BUTTERFIELD Current Planning Supervisor

By: Tyrone Daisy

Associate Planner

6124T

CERTIFICATE OF DEATH RIZION 3/18 HAME OF DECEASE HATTLING COTTGIAS APPENDER 5 1974 DECEDENT Arkansas PERSONAL May 15, 1917 Joseph Howard Arkenses Lucy Dollar U.S.A. Married NONE At Home Micholas Cottolas Self employed PLACE OF DEATH KAISER POUNDATION HOSPITAL Homema ker 9400 EAST ROSECRANS AVENUE BELLPLOVER USUAL RESIDENCE MATH OCCUPING MATHEMATICAL METON MINISTRAL METON AMERICANA COLORY LOS ANGELES 13402 Hoover Street e major cità compania Mestatoster Yes Nicholas Cottolas Orange Nicholas Lottgias 13402 Hoover Street Heatminstro Calif o PHYSICIAN'S OR CORONER'S CERTIFICATION California 12500 Hoxis, Norwalk 8/23/76 FUNERAL DIRECTOR AND LOCAL REGISTRAN 9/7/76 9/5/76 Burial 9/8/76 Mestminster Memortal Park METTLER FAMILY MORTUARY 1.4115 115 Id Atu Subtotal 9/2/76 NO Militer NEORMATION STATE PENCHBAR



CORDING REQUESTED BY 20807 CORDED M-ARPICIAL SECON ORANGE COUNTY, CALIFOR Nicholas Cottgias 13402 Hoover Street -4 15 PMMAR 1 5 1977 Westminste r, CA 92683 City & J. WYLIE CARLYLE, County Records LINE FOR RECORDER'S USE -Death of Joint Tenant THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY STATE OF CALIFORNIA. COUNTY OF. Orange Nicholas Cottgias That That Matilda Cottgias (Matilda Howard Cottwirls and appear and says:

Certificate of Death, is the same person as Matilda Cottgias

Matilda Cottgias

Matilda Cottgias named as one of the parties in that certain Deed Catherine Marie Kellogg and H. Clay Kellogg executed by received by Catherine Marie Kellogg and H. Clay Kellogg

be. Nicholas Cottgias and Matilda Cottgias, husband and wife, as joint tenants, received as Instrument No. 28708 on October 30, book 7282 page. 95 of Official Records of Orange

County, California, covering the following described property situated in the Orange dated . Sept. 28, 1964 October 30, 1964 . State of California: Lot 7 in Block "A" of Tract No. 1075 as per map recorded in Book 35 Page 4 of Miscellaneous Maps, Records of said Orange County. Code area: 18-061 A. P. No. 97-010-19 That the value of all real and personal property owned by said decedent at date of death, including the property allowe described, did not then exceed the sum of \$ 378.00. 25,000.00 Deled January 12, 1977 SUBSCRIBED AND SWORN TO before me Micholas Cottgla 12th OFFIGIAL SEAL Mood s O. B. WOODS STATE DISCOCALISTS CRINGE COUNTY

209-2813

Title Order No.

CITY OF GARDEN GROVE
11391 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92642

OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

11341 PARK GREEN LN
GARDEN GROVE, CA 92643

Garden Grove, CA 92642 O. Box 3070 1391 Acacia Parkway CITY OF GARDEN GROVE

OFFICIAL NOTICE AFFECTS YOUR PROPERTY

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CITY BEARDEN GROVE 1135 Parkway P.O. 1 100 Parkway Garden Grove, CA 92642

OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ

NEWPORT BEACH, CA 92660 300 E CUAST HWY



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RETURN TO SENDER

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3O. Box 3070 ITY OF GARDEN GROVE

3arden Grove, CA 92642

OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!



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CITY OF GARDEN GROVE Garden Grove, CA 92642 P.O. Box 3070

U.S.POSTAGE

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TY OF GARDEN GROVE
391 Acacia Parkway
3. Box 3070

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FFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

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1391 Acacia Parkway

O. Box 3070

arden Grove, CA 92642

DEFICIAL NOTICE AFFECTS YOUR PROPERT

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CITY OF GARDEN GROVE 11391 Acacia Parkway P.O. Box 3070

Garden Grove, CA 92642

OFFICIAL NOTICE AFFECTS YOUR PAOPERTY PLEASE READ!

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CITY OF GARDEN GROVE 11391 Acacia Parkway P.O. Box 3070

Garden Grove, CA 9264;

OFFICIAL NOTICE AF PLEASE READ!

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ATTEMPTED, UNKNOWN

GARDEN GROVE, CA 92643 11269 PARK VIEW

Garden Grove, CA 92642 11391 Acacia Parkway P.O. Box 3070 CITY OF GARDEN GROVE

OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

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ITY OF GARDEN GROVE
1391 Acacia Parkway

arden Grove, CA 92642 O. Box 3070

OFFICIAL NOTICE AFFECTS YOUR PROPERTY DEC 21.30 PLEASE READ

FORMARD DROPE TO SENDER

ARDEN GROVE, CA 92643 3893 PARKWAY DR #/8



CITY OF GARDEN GROVE 11391 Acacia Parkway P.O. Box 3070

Garden Grove, CA 92642 OFFICIAL NOTICE AFFECTS YOUR PROPERTY

PLEASE READ!

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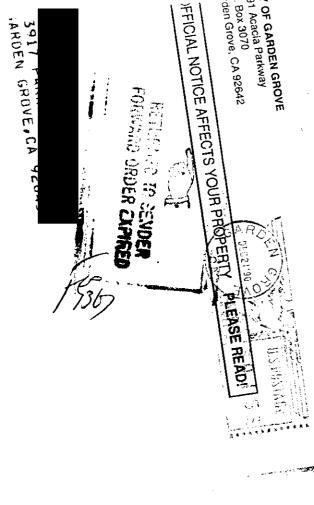
CITY OF GARDEN GROVE 11391 Acacia Parkway P.O. Box 3070

Garden Grove, CA 92642

OFFICIAL NOTICE AFFECTS YOUR PROPERTY

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P.O. Box 3070

Garden Grove, CA 92642

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DEVELOPMENT SERVICES

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FFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READS |5 !! DEVELOPMENT SERVICES DEC 28 1990 RECEIVED

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11391 Acacia Parkway

CITY OF GARDEN GROVE

P.O. Box 3070

Garden Grove, CA 92642

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CITY OF GARDEN GROVE

P.O. Box 3070 Garden Grove, CA 92642

OFFICIAL NOTICE AFFECTS YOUR PROPERTY

PLEASE READ! F RECEIVED

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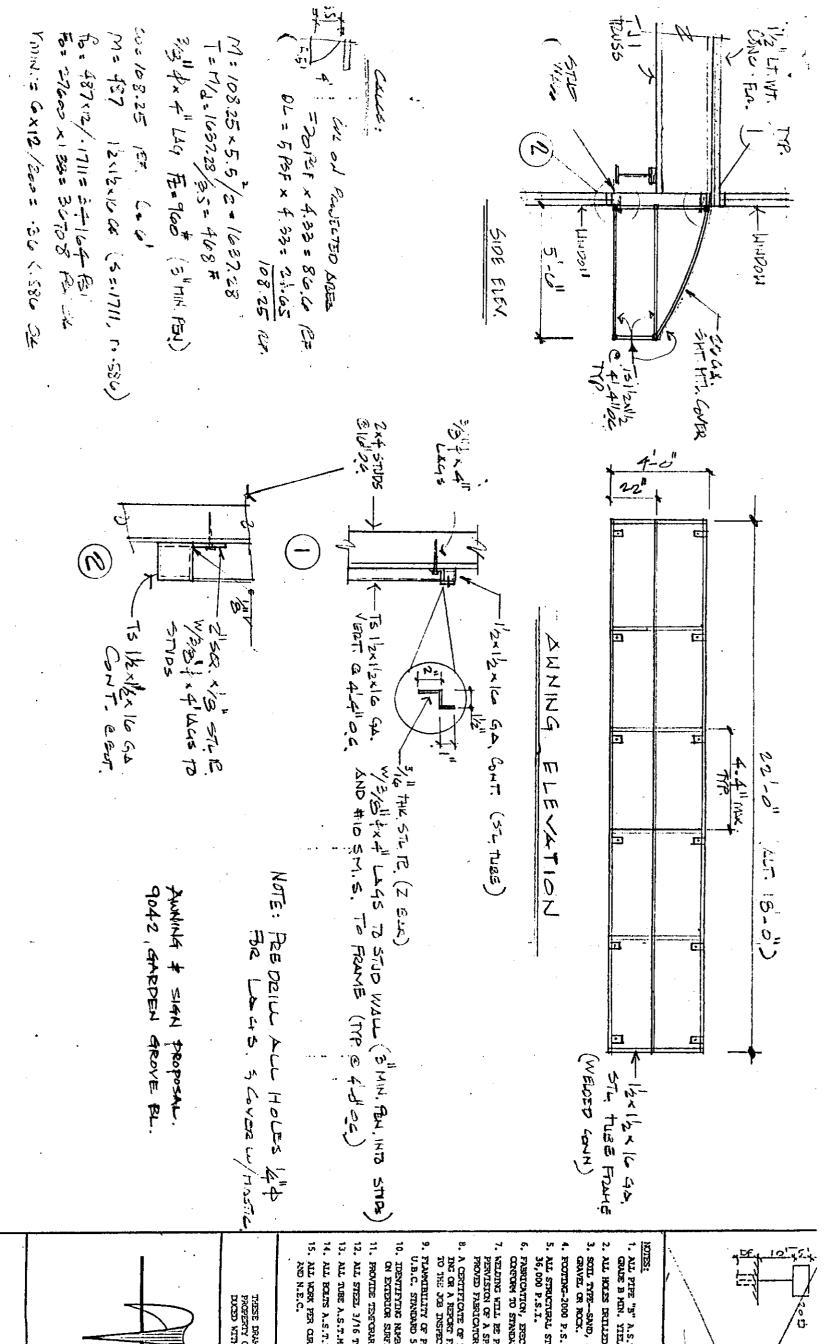
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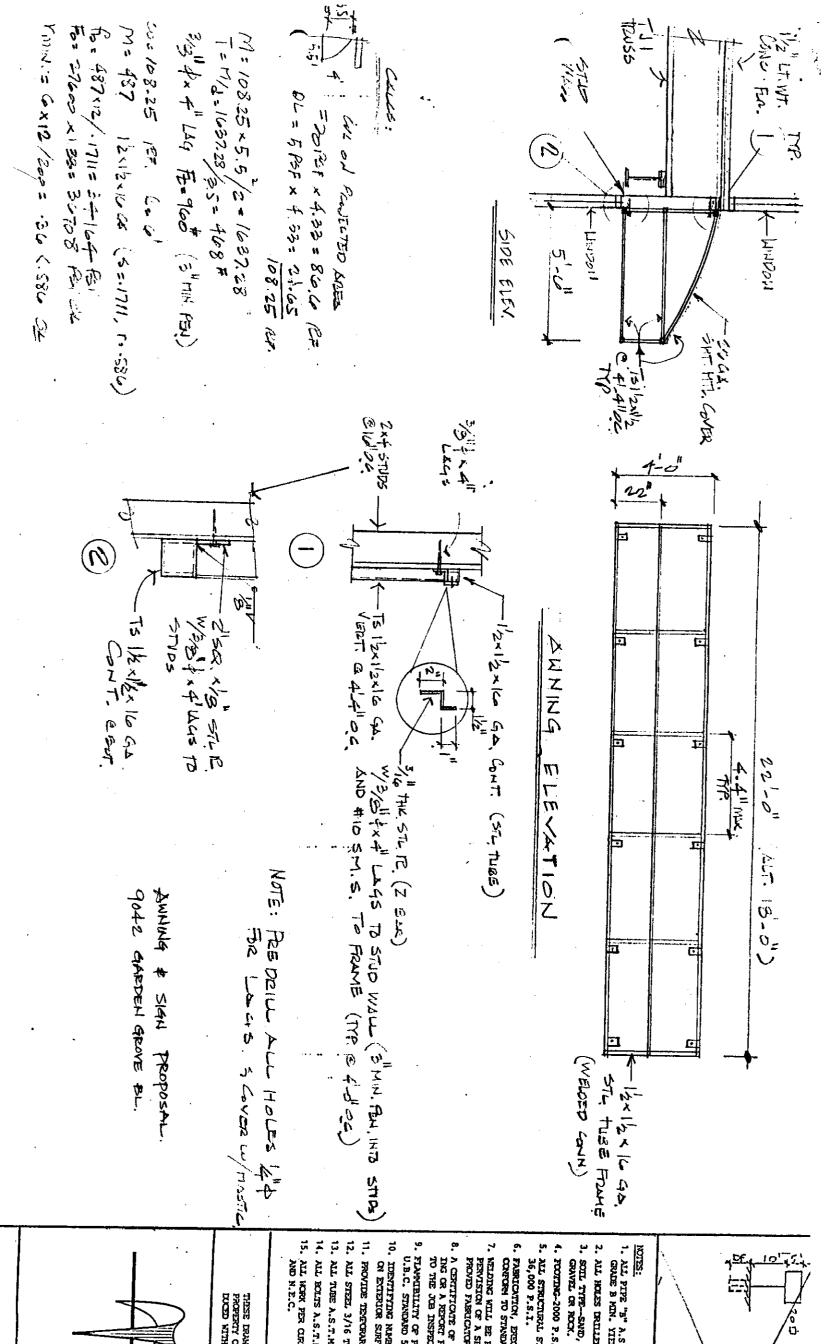
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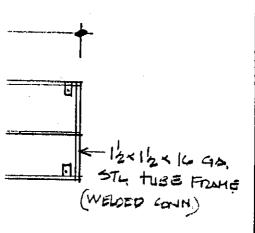
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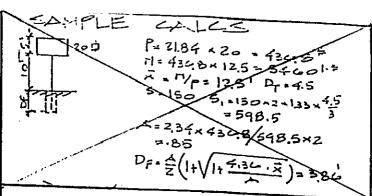






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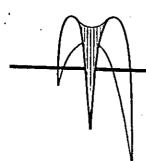
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NOTES:

- 1. ALL PIPE "B" A.S.T.M. A-53, TYPE E CR S OR A.P.I. STANDARD 5 L GRADE B MIN. YIELD STRENGTH 35,000 P.S.I.
- 2. ALL HOLES DRILLED OR PUNCHED.
- SOIL TYPE--SAND, SILTEYSAND, CLAYEY SAND, GRAVEL AND CLAYEY GRAVEL OR ROCK.
- 4. FOOTING-2000 P.S.I. CONCRETE.
- 5. ALL STRUCTURAL STEEL A.S.T.M. A-36 MINIMUM YIELD STRENGTH 36,000 P.S.I.
- FABRICATION, ERECTION AND PAINTING OF STRUCTURAL STEEL SHALL CONFORM TO STANDARD NO. 27-6-67.
- WELDING WILL BE PERFORMED BY CERTIFIED WELDERS UNDER THE SU-PERVISION OF A SPECIAL INSPECTOR OR IN THE SHOP OF AN AP-PROVED FABRICATOR.
- 8. A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING THE WELD-ING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRAMING APPROVAL.
- 9. FLAMMIBILITY OF PLASTIC MATERIAL IN SIGN WILL COMPLY WITH THE U.B.C. STANDARD 50-52-2-58 AND SECTION 6202(F).
- 10. IDENTIFYING NUMBER AND WEIGHT OF SIGN WILL BE PLAINLY PLACED ON EXTERIOR SURFACE OF SIGN BODY AS CUTLINED IN SECTION 6202(I).
- 11. PROVIDE TEMPORARY PEDESTRIAN PROTECTION AS OUTLINED IN CH.44.
- 12. ALL STEEL 3/16 THICK AND UNDER MUST BE GALVONIZED.
- 13. ALL TUBE A.S.T.M. A500 GR "B" FY-46. K.S.I.
- 14. ALL BOLTS A.S.T.M. A307 U.N.O.
- 15. ALL WORK PER CURRENT EDITIONS OF THE U.B.C. UNIFORM SIGN CODE
 AND N.E.C.

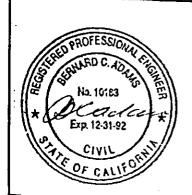
THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF B.C. ADAMS.



BERNARD C. ADAMS civil engineer

11022 scacia pkwy, suite e garden grove, ca 92640

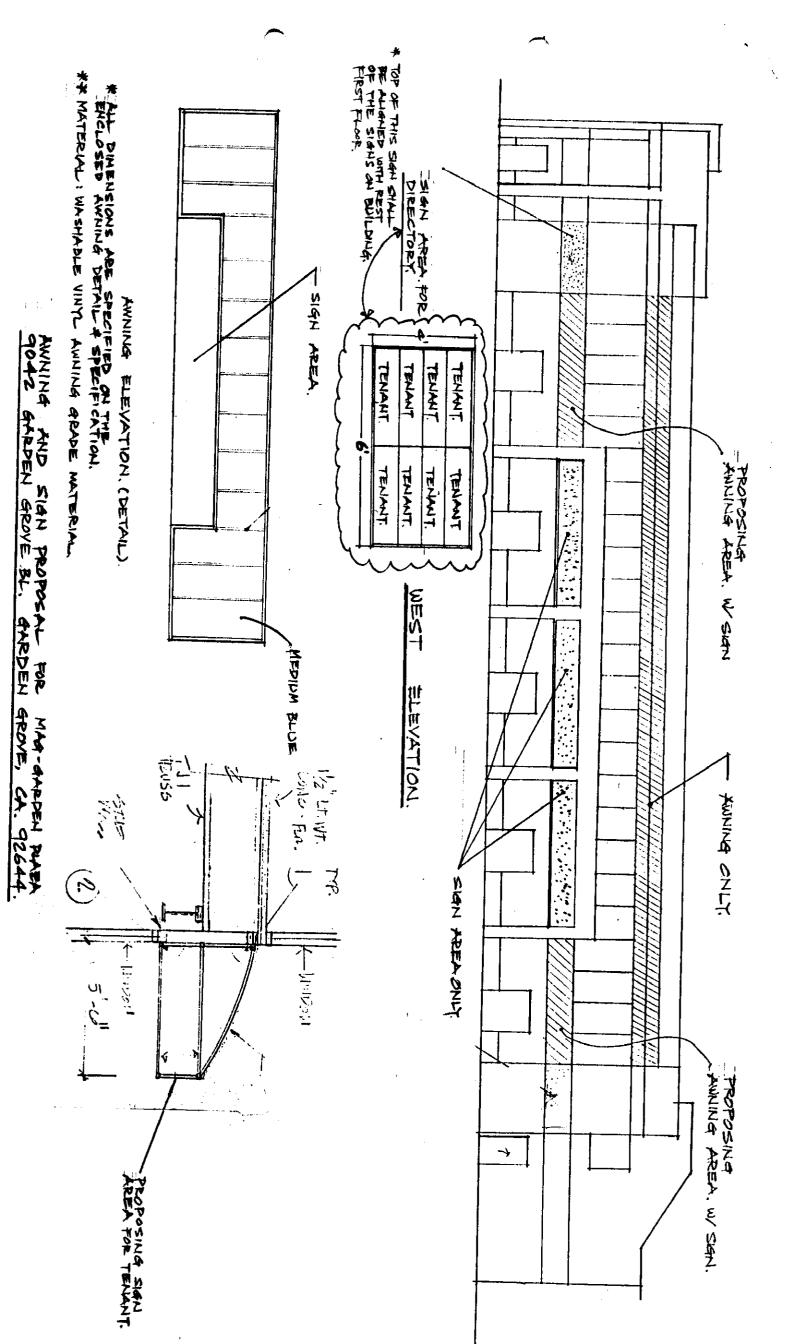
phone (714) 636-0294.



1-29-90 C 5 - 514N5

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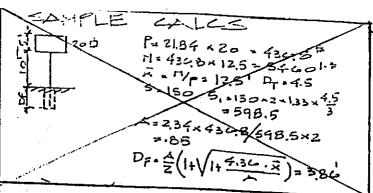
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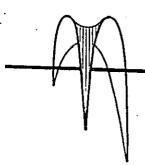
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- 2. ALL HOLES DRILLED OR PUNCHED.
- 3. SOIL TYPE--SAID, SILTEYSAND, CLAYEY SAND, CRAVEL AND CLAYEY
- 4. FOOTING-2000 P.S.I. CONCRETE.
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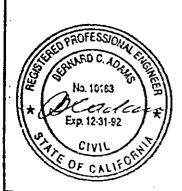
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BERNARD C. ADAMS civil engineer

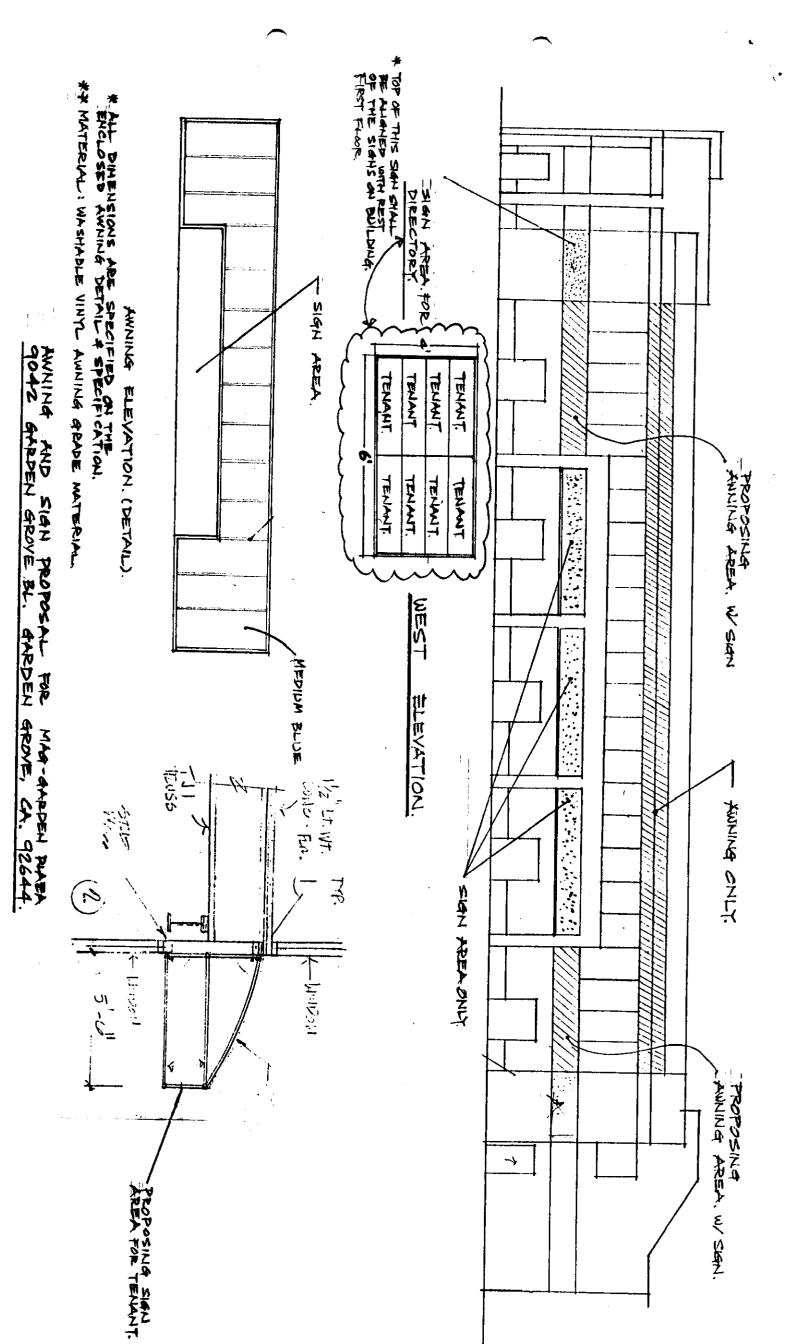
11022 acacla pkwy, suite e garden grove, ca 92640

phone (714) 636-0294.



GLEDZA GROJE

JOB #_5 7908



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Applicant <u>Ba Maurea</u> Address <u>11541 Vestainte</u> <u>66</u> Phone () 554-7245 92645							
Phone ()554-724	5	92645	Phone	'' ———	- Blim	<u></u>	-
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Site Address <u>1/35</u>	- Water	den	Assess	or Parcel	No(s) //	0 1:	
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	<u>!</u>	PROCESSING	INFORMA"	TION			
	<u>Planned</u>	Actual Complete				Planned	Actual Complete
Pre Application Conferen	nce XXX		Site V	isit/Pict	ures		<u> </u>
Committee Review				s Distrib		XXX	
P.C.C. Review			Resume	s Due			
Comments Transmitted to	App. XXX		Faci	lities En	gineering		
Application Submitted	XXX		Fire		•		
Application Correction	XXX		Plan	Check			
Notice Application Determined Complete			Police				
Case Entered in Log Book	XXX		Rede	velopment	Agency		
Fees Sent to Cashier	XXX		Sanii	tary Dist	rict		
Case Entered on Board XXX (Hearing Date Determined)			Trafi	fic Engin	eering		
Case File Prepared	XXX			Water Services			
Applicaton Acceptance Letter	XXX		Legals	Delivere	d to Paper		
Initial Study for PCC			Mailed	Legals S	ent Out		
Wegative Declaration (PC	c)		Staff R	Report-Fi	rst Draft		
P.C.C. Env.& Technical Review Prepare Mailing List			Staff R (Repo	deport-Sec ort Cover	ond Draft Sheet)		
Prepare Mailing List			Final Staff Report				
Praft Legal Notice			Staff R	eport Del	ivered		
							

825 North Broadway, Santa Ana, California 92701 (714)547-7251

CITY OF GARDEN GROVE 11391 ACACIA STREET GARDEN GROVE, CALIFORNIA

DATE:

June 14, 1991

REF. NO.:

TPM 87-336

ORDER NO.: 780789 -8

ATTENTION: CITY ENGINEER

ENCLOSURES:

SUPPLEMENTAL REPORT DATED JUNE 14, 1991.

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

TITLE OFFICER James Gibson

CUSTOMER SUPPLEMENTAL REPORT

Issuing Office: CHICAGO TITLE COMPANY 825 North Broadway Santa Ana, California 92701 (714)547-7251

NO VAN NGUYEN 21631 FERNLEAF DRIVE EL TORO, CALIFORNIA

> Your Ref: TPM 87-336 Order No: 780789 -8

Attn: NO VAN NGUYEN

Dated as of: JUNE 14, 1991

at 7:30 a.m.

Title Officer James Gibson

The above numbered report dated May 18, 1990 (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following:

SUBJECT TO SUPPLEMENTAL REPORT DATED DECEMBER 28, 1990.

PLEASE ELIMINATE TAXES.

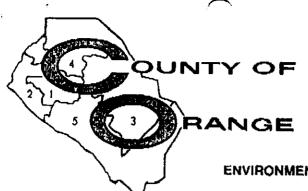
PLEASE ADD AS NEW ITEM:

1. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 1991-92 which are a lien not yet payable.

Assessment No.:

100-190-39

PLEASE UPDATE SAID REPORT TO JUNE 9, 1991.



ENVIRONMENTAL MANAGEMENT AGENCY
PUBLIC WORKS

April 2, 1990

MICHAEL M. RUANE DIRECTOR, EMA

WILLIAM L. ZAUN DIRECTOR OF PUBLIC WORKS

> LOCATION: 12 CIVIC CENTER PLAZA SANTA ANA, CALIFORNIA

MAILING ADDRESS: P.O. BOX 4048 . SANTA ANA. CA 92702-4048

TELEPHONE: (714) 834-2300 FAX # 834-2870

Peter G. Toghia, R.C.E. C/O Ba Van Nguyen 21631 Fernleaf Drive El Toro, California 92630

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

Parcel Map 87-336

City of Garden Grove

Third Check

FILL

- 1. Show in the monument notes a reference to the record information shown in parentheses, Tract 1273 M.M. 39/25.
- 2. State what type of monument is to be set with a tag in concrete for the second monument note.
- 3. State what record reference or remove the parenthese for the courses on the interior of the parcel.
- 4. Reference all found monuments or state, "NO REF." along Lot 3.
- 5. Remove the corner-out along Parsons Place, 55.02M.
- 6. Arrow the distance 50.00 along Westminster Avenue.
- 7. Show the curve data for Item Number 1 as measured and record.
- 8. The distance 330.20 along the Northerly line of Tract 2465 is not of record.
- 9. Call all monuments off by a bearing and distance not NOR/VERT.
- 10. Correct the gross acreage in the upper left corner of all sheets.
- 11. Show the name of the Engineering firm atop all sheets.

DITANE

- 12. Refer to the City Lierk's Certificate, it should read, in part, "...66436(a)(3)...".
- 13. Refer to the Surveyor's Certificate, state when monuments are to be set. Also sign and Seal the Certificate.
- 14. Refer to the County Surveyor's Statement; a. Change "CERTIFICATE" to "STATEMENT". b. Remove "BY" and "DEPUTY".
- 15. Print the name of the Notary Public within the Notary Certificate.
- 16. Set a durable tagged monument at the intersection of Westminster Avenue and Parsons Place. Also at the radius point centerline of Parsons Place.
- 17. Show a distance to the found monument at the Northeast corner of Lot 4.
- 18. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March 1st and November 1st.
- 19. Found, untagged monuments used for control must be tagged, replaced with tagged durable monuments or tied out with tagged monuments. Examples: "found nail and tin, replaced with spike and washer tagged LS xxxx;" "found bolt per OCTB xx/xx, down 3", set 4 spike and washers tagged RCExxxxx, at 3.00 offsets. Untagged monuments found out of position need not be tagged.
- 20. Change the Clerk of the Board of Supervisors' name to Linda D. Ruth.
- 21. Obtain the City Engineer's signature with R.C.E. number prior to submitting original for recordation.
- 22. Submit an up to date Title Report when the originals are submitted for Final Check.
 - 23. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.
 - 24. Unless the map boundary is revised it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates (including County Treasurer-Tax Collector's Certificate) completed.

Peter G. Toghia
PM. 87-336
Page 3

25. Questions concerning this review or letter should be directed to Dan Eckel at 834-3860.

Very Truly Yours,

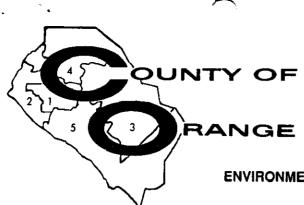
John Canas County Surveyor

ву 🛡

Paul A. Cuomo, L.S.

Supervising Land Surveyor

DE/MB:gm



APR 06 1990 DEVELOPMENT SERVICES

MICHAEL M. RUANE DIRECTOR, EMA

WILLIAM L. ZAUN DIRECTOR OF PUBLIC WORKS

> LOCATION: 12 CIVIC CENTER PLAZA SANTA ANA, CALIFORNIA

MAILING ADDRESS: P.O. BOX 4048 SANTA ANA, CA 92702-4048

> TELEPHONE: (714) 834-2300 FAX # 834-2870

ENVIRONMENTAL MANAGEMENT AGENCY PUBLIC WORKS

April 2, 1990

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- 23. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.
- 24. Unless the map boundary is revised it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates (including County Treasurer-Tax Collector's Certificate) completed.





96T 2 - **198**8

FILE

ERNIE SCHNEIDER DIRECTOR, EMA

Public Works Dopt DIRECTOR OF PUBLIC WORKS

LOCATION: 400 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA

> MAILING ADDRESS: P.O. BOX 4048 SANTA ANA, CA 92702-4048

> > TELEPHONE: (714) 834-2300

County of Orange

ENVIRONMENTAL MANAGEMENT AGENCY
PUBLIC WORKS

October 20, 1988

Joseph E. Hassel 1519 Calle Valle San Clemente, CA 92672

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

P.M. 87-336

Second Check

City of Garden Grove

Sheet 1

- 1. A Date of Survey is needed in the upper left-hand corner of all pages and should be consistent with Surveyor's Certificate.
- Refer to the Owner's Certificate; remove "Parcel A and Parcel 1" and replace with "Westminster Avenue."
- 3. Refer to Surveyor's Certificate; print name of the individuals signing map.
- 4. Label No. of Parcels as 1 in upper left-hand corner of all pages.

Sheet 2

- 5. Refer to City Clerk's Certificate; remove "Parcel A & 1" and replace with "Westminster Avenue."
- 6. Refer to City Clerk's Certificate; move note 1 above the date line.
- 7. Refer to Signature Omissions Note. The following statement should appear as follows:

Pursuant to the provisions of Section 66436(a)(3) of the Subdivision Map Act, the following signatures have been omitted.

- 8. State the "nature" of the easements listed in the Signature Omissions Note.
- 9. The easement for utility or miscellaneous purposes per Tract 1273 MM 39, Page 25 does not appear in the Title Report. Check with the title company.

Joseph E. Hassel P.M. 87-336 Page 2

Sheet 3

- 10. Show the separate area within the Distinctive Boundary as Westminster Avenue per 0.R. Book 3649, Page 298.
- 11. Delete.
- 12. Label the Distinctive Boundary interior as Parcel 1.
- 13. Show in the monument notes a reference to the record information shown in parentheses.
- 14. Show more monumentation along the Easterly boundary of Tract 1273 and along the Easterly R/W of Parsons Place. The corners of the Distinctive Boundary need to be set by proration between found monuments.
- 15. Delete.
- 16. The measured overall distance along Westminster Avenue disagrees with the increment parts. More than enough found monumentation is shown along Westminster Avenue.
- 17. Delete exception clause in the County Treasurer-Tax Collector's Certificate if the map is to be recorded between November First and March First because taxes are due and payable.
- 18. Submit two prints for a thorough recheck.
- 19. An additional checking fee deposit of \$400.00 will be required prior to further checking on subject map. This is only an estimate and additional funds may be requested prior to recordation. Any surplus of the deposit will be refunded after recordation.
- 20. All record data should be shown in parenthesis with its appropriate reference.
- 21. If improvements are required as a condition of approval of the tentative map, a list of such improvements should be noticed by separate document or by a certificate on the map. If by separate document show "The improvements as listed in 0.R.," in the certificate on the map or, if recorded concurrently show "The improvements as listed on a document recorded concurrently with this map," in the certificate on the map.
- 22. Submit closed traverses showing the error of closure and acreage for the distinctive boundary and/or all lots or parcels.

Joseph E. Hassel P.M. 87-336 Page 3

23. Questions concerning this review or letter should be directed to Dan Eckel at 834-3860.

Very truly yours,

John Canas, L.S. Deputy County Surveyor

Paul A. Cuomo, L.S.

Supervising Land Surveyor

DE/MB:no(PWS-54) 8102011585992



ERNIE SCHNEIDER DIRECTOR, EMA

C. R. NELSON DIRECTOR OF PUBLIC WORKS

LOCATION: 400 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA

> MAILING ADDRESS: P.O. BOX 4048 SANTA ANA, CA 92702-4048

> > TELEPHONE: (714) 834-2300

August 2, 1988

FILE

Phillip Peter 1519 Calle Valle San Clemente, CA 92672

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

PM 87-336

- First Check

City of Garden Grove

- 1. Refer to the Ownersip Certificate: The word "consent" is misspelled. Submit a copy of Book 3649, page 298 O.R. to this office for map checking purposes. Show the appropriate documentation and signatures for the beneficiaries along with their Notary Acknowledgments.
- 2. The City Clerk's Certificate should read in part "... and did accept the offer..." and ..." dated this _____ day of _____ 19 __...".
- 3. The word "satisfied" is misspelled within the County Surveyor's Certificate.
- 4. The heading of the Tax Collector's Certificate should read "County Treasurer-Tax Collector's Certificate."
- 5. Add the Clerk of the Board of Supervisors' Tax Certificate if the map is to be recorded between March First and November First.
- 6. The legal description on Sheet 2 should read exactly the same as shown on Sheet One.
- 7. The distinctive boundary line should encompass all of Lot 1 of Tract 1273 as indicated per the Title Report. The line for Parcel A and the corner cut-off of Parcel One should be a solid lighter weight line.
- 8. Correctly delineate the city limit line between Garden Grove and Santa Ana.
- 9. Extend the limits of your survey along Westminster Avenue, showing additional monumentation and appropriate measured and record distances. Show all increment and overall distances along Westminster Avenue.

- 10. The monument found at the centerline intersection of Rosita Place and Westminster Avenue is not referenced.
- 11. Label Rosita as "Rosita Place".
- 12. Show a distance between the two found nails with no reference along the centerline of Parsons Place.
- 13. Search for the monumentation at the Southerly end of the ghosted portion of Tract 1273. A traverse of the said area to the centerline of Westminster Avenue does not close within the acceptable tolerance (0.017).
- 14. It is recommended that 2" IP's 18" long be set at all exterior parcel boundary corners.
- 15. Show at the upper left hand corner of each sheet the number of parcel as "l and Parcel "A".
- 16. Show Block 5848, Module 39 in the upper left hand corner of Sheet 1.
- 17. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March First and November First.
- 18. Correct the Notary Certificate to comply with the enclosed sample.
- 19. As shown on the Title Report, a Section 66436(a)(3) Signature Omissions note may be required.
- 20. Add the following to the (City Clerk's or County Clerk's) Certificate: "and did also approve said map pursuant to the provisions of Section 66436(a)(3)(A) of the Subdivision Map Act."
- 21. A basis of bearings derived from existing surveys requires two found monuments of record with a bearing and distance between them.
- 22. Show a "Date of Survey" at the top of each sheet to show the time in which the field survey was made.
- 23. All record data should be shown in parenthesis with its appropriate reference.
- 24. All Signatures and Seals on Tract Maps, Parcel Maps, Records of Surveys, shall be in black opaque ink and all Signatures and Seals shall be clear and reproducible. (Orange County Recorder Requirement).
- 25. Submit an up to date Title Report when the originals are submitted for Final Check.
- 26. Any lot or parcel being dedicated or granted must show the specific use for which it is being dedicated or granted.
- 27. State the nature of the interest(s) listed in the Signature Omissions Note.

- 28. Tie the corner outs to the centerline of the following locations: Westminster Avenue and Parsons Place.
- 29. State the intended use of all lettered lots.
- 30. Submit closed traverses showing the error of closure and acreage for the distinctive boundary and/or all lots or parcels.
- 31. Submit two prints for a thorough recheck.

Questions concerning this review or letter should be directed to Maurice Bowar at 834-6261.

Very truly yours,

John Canas, L.S.

Ву__

Al A. Cuomo, L.S.

Supervising Land Surveyor

RS:mk(4/57)8215

	STATE OF CALIFORNIA)	•
	COUNTY OF	•
	On this day of, 19 a notary Public in and for said State,	personally appeared,
	personally known to me (or proved to me	whose name(s) is (are) subscirbed to within owledged to me that he (she, they) executed
r	•	
	WITNESS MY HAND:	MUST BE SHOWN
	(Signature) Notary Public in and for said State	EXACTLY AS SHOWN
	(Name - typed or printed)	Дината (по по
	, - Spec of printed,	
	My Principal Place of Business is in County.	(Typed or printed)
١	My Commission expires	(Typed or printed)
1	•	Lighte of himsen)

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JAN 1 1 1988

Public Works Dept.

First American Title Insurance Company

114 EAST FIFTH STREET, (P. O. BOX 267) SANTA ANA, CALIFORNIA 92702 · (714) 558-3211

January 7, 1988

Ba Nguyen 11541 Westminster Avenue Garden Grove, CA 92643

Reference: Parcel Map No. 87-336 Our Order No. 1481741

Supplementing our original report relative to the above numbered title order we wish to advise you of the following:

Items 8, 9, 10, 11, 12 and 13 of our report dated December 8, 1987 are hereby eliminated.

Nancy J. Stierstorfer

Title Officer

Subdivision Department

cc: Sogren Engineering
Superior Construction
City of Garden Grove
Orange County Surveyor



OR-1481741

FIRST AMERICAN TITLE INSURANCE COMPANY 114 EAST FIFTH STREET, (P.O. BOX 267) SANTA ANA, CALIFORNIA 92702 (714) 558-3211

BA NGUYEN 11541 WESTMINSTER AVENUE GARDEN GROVE, CALIFORNIA 92643

YOUR NO. PCL MAP 87-336

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 OR POLICIES OF TITLE INSURANCE 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 THE POLICY FORMS.

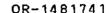
THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF THE POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) 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 ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AS OF DECEMBER 8, 1987 AT 7:30 A.M.

NANCY J. STIERSTORFER - TITLE OFFICER

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS: THIS REPORT IS FOR DEDICATION PURPOSES ONLY - DEDICATION REPORT FOR PROPOSED PARCEL MAP NO. 87-336.





9. A LIEN FOR THE AMOUNT HEREIN STATED AND FOR ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE FILED BY THE DEPARTMENT OF EMPLOYMENT UNDER THE UNEMPLOYMENT INSURANCE ACT AGAINST

DEBTOR:

LUAN CONG BUI AND BE VAN NGUYEN, INDIVIDUALLY

AND AS COPARTNERS DOING BUSINESS AS "BLANCO". A COPARTNERSHIP.

CERTIFICATE NO.:

M173932.

AMOUNT:

\$949.91.

RECORDED:

JUNE 13, 1983 AS INSTRUMENT NO. 83-250049

OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

AN ABSTRACT OF JUDGMENT FOR \$166.69, AND ANY OTHER AMOUNTS DUE THEREUNDER, RECORDED AUGUST 8, 1986 AS INSTRUMENT NO. 86-351634 OF OFFICIAL RECORDS.

DEBTOR:

H. T. TROUNG.

CREDITOR:

MAY COMPANY, CALIFORNIA INC., A CORPORATION.

CASE NO.

SC 112520 IN THE HARBOR JUDICIAL DISTRICT.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

11. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE FILED BY THE TAX COLLECTOR OF THE COUNTY HEREINBELOW MENTIONED AGAINST

DEBTOR:

NGUYEN, BA VAN.

YEAR & NO:

1986-1987; 000335.

AMOUNT:

\$94.64.

COUNTY:

ORANGE.

RECORDED:

FEBRUARY 4, 1987 AS INSTRUMENT NO. 87-065179

OF OFFICIAL RECORDS.

WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

12. A LIEN FOR THE AMOUNT HEREIN STATED AND FOR ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE FILED BY THE FRANCHISE TAX BOARD UNDER THE PERSONAL INCOME ACT AGAINST

DEBTOR:

HOA T. TRUONG.

CERTIFICATE NO .:

87055-003162.

AMOUNT:

\$189.33.

RECORDED:

MARCH 2, 1987 AS INSTRUMENT NO. 87-111959

OF OFFICIAL RECORDS.



OR-1481741

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

13. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE FILED BY THE TAX COLLECTOR OF THE COUNTY HEREINBELOW MENTIONED

AGAINST

DEBTOR:

TRUONG HOA.

YEAR & NO:

1987-1988; 03741.

AMOUNT:

\$77.44.

COUNTY:

ORANGE.

RECORDED:

NOVEMBER 6, 1987 AS INSTRUMENT NO. 87-623887

OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

14. THIS REPORT IS PREPARATORY TO THE ISSUANCE OF A PARCEL MAP GUARANTEE AND IT IS INTENDED SOLELY FOR THE USE OF THOSE PARTIES DIRECTLY INVOLVED IN THE PREPARATION AND CHECKING OF SAID PARCEL MAP.



NOTICE

Sections 12413 and 12413.5 of the California Insurance Code become effective on January 1, 1985. This new law requires that any title insurance company, underwritten title company or controlled escrow company handling funds in an escrow or subescrow capacity must have all cash, checks and drafts representing disbursements to be made by it deposited into its escrow depository bank account *before* recording your transaction.

When checks (including cashier's, certified and traveler's checks), share drafts and money orders are drawn on or issued by an office of a financial institution located outside the state of California or when any draft (other than a share draft) is deposited into or submitted for collection to First American Title Company's escrow depository bank account, there may be a substantial delay in the closing of your transaction or the disbursement of funds to be made by First American Title Company.

To avoid any delay necessitated by this new law please consider the following:

- 1. Use checks, share drafts or money orders drawn on or issued by offices of financial institutions located within the state of California.
- 2. Require the wire transfer of the funds from the office of the financial institution located outside the state of California to First American's escrow depository bank account.
- 3. Avoid using drafts.

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If you have any questions about the effect of this new law on your escrow please contact your local First American Title Company office.

RESOLUTION NO. 6950-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-129-87 AND PARCEL MAP NO. PM-87-336, REZONING, SITE PLAN AND PARCEL MAP FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSONS PLACE, PARCEL NOS. 100-190-19, 29

WHEREAS, the subject case, initiated by Ba Nguyen, requests rezoning from the C-M (Heavy Commercial/Limited Industrial) zone, to the M-1 (Limited Industrial) zone, and site plan approval for the construction of an approximately 5,520 square foot industrial building on an approximately 15,795 square foot site, and parcel map approval to consolidate two parcels; and

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 3755, the Planning Commission recommended approval of SPA-129-87 and Parcel Map No. PM-87-336 on November 12, 1987; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on December 14, 1987, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

NOW, THEREFORE, BE IT RESOLVED:

- 1. Site Plan Amendment No. SPA-129-87 and Parcel Map No. PM-87-336 are hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3755, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
- 2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.
- 3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 14th day of December 1987.

/s/ J.	TILMAN	WILLIAMS		
MAYOR			 	

ATTEST:

/s/ CAROLYN MORRIS, CMC CITY CLERK STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 14th day of December, 1987, with the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, DONOVAN, KRIEGER, LITTRELL, WILLIAMS

NOES: COUNCILMEMBERS: (0) NONE ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC

CITY CLERK

RESOLUTION NO. 3755

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF SITE PLAN AMENDMENT NO. SPA-129-87 AND PARCEL MAP NO. PM-87-336 FOR A PARCEL OF LAND LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSONS PLACE, PARCEL NOS. 100-190-19,29

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on November 12, 1987 does hereby recommend approval of Site Plan Amendment No. SPA-129-87 and Parcel Map No. PM-87-336.

BE IT FURTHER RESOLVED in the matter of SPA-129-87 and PM-87-336, the Planning Commission of the City of Garden Grove does report as follows:

- 1. The subject case was initiated by Ba Nguyen.
- 2. The applicant requests to rezone the site from the CM (Heavy Commercial/Limited Industrial) zone to the M-I (Limited Industrial) zone. Additionally, the applicant is requesting site plan approval to construct a 5,520 square feet industrial building on an approximately 15,795 square feet site and parcel map approval to consolidate two existing parcels.
- 3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant adverse effect on the environment.
 - 4. The subject property is zoned C-M and is unimproved with a vacant lot.
- 5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
 - 6. Report submitted by City staff was reviewed.
- 7. Pursuant to legal notice, public hearing was held on November 12, 1987, and all interested persons were given an opportunity to be heard.
- 8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 12, 1987; and
- BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.9, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the General Plan; and

The proposed development is a permitted use in the M-I (Limited Industrial) zone; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

PARCEL MAPS/SUBDIVISIONS:

The subject Parcel Map/Tentative Tract Map is consistent with all elements of the Garden Grove General Plan.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

- 1. The subject Site Plan Amendment and Parcel Map does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9219.7 and 9220.
- 2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
 - A. Approval of this site plan amendment and parcel map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
 - B. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
 - C. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
 - D. 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.

- E. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.
- F. Grading, drainage, and underground utility plans are required.
- G. Tentative Parcel Map No. PM-87-339 shall be finaled and recorded prior to the issuance of building permits. If not recorded within two years of the date of approval, the parcel map shall expire.
- H. A detailed landscape plan shall be submitted to and approved by the Development Services Department prior to the issuance of the required building permits. Said plan shall include size, type and location of plant materials and shall fully comply with Section 9400 of the Municipal Code. The applicant shall heavily plant the landscape area along the southerly property line with 24" box trees to buffer the residence to the south. One (1) 36" box accent tree shall be provided on each side of the driveway on Parsons Place for a total of two (2) 36" box trees.
- I. All six (6) foot high block walls shall be provided as shown on the site plan. Said walls shall be constructed with split-face block or precision block textured treated to match the building. If said walls are located on the property line, the applicant shall work in conjunction with adjacent properties to provide one wall down each line.
- J. The security gate illustrated on the site plan does not comply with City standards and will not be allowed. Any such gate shall be located thirty-five (35) feet from Parson Place property.
- K. Comply with all requirements of the City's Water Services Division, including but not limited to the following:
 - 1. The development shall be master metered with meter(s) located within the Westminster Boulevard street right-of-way.

 Metering equipment, however, must be screened. The method of screening shall be approved by the Development Services Department prior to building permit issuance.
 - 2. All one and one-half larger meters shall have a proper backflow device.
 - 3. All such improvements shall be made at developer's expense.
- L. The applicant shall comply with all provisions of the City's Flood Damage Prevention Ordinance.
- M. The applicant shall be financially responsible for removing the existing curb on Westminster Avenue and relocating a new curb forty-two (42) feet from the centerline of Westminster Avenue. The applicant shall submit plans illustrating said improvement to and receive approval from the City's Public Works Department. The applicant shall post a bond of \$7,000 for said public improvements.

- N. Comply with all provisions of the City's Traffic Engineering Section, including but not limited to the following:
 - 1. One underground wired marbelite pole street light is required on Parsons Place approximately 167 feet south of Westminster Avenue centerline.
 - 2. The driveway width shall be a minimum of twenty-five (25) feet.
 - 3. All parking stalls shall be separately labeled and the handicap stall shall provide proper signage.
 - 4. Applicant shall install red curb (no parking) on both Parsons Place and Westminster Avenue for the project's entire frontage. No parking permitted on public right-of-way.
- 0. Comply with all requirements of the Garden Grove Police Department:
 - 1. All exterior double doors shall be equipped as follows:
 - a. The inactive leaf of double doors shall be equipped with automatic releasing metal flushbolts having a minimum embedment of 5/8 inch into the header and threshold of the door frame or by panic hardware which contains a minimum of two locking points, one located at the header and the other at the threshold of each door.
 - b. Double doors shall have a full length astragal, constructed of steel a minimum of .125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced apart on not more than 10 inch centers.
 - 2. Aluminum frame swinging doors shall conform to the following:
 - a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.
 - b. Aluminum frame swinging doors shall be equipped with a two-point locking mechanism consisting of deadbolt having a minimum bolt projection of 1-1/2 inches, or a hook shaped or similar bolt that engages the strike sufficiently to prevent spreading and a metal automatic

releasing threshold bolt having a minimum embedment of 5/8 inch into the floor. The deadbolt lock shall have a minimum of five pin tumblers, and a cylinder guard and shall be equipped with a locked indicator.

- 3. Whenever a mail slot is located within 40 inches of the primary locking device on any exterior door, it shall be covered by an interior hood which will discourage manipulation of the primary locking device.
- 4. All exterior doors shall be equipped with a lighting device which shall provide a minimum maintained one foot candle of light at ground level during hours of darkness. Lighting devices shall be protected by vandal resistant covers.
- 5. All parking lots, and access thereto, providing more than 10 parking spaces and for use by the general public, shall be provided with and minimum maintained one footcandle of light on the parking surface from dusk until the termination of business every operating day. At all other hours of darkness, a minimum maintained .25 footcandles of light shall be provided at ground level.
- 6. Exterior lighting shall not shine away from the subject property.
- 7. Interior night lighting shall be maintained in those areas that are visible from the street (ground floors only).
- 8. The address number of every commercial building shall be located so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background.
- P. Signage shall be limited to wall mounted or ground monument signs only. The monument sign shall be constructed as drawn per the sign plan submitted with the application.

ADOPTED this 12th day of November 1987.

/s/ MANUEL NUNES 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, State of California, held on November 12, 1987, and carried by the following vote, to wit:

AYES: COMMISSIONERS: NUNES, BIXLER, MARGOLIN, POPE, PRINGLE, WAGNER

NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NUESSLE
ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER SECRETARY

3828T/1426A 11/05/87



DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

APPLICATION FOR:	
	MENTAL IMPACT REPORT (20% OF EIR COST)
	MENTAL IMPACT REPORT (\$150) E DECLARATION
NAME OF APPLICANT: BA NGUYEN	TELEPHONE: (714) 554-7245
MAILING ADDRESS: 11541 WESTMINSTER AVE.	
GARDEN GROVE, CALIFORNIA	ZIP: 92645
NAME OF RECORDED OWNER: BA NGUYEN	TELEPHONE: (714) 554-7245
MAILING ADDRESS: 11541 WESTMINSTER AVENUE	•
GARDEN GROVE, CALIFORNIA	ZIP: 92645
STATUS OF THE APPLICANT (CHECK ONE)	
XX RECORDED OWNER OF THE PROPERTY	
PURCHASING OR ESCROW SUBJECT TO CASE APPRO	VAL
LESSEE	
AUTHORIZED AGENT OF ONE OF THE ABOVE	
IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, TAUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZ APPLICATION.	HE ATTACHED LETTER OF ED AND SUBMITTED WITH THE
SIGNATURE OF OWNER:	DATE: 8/24/87
SIGNATURE OF APPLICANT:	DATE: 8/24/87
ACCEPTANCE BY LAND USE: Dane Belmi	DATE: 8-24-87
ACKNOWLEDGMENT OF FEE PAYMENT:	DATE:

DS-123-4/83

0781R/502A 5/27/82 NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT Development Services Division

NOT APPLICABLE

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE	
APPLICATION FOR	CASE NO
	my agent for the purpose of d agree to accept and fulfill any and as conditions of approval.
LEGAL PROPERTY DESCRIPTION:	
•	·

(Signature of Owner)

FILING INSTRUCTIONS FOR A PARCEL MAP

EXHIBIT REQUIRED:

Parcel Map

Twelve (12) blueline copies on 18"x26" paper (or size large enough for a scale of one hundred feet to the tinch) of a map containing the information set forth below (see Map example attached). This map shall be prepared by Licensed Surveyor or Registered Civil Engineer.

- a. All boundary lines of the property <u>fully dimensioned</u>; and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.
- b. The name, location, and width of any such adjacent street.
- County Assessor's book, block, and parcel numbers for abutting parcels.
- The location and width of any water courses, structures, irrigation ditches, and any other permanent physical features of the land.
- The width and location of all existing or proposed public or private easements.
- f. The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.
- g. All proposed parcels fully dimensioned and designated as 1, 2, 3, etc.
- h. Words "Pancel Map" as a heading for the page. 87-336
- i. Scale of map.
- j. North arrow.
- k. Legal description of the subject property.
- 1. Name, address, and telephone number of owner.
- m. Name, address, and telephone number of person who prepared the map.
- n. Date of preparation of map.
- o. Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

2. Deed Restrictions:

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. <u>Title Report:</u>

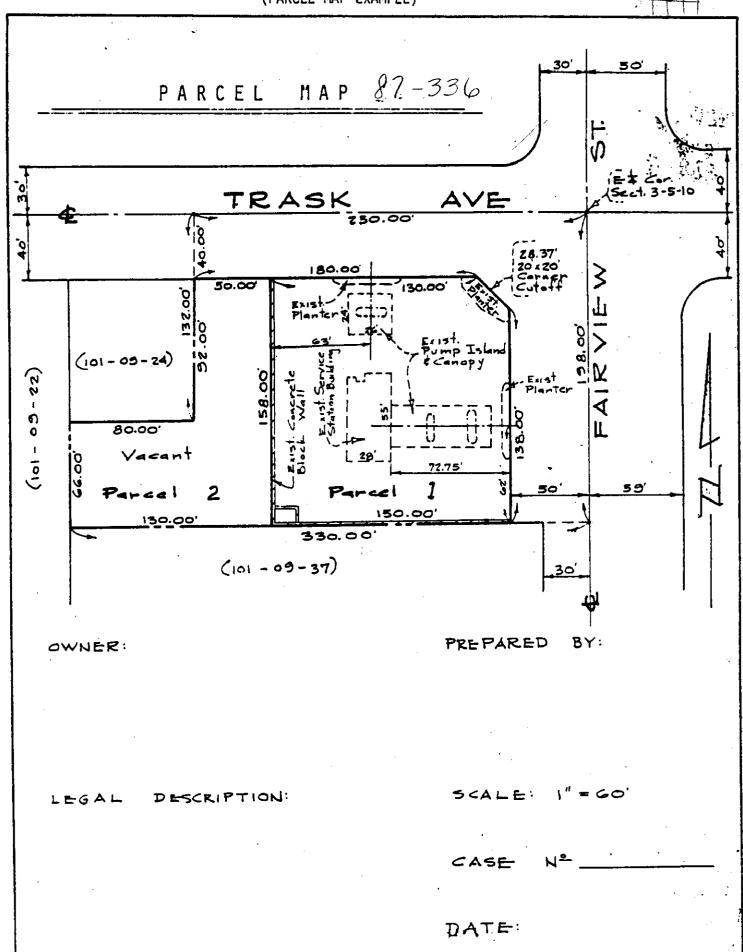
One copy of a Current Title Report obtainable from a title company must be submitted with this application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County.

APPLICATIONS MUST BE COMPLETE, INCLUDING FORMS AND EXHIBITS, AT THE TIME OF FILING.

NOTE: Approval of your application by the City of Garden Grove Planning Commission is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

0536B/85A 1/20/82



BNDR Y.	STYLE DRIVE			·
EXIST. TRACT BA	30.00 N83.05: 10. E RAD AP-85-34 (G8.80)	ACT NO. 15A7 AP-89-34 33 N 89°32'10" E 183. G'PUBLIC HTILITY EASEME (GB.80')	3-02 AP-B	32
	BRIVE 1:173.10 T. 49.07 L. 173.10 L. 174.51 L. 40.00 L. 114.51 L. 50.50 L. 174.51 L. 175.00 L.	PARCEL 180.00°	1 >	50.00° 00 (28.83 00 (40.69.343
	CURB AND GL 1. 08" R:430.00' 1. T. CURB AND 1.15T. CURB AND 50.50' I	<i>PARCEL</i> 171.00°	2 2	200.00° 50.00° (60.00 4P-89-343
N 72° 41' 02'	20.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	PARCEL 158.	3 × 7 × ×	N 0° 54' 50" W 50.00' (60.00') AP-89-343.07
	-SEACRES 19.43 0:16.24' 00 T: 49.6 1:173.10' T: 49.6 E113T.	PARCEC N.83° 46' 23"E RAD. /49.9	4	50.00 (60.00) P-89-343-08
	30. 30.	N 89° 32' IL AP - 89 - 34. LEGAL DESCRIPTION:)"Ε /49.98'	(103.00°) 89-343-09
E CH	MOOSA: 56" W			AP
BY: A.J.T. DEVE		BoldSE Tolay	JWNER:	



PARCEL MAP

CONDITIONS OF APPROVAL

Parcel Map approval is subject to the provisions of Section 9137 of the Garden Grove Municipal Code. This Section reads as follows:

Section 9137. Approval of Maps.

Each map filed shall be certified by the City Engineer and the Zoning Administrator as to its engineering correctness and its compliance with the following conditions:

- (a) That all lot sizes shall conform with the provisions of Chapter 2 of this Article and all lots shall comply with the standards set forth in this Chapter and the zoning regulations as set forth in Chapter 2 of this Article governing lot design.
- (b) That curbs, gutters, sidewalks and paving will be installed along all street frontage of the property being divided.
- (c) Separate and adequate distribution lines for domestic water supply will be constructed to each lot.
- (d) That separate and individual sanitary sewer facilities and connection shall be made to each lot created.
- (e) That no lot contained in such proposed subdivision shall conflict with any street, highway, park, playground, public building or other type of public project indicated on a Master Plan or Specific Plan.
- (f) That no lot in such proposed subdivision may be subject to flood or inundation.
- (g) That no division will be permitted that will block the development of adjacent property.

APPROVAL OF THE PARCEL MAP BY THE CITY IS SUBJECT TO RECORDATION OF A PARCEL MAP WITH THE COUNTY OF ORANGE.

SCHEDULE A

: \$955.00

AMOUNT OF INSURANCE: \$220,000.00

DATE OF POLICY : MARCH 25, 1987 AT 3:45 P.M.

POLICY NO.

: 717283

NAME OF INSURED:

NO VAN NGUYEN AND HOA THI TRUONG AND BA VAN NGUYEN: RICHARD Y. M. CHEN AND CHING LUA CHEN.

THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF FOLICY VESTED IN:

NO VAN NGUYEN AND HOA THE TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN. ALL AS JOINT TENANTS.

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN SCHEDULE C COVERED BY THIS POLICY IS A FEE.

SCHEDULE B

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, NOR AGAINST COSTS, ATTORNEYS' FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON OF THE FOLLOWING: -

PART I

ALL MATTERS SET FORTH IN PARAGRAPHS NUMBERED 1 (ONE) TO 11 (ELEVEN) INCLUSIVE ON THE INSIDE COVER SHEET OF THIS POLICY UNDER THE HEADING SCHEDULE B FART I.

PART II

- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
- AN EASEMENT AFFECTING THE FORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : SOUTHERN CALIFORNIA TELEPHONE COMPANY. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) : TRIMMING TREES AND FOLIAGE AND REMOVING OVERHANGING LIMBS. DECEMBER 27, 1943 IN BOOK 1226 PAGE 297, OFFICIAL RECORDS. RECORDED : WITHIN 5 FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED BEFECTS

ADJACENT TO THE LAND COMPRISING SAID TRACT.

AN EASEMENT AFFECTING THE FORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL FURFOSES, IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

: POLE LINES. : JUNE 21, 1948 IN BOOK 1656 PAGE 498, OFFICIAL RECORDS. RECORDED

: THE EASTERLY 5 FEET. AFFECTS

AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) : POLE LINES. : JULY 27, 1948 IN BOOK 1676 PAGE 180, OFFICIAL RECORDS. RECORDED : THE EASTERLY 5 FEET OF SAID LAND. AFFECTS

AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, : THE COUNTY OF ORANGE.

(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

: STREET AND HIGHWAY PURPOSES.

: SEPTEMBER 19, 1956 IN BOOK 3649 PAGE 298, OFFICIAL RECORDS. RECORDED

: DESCRIBED AS FOLLOWS: AFFECTS

PARCEL A. ALL OF LOT ONE OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SECTION NINE. TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDING MERIDIAN.

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDING MERIDIAN, WITH THE EASTERLY RIGHT OF WAY LINE OF PARSONS PLACE (60.00 FEET IN WIDTH), AS SAID PARSONS PLACE IS SHOWN ON A MAP OF TRACT NO. 1273 RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF GRANGE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION NINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 45 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID PARSONS PLACE; THENCE SOUTHWESTERL IN A DIRECT LINE TO THE POINT OF BEGINNING.

6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT

STATED HEREIN

DATED : MARCH 2, 1987 AMOUNT : \$170,000.00

TRUSTOR : NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN

NGUYEN, A SINGLE MAN

TRUSTEE : BURROW ESCROW CO.

BENEFICIARY : RICHARD Y.M. CHEN AND CHING LUA CHEN, HUSBAND AND WIFE AS JOINT

TENANTS.

RECORDED : MARCH 25, 1987

INSTRUMENT NO.: 87-161372, OFFICIAL RECORDS

SCHEDULE C

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF GRANGE. STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF TRACT 1273, IN THE CITY OF GARDEN GROVE. COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

FARCEL MAP NUMBER ASSIGNMENT

TO: County of Orange
Office of the County Surveyor
Engineering Building, 400 Civic Center Drive West
Santa Ana, California 92701

PARCEL MAP NUMBER 87-8367

<u> </u>	A NGUYEN	the record owner of the barries	
and state: Request is	That the subdividence hereby made that a	the record owner of the herein described land described land described land described land described land described land described land described land.	epose

Dated: 30 July 1987

Signed:

<u>C...</u>...

Owner

DESCRIPTION:

CARDERGROCE CA GREATS

LOTS 1 & 2, Tract 1273, Garden Grove, California

(Assessor's Map, Book 100, Page 19, County of Orange)

PROPOSED SUBDIVIDER:

GARY MARYHEW

Company or Name

274 CALLE CUERVO

Address

SAN CLEMENTE CA 92672

City

SUBDIVIDER'S ENGINEER/SURVEYOR

RICHARD K. SHOGREN, P.E.

Company or Name

12755 BROOKHURST SUITE 206

Address

or

(City of GARDEN GROVE

WESTMINSTER BLVD 135' 135' 135' 14MM 135' 14MM 15MM
SKETCH

Receipt of \$37.00 issuance fee is hereby acknowledged and the above Parcel Map number is assigned to the owner of the land described herein only. Fraudulent statements hereon shall be cause for cancellation.

SCALE: 1"= 100:0"

Authorization	and	Receipt	No.	4870
---------------	-----	---------	-----	------

Dated: AUGUST 3, 1987

By: RON

Courte Cumumanta 0664



OR-1481741

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, AND IS DESCRIBED AS FOLLOWS:

PROPOSED PARCEL MAP 87-336 BEING A SUBDIVISION OF:

LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

* * * * *

NJS:HA

NOTE: THE ONLY PARTIES WHOSE SIGNATURES ARE NECESSARY TO OFFER FOR DEDICATION ANY STREETS OR ALLEYS SHOWN ON THE MAP OF PROPOSED PARCEL MAP NO. 87-336, ARE AS FOLLOWS:

NO VAN NGUYEN, HOA THI TRUONG, AND BA VAN NGUYEN; OWNERS.

RICHARD Y. M. CHEN AND CHING LUA CHONG, HUSBAND AND WIFE, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

THE INTEREST OF:

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS.

COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS.

MAY BE COVERED BY INDORSEMENT PURSUANT TO ARTICLE 66436 OF THE GOVERNMENT CODE.

ALL TAXES FOR THE FISCAL YEAR 1987-1988 MUST BE PAID IN FULL PRIOR TO PROCESSING SAID MAP TROUGH GOVERNMENT AGENCIES. PLEASE MAKE CHECK PAYABLE TO THE ORANGE COUNTY TAX COLLECTOR AND FORWARD TO THIS OFFICE ALONG WITH COMPLETE TAX BILLS FOR PAYMENT.

FILING INSTRUCTIONS FOR PUBLIC HEARINGS

FIRST: THE APPLICANT SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ROOM 220, CITY HALL (TELEPHONE (714) 638-6831) TO DISCUSS THE REQUEST OR PROPOSAL PRIOR TO THE PREPARATION OF DETAILED PLANS.

SECOND: AFTER REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT, THE APPLICANT SHALL BRING THE EXHIBITS DESCRIBED BELOW TO THE DEVELOPMENT SERVICES DEPARTMENT, GARDEN GROVE CITY HALL, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE 92640, BETWEEN THE HOURS OF 8 A.M. AND 4 P.M. A PLANNER OF THE DEVELOPMENT SERVICES DEPARTMENT WILL CHECK YOUR EXHIBITS AND APPLICATION FORMS. IF ALL SUBMITTALS ARE IN ORDER, THE PLANNER WILL ACCEPT THE APPLICATION FOR FURTHER REVIEW OF THE PLANS AND DOCUMENTS.

As a permit granting Agency, this department is required to review permit applications to determine if they are complete and acceptable for filing. The applicant may then be notified in writing of his status. From the date of acceptance for filing, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, the applicant should work closely with the staff. The acceptance of an application as being complete does not guarantee its approval. It only indicates that there is adequate information to evaluate the project.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE APPLICATION FORMS, REQUIREMENTS, INFORMATION, AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. ONCE THIS STEP IS COMPLETED TO THE REQUIRED SATISFACTION OF THE CITY, THE APPLICATION WILL BE ACCEPTED AND THE APPLICANT WILL BE NOTIFIED OF THE PUBLIC HEARING DATE. NOTE: THE PLANNER DOES NOT HAVE THE AUTHORITY TO "HOLD" AN INCOMPLETE APPLICATION NO MATTER HOW SLIGHT THE OMISSION.

THIRD: THE APPLICANT OR HIS AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING.

EXHIBITS

All of the following exhibits and the requested information for each shall be completed. If any exhibit or any requested information is missing or inadequate, the entire application package will be returned to the applicant. No partial applications will be accepted or held by the Development Services Department.

The applicant must submit twenty-two (22) sets of plans at the time of application. Each set of plans, except for the colored exhibit, must be stapled together in the following order (top to bottom):

- 1. Area Map
- 2. Existing Facilities Plan
- 3. Plot Plan
- 4. Floor Plan
- 5. Elevations
- 6. Landscape Plan
- 7. Sign Program Plan (is applicable)

Plans must also be folded by the applicant to a size approximately 11 inches by 14 inches and in such manner as to show the title block. Plans which are not folded will not be accepted for further processing.

YES NO

I. DETAILED DRAWINGS

- A. AREA MAP (SEE ATTACHED EXAMPLE): TWENTY-TWO (22)

 COPIES DRAWN AT A SCALE OF 1" = 100' OR 1" = 200'

 REDUCED TO 8½" × 11" (MAXIMUM SIZE) AND INCLUDING THE FOLLOWING:
 - 1. NORTH ARROW, SCALE, AND TITLE BLOCK (APPLICANT'S NAME AND DATE DRAWN).
 - 2. SHOW ALL THE PROPERTIES WITHIN 300' OF THE SUBJECT PROPERTY CLEARLY DESIGNATED.
 - 3. SHOW ASSESSOR'S BOOK, BLOCK, AND PARCEL NUMBERS FOR THE SUBJECT PROPERTY AND ALL PROPERTIES WITHIN 300'.
 - 4. SHOW ALL STREETS AND THEIR NAMES.
 - SHOW ALL COUNTY AND MUNICIPAL BOUNDARIES.

B. EXISTING FACILITIES PLAN (SEE ATTACHED EXAMPLE)
30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT THE SAME SCALE AS THE SITE PLAN AND AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

- NORTH ARROW, SCALE, AND TITLE BLOCK.
- 2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
- 3. SHOW EXISTING BUILDING LOCATIONS DIMENSIONED TO SHOW BUILDING SIZES, SETBACKS, DISTANCES BETWEEN BUILDINGS, ETC.
- 4. SHOW AND LABEL EXISTING ADJACENT STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS AND MEDIANS DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
- 5. SHOW ALL EXISTING SIGNS INCLUDING LOCATIONS, SIZE, HEIGHT AND TYPE.
- 6. SHOW ALL LABEL ALL EXISTING WATER, SEWER AND UTILITY LINES SERVING THE SUBJECT PROPERTY.
- SHOW AND LABEL ALL EXISTING EASEMENTS (UTILITY, VEHICULAR ACCESS, PARKING, ETC.) AFFECTING THE SUBJECT PROPERTY, AND WHICH ARE DESCRIBED IN THE TITLE REPORT.
- SHOW ALL PROPOSED EXISTING TREES LOCATED ON THE SITE. INDICATE TYPE (LATIN AND COMMON NAME) AND APPROXIMATE SIZE (CALIPHER AND HEIGHT).
- 9. SHOW ALL EXISTING PERIMETER FENCES AND WALLS LABELING EACH AS TO MATERIAL TYPE, HEIGHT, AND CONDITION.
- 10. SHOW ALL STRUCTURES, FENCES, AND WALLS LOCATED ON CONTIGUOUS PROPERTIES.
- PLOT PLAN (SEE ATTACHED EXAMPLE) 30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.

COMPLETE YES NO

C PLOT PLAN (Continued)

- 2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
- 3. SHOW PROPOSED BUILDING LOCATIONS, DIMENSIONED, TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
- 4. SHOW AND LABEL PROPOSED STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
- 5. SHOW ALL PROPOSED PARKING SPACES AND AISLES, INCLUDING DIMENSIONS.
- 6. SHOW ALL PROPOSED SIGNS INCLUDING LOCATION AND DIMENSIONS.
- X SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES.
 - 8. SHOW ALL PROPOSED WALLS, FENCES, TREES AND HEDGES, AND LABEL EACH AS TO TYPE AND DIMENSIONS ON THE SUBJECT PROPERTY.
- SHOW ALL LANDSCAPED AREAS AND DIMENSIONS OF EACH.
- 10. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
 - a. NET SIZE OF PARCEL.
 - TOTAL SQUARE FEET OF PARKING AREA, INCLUDING AREAS USED FOR INGRESS OR EGRESS, DRIVES, AISLES, STALLS, MANEUVERING, AND LANDSCAPING WITHIN PARKING AREA.
 - TOTAL LANDSCAPING AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF TOTAL PARKING AREA.
 - d. BUILDING HEIGHTS.
 - e. TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES, AND PERCENTAGES OF EACH.

COMPLETE YES NO

6. PLOT PLAN (Continued)

- 11. FOR RESIDENTIAL PROJECTS, SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
 - a. NUMBER OF UNITS.
 - b. TOTAL BUILDING COVERAGE IN SQUARE FEET AND AS A PERCENT OF SITE AREA.
 - C. TOTAL NUMBER OF COVERED AND GUEST PARKING SPACES, BOTH COMPACT AND REGULAR SIZE SPACES AND PERCENTAGES OF EACH.
 - TOTAL SQUARE FEET OF ALL COMMON RECREATION AREAS.
 - e. DENSITY AS SQUARE FEET PER UNIT.
 - f. DENSITY AS NUMBER OF UNITS PER ACRE.
 - 9. NUMBERS OF ONE- TWO- AND THREE-BEDROOM UNITS AND SQUARE FOOTAGES OF EACH TYPE.
- 12. FOR RESIDENTIAL PROJECTS, SHOW ALL COMMON RECREATION AREAS AND PRIVATE PATIO AREAS AND DIMENSIONS OF EACH.
- 13. FOR COMMERCIAL PROJECTS, INDICATE PROPOSED USES AND THE AMOUNT OF SQUARE FOOTAGE FOR EACH USE.
- D. FLOOR PLANS (SEE ATTACHED EXAMPLE) 30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

- TYPES: ONE OF EACH FLOOR OF EACH TYPE UNIT OR BUILDING PROPOSED.
- 2. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
- TITLE BLOCK.
- 4. EACH SEPARATE FLOOR PLAN SHALL INDICATE SQUARE FOOTAGE.
- 5. EACH RESIDENTIAL FLOOR PLAN SHALL SHOW FULLY DIMENSIONED PATIO/BALCONY AREAS.

COMPL				
YES	NO	Ε.	ELEV SIZE	ATIONS (SEE ATTACHED SAMPLE) - 30" x 42" (MAXIMUM
			3120	ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-TWO (22) COPIES OF ELEVATIONS CONTAINING THE FOLLOWING INFORMATION:
				1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED ON THE SITE.
				2. SCALE: 1/4" = 1' -0" OR ANY SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE DEVELOPMENT.
				3. ALL EXTERIOR BUILDING MATERIALS LABELED AND IDENTIFIED.
				4. TITLE BLOCK.
				* NOTE: ALL PORTIONS OF THE ELEVATIONS SHALL BE PLAINLY VISIBLE, UNOBSTRUCTED BY CONCEPTUAL LANDSCAPING ITEMS (TREES, SHRUBS, ETC.) OR OTHER OPAQUE FEATURES. HOWEVER, THE APPLICANT MAY SUBMIT EITHER A SUPPLEMENTAL SHEET SHOWING BUILDING ELEVATIONS WITH LANDSCAPING, SIGNS OR OTHER ARCHITECHTURAL FEATURES ADDED OR AN ARTISTS RENDERING OF THE PROPOSED PROJECT.
			F.	LANDSCAPE PLAN: A PRELIMINARY LANDSCAPE PLAN SHALL BE SUBMITTED. THIS PLAN SHALL INDICATE TYPE, SIZE AND LOCATION OF TREES, AND TYPE AND LOCATION OF SHRUBS AND GROUNDCOVERS.
			G.	SIGN PLAN: SCALE DRAWINGS SHOWING EACH FACE OF EVERY PROPOSED SIGN SHALL BE SUBMITTED, ALONG WITH EXTERIOR MATERIALS LABELED AND IDENTIFIED.
	-		н.	TRANSPARENCIES: A REDUCED 8½" x 11" TRANSPARENCY OF EXISTING FACILITIES PLAN, PLOT PLAN, FLOOR PLAN, ELEVATIONS, AND LANDSCAPE PLANS FOR THE OVERHEAD PROJECTOR MUST BE SUBMITTED.
			I.	COLORED EXHIBIT: ONE OF THE TWENTY-TWO (22) SETS OF PLANS SHALL CONTAIN COLORED EXHIBITS OF THE SITE PLAN AND ELEVATIONS. THE COLORED ELEVATIONS OR RENDERINGS SHALL BE REPRESENTATIVE OF THE FINAL COLOR PLAN FOR THE PROJECT. THE COLORED EXHIBIT SHALL NOT BE FOLDED.

<u>Compi</u>	LETE
YES	No

II. OTHER EXHIBITS

THE APPLICANT SHALL SUBMIT ONE COPY OF EACH OF THE FOLLOWING FORMS AND DOCUMENTS:

A. EVIDENCE OF TITLE:

EVIDENCE OF TITLE, SECURED THROUGH A TITLE INSURANCE COMPANY VIA A PRELIMINARY TITLE REPORT, SHOWING CURRENT OWNERSHIP AND ENCUMBRANCES (MAJOR DEDICATIONS AND EASEMENTS) IS NEEDED TO SATISFY THE REQUIREMENT THAT THE RECORDED OWNER BE KNOWN AND CONSENTS TO THE FILING OF THE APPLICATION. THE REPORT MUST HAVE BEEN COMPLETED WITHIN SIX (6) MONTHS PRIOR TO FILING THE APPLICATION.

B. LETTER OF AUTHORIZATION (FORM ATTACHED TO APPLICATION)

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

C. LIST OF PROPERTY OWNERS:

THIS LIST IS TO BE SUBMITTED ONLY IN CASES WHERE PROPERTY THAT IS WITHIN 300 FEET OF THE SUBJECT PROPERTY FALLS OUTSIDE OF THE GARDEN GROVE CITY LIMITS. THE LIST SHOULD CONTAIN ONLY THOSE PROPERTY OWNERS AND ADDRESSES FOR THE PROPERTY OUTSIDE THE GARDEN GROVE CITY LIMITS. THESE PROPERTIES ARE TO BE SUBMITTED AS TYPED NAMES AND ADDRESSES ON GUMMED LABELS. (TWO SETS ARE REQUIRED.)

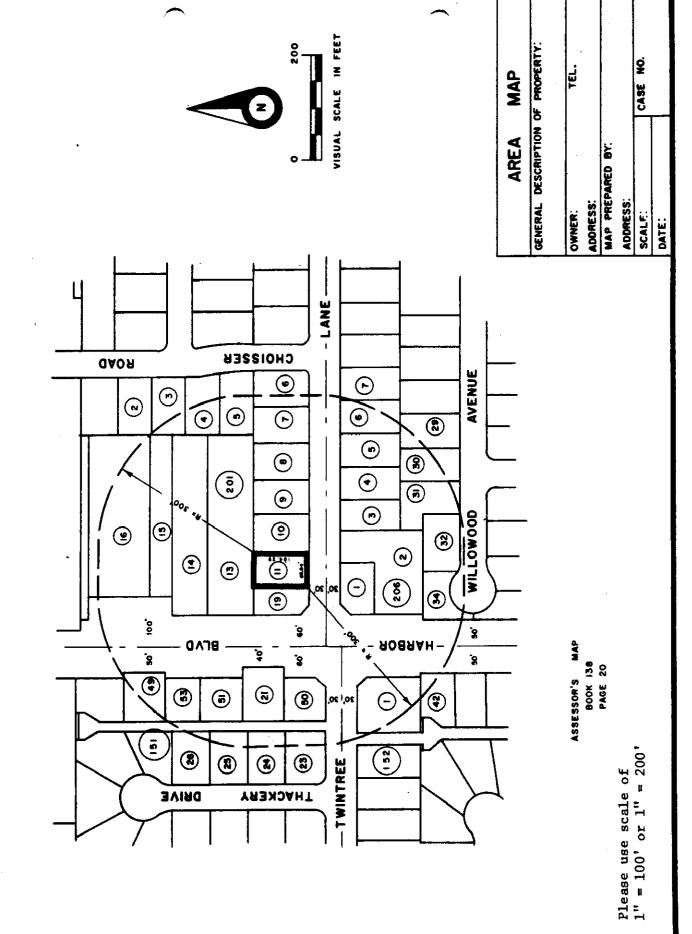
D. INITIAL STUDY OF ENVIRONMENTAL EFFECTS

THE INITIAL STUDY MUST BE ACCURATELY COMPLETED, TYPED AND SUBMITTED WITH THE APPLICATION.

COMPL YES	ETE No			
		III.	ADD	ITIONAL INFORMATION
			THE APPL	FOLLOWING ITEMS ARE NEEDED IN ORDER TO ACCEPT YOUR LICATION AS COMPLETE.
		-	Α.	and the same of th
			В.	
			С.	
			D.	
			Ε.	

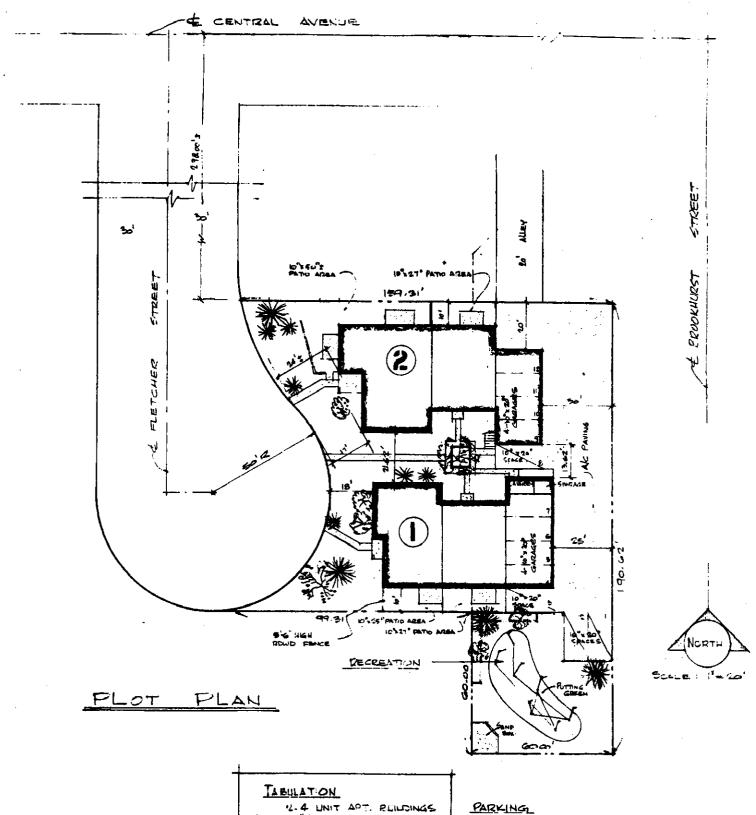
0738R/499A 11/13/84

GUIDE TO AREA MAP



DS-0016.7-1/78

GUIDT TO PLOT PLAN

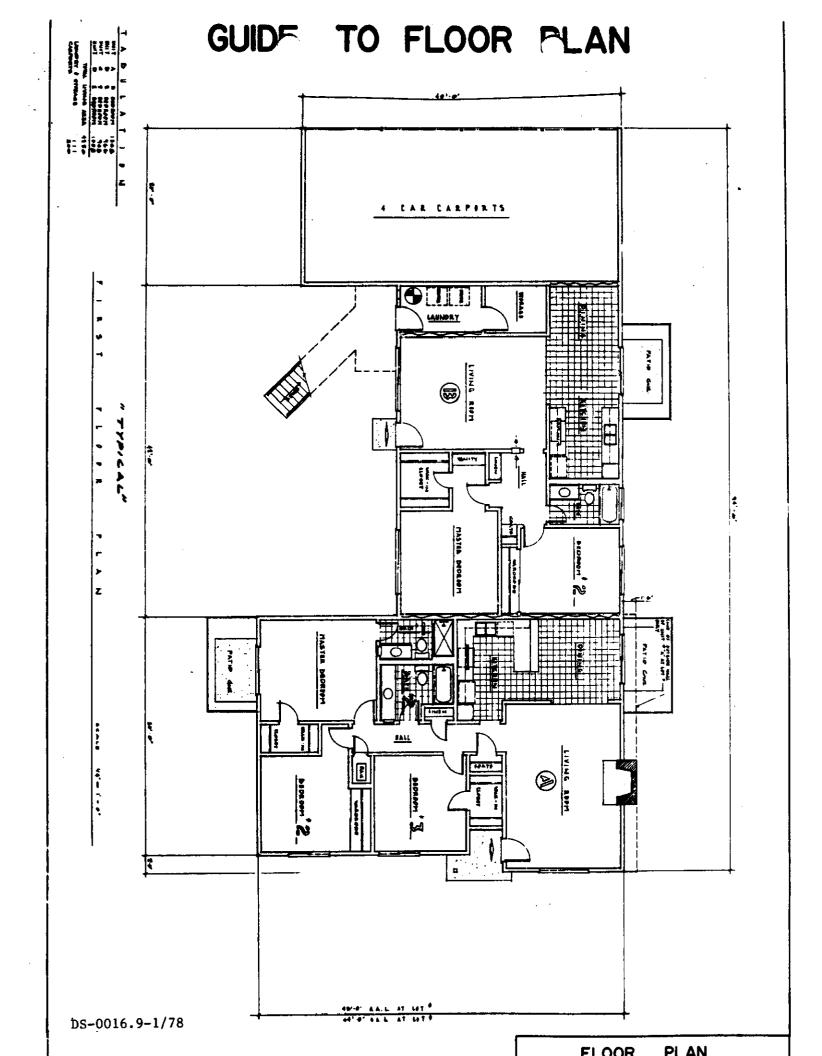


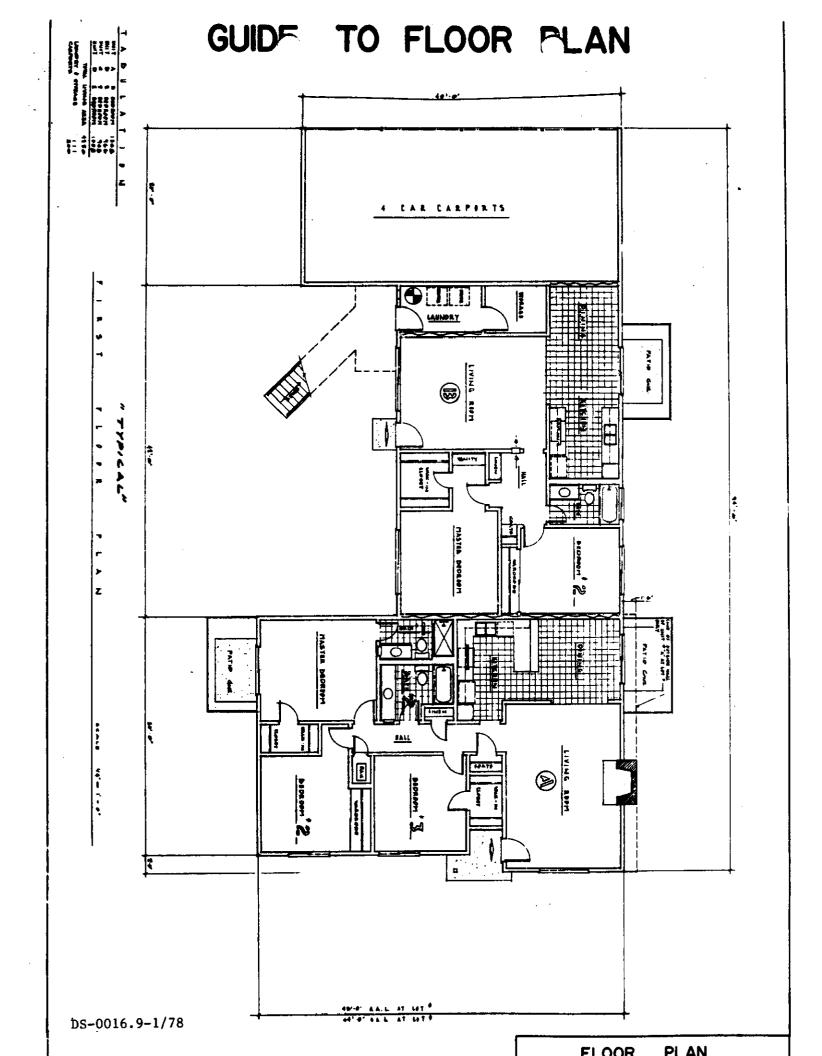
TABULATION 2.4 UNIT APT. RUILDINGS. BUILDINGS. 1-2 BERA: 2-PATH APT. 2-2 EDRM 1-BATH AFTS. 1-1 BDRM 1-BATH AFT. BUILDING 8.7.

HUDING #2 1-2 BORA: C-RATH APT. 2-2 BORA: I-BATH APT. 1-1 BORA: I-BATH APT. 8-10°+20° GARAGES PROVIDED 4-10° 120° OPEN PARKING SPACES PROVIDED.

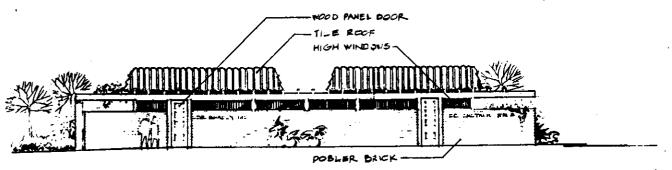
	PLOT	PLAN	
GENERAL	DESCRIPTION	OF PROPERTY:	
OWNER:		TEL.	
ADDRESS			
MAP PRE	PARED BY:		
ADDRESS:			

EXAMPLE A

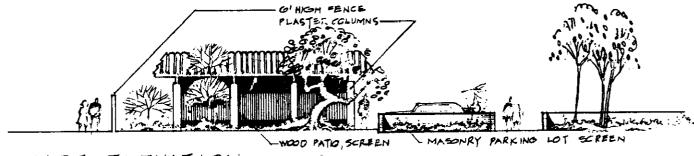




GUIDE TO ELEVATIONS

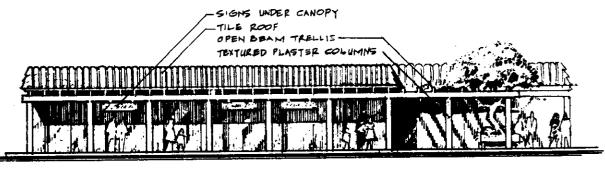


NORTH ELEVATION

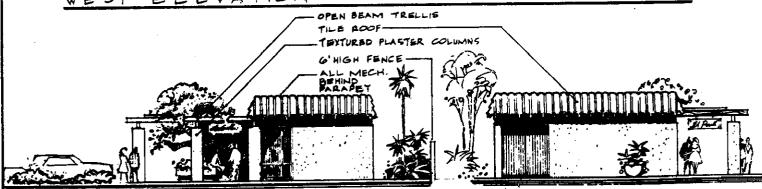


EAST ELEVATION (WEST SIM)

MEDICAL BUILDING



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

RETAIL SHOPS

ELEVATIONS

GENERAL DESCRIPTION OF PROPERTY:

OWNER: ADDRESS:

IEL.

DS-0016.10-1/78

VISUAL SCALE IN FEET GENERAL DESCRIPTION OF PROPERTY. CASE NO. TEL. MAP AREA MAP PREPARED BY: ADDRESS: ADDRESS. OWNER: SCALF. - LANE GUIDE TO AREA MAP CHOISSER **GAOR** AVENUE \odot (D) (N) <u></u> \odot (b) (<u>C</u>) **®** (**1**) • **(**3) • (0) <u>(5)</u> • 100£ ** (m) WILLOWOOD (2) **② (9**) (3) **(**2) (1) (206 Θ (3) **(** . 00 . 9 ŝ ASSESSOR'S MAP ROBRAH **BLVD** ·<u>\$</u> 800K 138 PAGE 20 Ô. .8 9 (<u>v</u> 6 **3 (5)** (3) 20,[†] 20, <u>.</u> -TWINTREE -(152) (%) (2) (3) **3** DRIVE THACKERY

Please use scale of 1'' = 100' or 1'' = 200'

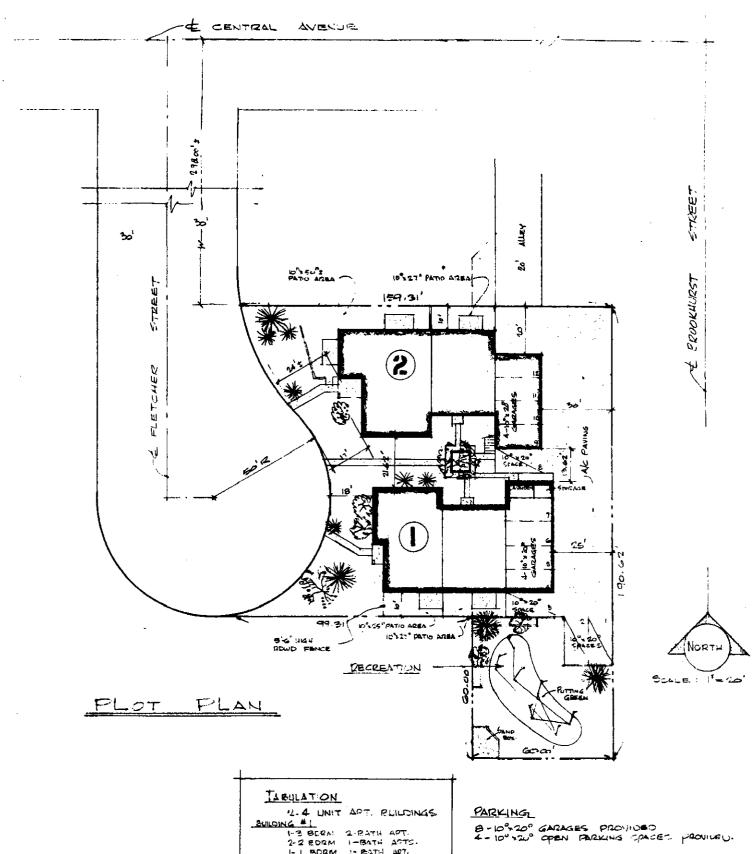
DATE:

VISUAL SCALE IN FEET GENERAL DESCRIPTION OF PROPERTY. CASE NO. TEL. MAP AREA MAP PREPARED BY: ADDRESS: ADDRESS. OWNER: SCALF. - LANE GUIDE TO AREA MAP CHOISSER **GAOR** AVENUE \odot (D) (N) <u></u> \odot (b) (<u>C</u>) **®** (**1**) • **(**3) • (0) <u>(5)</u> • 100£ ** (m) WILLOWOOD (2) **② (9**) (3) **(**2) (1) (206 Θ (3) **(** . 00 . 9 ŝ ASSESSOR'S MAP ROBRAH **BLVD** ·<u>\$</u> 800K 138 PAGE 20 Ô. .8 9 (<u>v</u> 6 **3 (5)** (3) 20,[†] 20, <u>.</u> -TWINTREE -(152) (%) (2) (3) **3** DRIVE THACKERY

Please use scale of 1'' = 100' or 1'' = 200'

DATE:

GUICT TO PLOT MAN

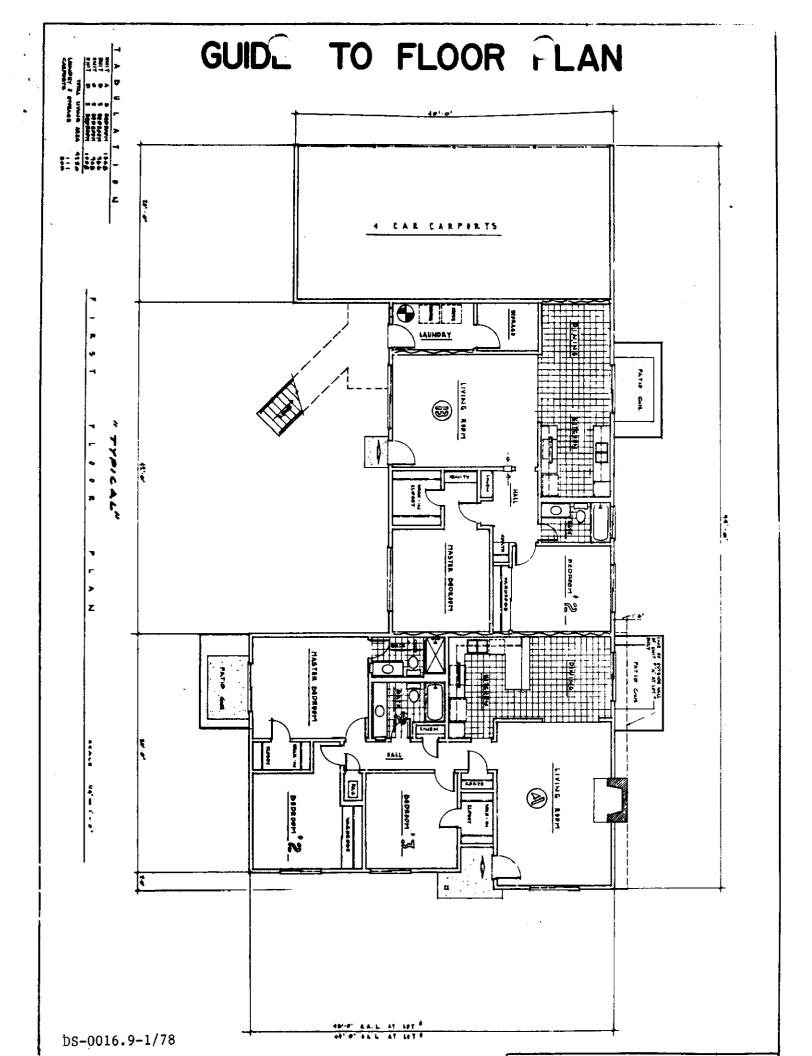


I- I BORM I- BATH APT. BUILDING #2 1-2 BORN C-RATH APT. C-2 BURM - BATH APTS. I-1 BORM - PATH APT.

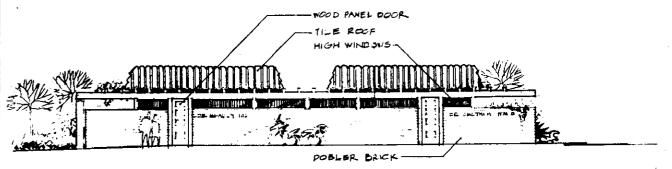
	PLOT	PLAN	
GENERAL	DESCRIPTION	OF PROPERTY:	
OWNER:		TEL.	
ADDRESS:			_
MAP PRE	PARED BY:		

ADDRESS:

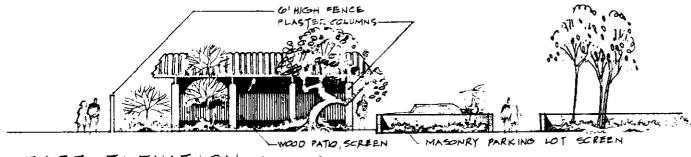
EXAMPLE A



GUIDE TO ELEVATIONS

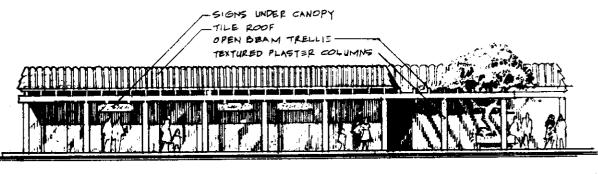


NORTH ELEVATION

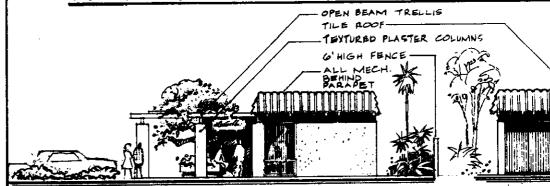


BAST ELEVATION (WEST SIM)

MEDICAL BUILDING



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

RETAIL SHOPS

ELEVATIONS

GENERAL DESCRIPTION OF PROPERTY:

OWNER:

TEL.



DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

	APPLICATION FOR:
PARCEL MAP (\$500 + \$10 PER LOT)	:ENVIRONMENTAL IMPACT REPORT : REVIEW (20% OF EIR COST)
	ENVIRONMENTAL IMPACT REPORT (\$150) NEGATIVE DECLARATION
NAME OF APPLICANT:	TELEPHONE:
MAILING ADDRESS:	
	ZIP:
NAME OF RECORDED OWNER:	TELEPHONE:
MAILING ADDRESS:	
	ZIP:
STATUS OF THE APPLICANT (CHE	CK ONE)
RECORDED OWNER OF T	HE PROPERTY
PURCHASING OR ESCRO	W SUBJECT TO CASE APPROVAL
LESSEE	
AUTHORIZED AGENT OF	ONE OF THE ABOVE
	WNER OF THE PROPERTY, THE ATTACHED LETTER OF OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE
SIGNATURE OF OWNER:	DATE:
SIGNATURE OF APPLICANT:	DATE:
ACCEPTANCE BY LAND USE:	DATE:
ACKNOWLEDGMENT OF FEE PAYMENT	:DATE:
0781R/502A 5/27/82	

DS-123-4/83

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT Development Services Division

LETTER OF AUTHORIZATION

TO BE NOTARIZED

(Signature of Owner)

TO: CITY OF GARDEN GROVE		
APPLICATION FOR	CA:	SE NO
Ι,	owner of the below desc	cribed property,
do hereby appoint	my agent for	the purpose of
consummating the above application, an all requirements which may be imposed	l agree to accept and fuins conditions of approva	fill any and
LEGAL PROPERTY DESCRIPTION:		
	·	
•		
		-
		
		· · · · · · · · · · · · · · · · · · ·
		

FILING INSTRUCTIONS FOR A PARCEL MAP

EXHIBIT REQUIRED:

Parcel Map

Twelve (12) blueline copies on 18"x26" paper (or size large enough for a scale of one hundred feet to the inch) of a map containing the information set forth below (see Map example attached). This map shall be prepared by Licensed Surveyor or Registered Civil Engineer.

- All boundary lines of the property <u>fully dimensioned</u>; and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.
- The name, location, and width of any such adjacent street.
- County Assessor's book, block, and parcel numbers for abutting parcels.
 - The location and width of any water courses, structures, irrigation ditches, and any other permanent physical features of the land.
 - The width and location of all existing or proposed public or private easements.
 - The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.
 - $\frac{1}{2}$. All proposed parcels fully dimensioned and designated as 1, 2, 3, etc.
 - h. Words "Parcel Map" as a heading for the page.
 - Scale of map.
 - North arrow.
 - A. Legal description of the subject property.
 - 1. Name, address, and telephone number of owner.
 - Name, address, and telephone number of person who prepared the map.
 - ✓n. Date of preparation of map.
 - 16. Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

2. <u>Deed Restrictions:</u>

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. <u>Title Report:</u>

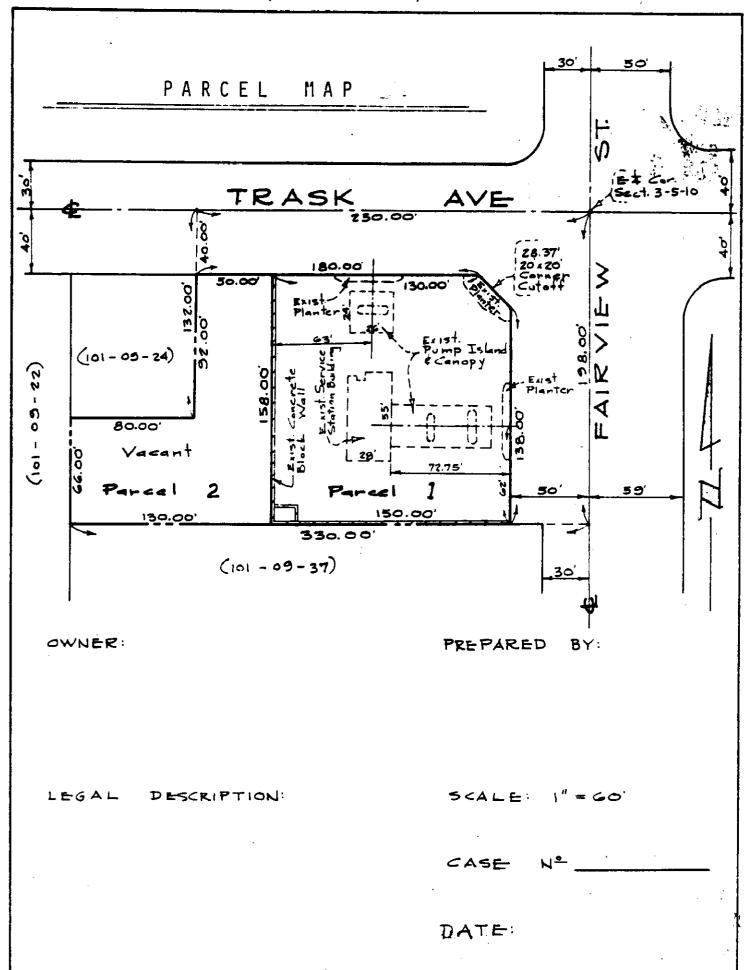
One copy of a Current Title Report obtainable from a title company must be submitted with this application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County.

APPLICATIONS MUST BE COMPLETE, INCLUDING FORMS AND EXHIBITS, AT THE TIME OF FILING.

NOTE: Approval of your application by the City of Garden Grove Planning Commission is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

0536B/85A 1/20/82



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TRAC.	EXIST. TRACT NO. 1547 M.M. 53/49450
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EXIST.	AP-89 - 343-0/ N 89° 32' 10 - E 183.00'
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	/83.00°
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E CHARLAN AVE -	300
E CHAPINAN AVE.	
BY! A . J.T. DEVELOPER:	JWILER:
DATE: SCALE: A. E	. # 82
1" = 40'	



PARCEL MAP

CONDITIONS OF APPROVAL

Parcel Map approval is subject to the provisions of Section 9137 of the Garden Grove Municipal Code. This Section reads as follows:

Section 9137. Approval of Maps.

Each map filed shall be certified by the City Engineer and the Zoning Administrator as to its engineering correctness and its compliance with the following conditions:

- (a) That all lot sizes shall conform with the provisions of Chapter 2 of this Article and all lots shall comply with the standards set forth in this Chapter and the zoning regulations as set forth in Chapter 2 of this Article governing lot design.
- (b) That curbs, gutters, sidewalks and paving will be installed along all street frontage of the property being divided.
- (c) Separate and adequate distribution lines for domestic water supply will be constructed to each lot.
- (d) That separate and individual sanitary sewer facilities and connection shall be made to each lot created.
- (e) That no lot contained in such proposed subdivision shall conflict with any street, highway, park, play-ground, public building or other type of public project indicated on a Master Plan or Specific Plan.
- (f) That no lot in such proposed subdivision may be subject to flood or inundation.
- (g) That no division will be permitted that will block the development of adjacent property.

APPROVAL OF THE PARCEL MAP BY THE CITY IS SUBJECT TO RECORDATION OF A PARCEL MAP WITH THE COUNTY OF ORANGE.





COPIES TO:

SOGREN ENGINEERING 12755 BROOKHURST STREET, #206 GARDEN GROVE, CALIFORNIA ATTN: RICHARD SOGREN

REF: PM 87-336

SUPERIOR CONSTRUCTION
P. O. BOX 3761
SAN CLEMENTE, CALIFORNIA 92672
ATTN: GARY MAYHEW

REF: PM 87-336

CITY OF GARDEN GROVE 11394 ACACIA PARKWAY GARDEN GROVE, CALIFORNIA ATTN: ENGINEERING DEPT.

REF: PM 87-336

COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY REGULATION

CENTRAL OFFICE . P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
714-834-2626

FEE RECEIPT FORM

REGIONAL OFFICE 22921 TRITON WAY LAGUNA HILLS, CA 92653 714-472-7979

RECEIVED OF PAYER:	- \\c_1	PAYER'S TELEPHONE	6-26-5
PAYER'S ADDRESS:	<u>c11' (</u>	CITY I to Alos	10 CO
JOB OWNER		T.M. 7-	200
OWNER'S ADDRESS:			
IOB ADDRESS:	·		· · · .
LOCAL PARK FEE REQUI	RED FOR:		
SINGLE-FAMILY DWELLING	MULTI-FAMI	LY DWELLING CAA #	
CENSUS TRACT	AP		· · · · · · · · · · · · · · · · · · ·
LOCAL PARK FEES DETERMINED O	R MODIFIED BY;		
OTHER	· · · · · · · · · · · · · · · · · · ·	DATE	
RECEIPT FOR	AMOUNT	RECEIPT FOR	AMOUNT
X - 1 - 2 - 3 - 3 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	a 2 2 200	TRUST FUND (Check No.)	
]		PLAN CHECK FEE (Type) GRADING PRE-INSPECTION FEE	
<u> </u>		ADDNALTERATION TO	
		(Type) PERMIT (Number)	, 4.44
		PUBLIC PROPERTY ENCROACHMENT PERMIT	
es: <u>TIF 443</u> Am'ts:	<u>37.00</u>	M , 87-34 COST INDEX	£5.7.0
		*REFER TO VERIFIE BUILDING BY:	D-K-2.
08/03/87 103939		PERMIT (Number)	(Initials)

TELLER

DATE

FEE

\$\$\$\$\$\$\$37.00 TOTAL

37.00 TIF442



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

NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN, ALL AS JOINT TENANTS.

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

A FEE.

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

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1987-1988.

FIRST INSTALLMENT:

\$648.93. \$648.93.

SECOND INSTALLMENT:

18-088.

CODE AREA: A. P. NOS.:

100-190-29 AND 100-190-19.

- THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 27, 1943 IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS,

IN FAVOR OF:

SOUTHERN CALIFORNIA TELEPHONE COMPANY.

FOR:

TRIMMING TREES, FOLIAGE, REMOVING OVERHANGING

LIMBS AND INCIDENTAL PURPOSES.

OVER:

WITHIN 5 FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED ADJACENT TO THE LAND COMPRISING

SAID TRACT.

AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 4. 21, 1948 IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS,

IN FAVOR OF:

SOUTHERN CALIFORNIA EDISON COMPANY.

FOR:

POLE LINES AND INCIDENTAL PURPOSES.

THE EASTERLY 5 FEET OF SAID LAND. OVER:

5. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JULY 27, 1948 IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS,

PACIFIC TELEPHONE AND TELEGRAPH COMPANY. IN FAVOR OF:

FOR: OVER: POLE LINES AND INCIDENTAL PURPOSES. THE EASTERLY 5 FEET OF SAID LAND.

ENGINEER'S FILE REQUEST OF DATE		SEGREGATION COMBINATION DIRECT TRANS. COMBINECT TRANS. COMBINECT TRANS. COMBINECT TRANS. COMBINECT TRANS.	-
A.P. TRANSFERRED FROM	A. P. TRANSFERRED TO	REMARKS	•
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100-190-29			
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-			
	-		•
		manha	
		rypanta	
		SIGNATURE OF APPLICANT	
		115AI WESIMINSTER AVE GALDEN GROVE CA. 92643 ADDRESS	
		ADDRESS	
MAILING, ADDRESS FOR NI	OFFICE USE	PHONE NO. (74) 554-7245	
	INITIAL APPROVAL		
PERSON TAKING LEGAL		APPRAISAL	· · · · · · · · · · · · · · · · · · ·
TERM TAX CLAUSE	•	OIL CHIEF APPR.	
CODE CHECK • 68 F0128-071.2 (3/77)		CHANGED BY	
	To contact the design requires to	- A Company of the Co	•



AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED SEPTEMBER 19, 1956 IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS,

THE COUNTY OF ORANGE.

STREET, HIGHWAY AND INCIDENTAL PURPOSES. IN FAVOR OF: FOR:

THE LAND DESCRIBED AS FOLLOWS:

PARCEL A. ALL OF LOT ONE OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH TOWNSHIP FIVE SOUTH, RANGE TEN LINE OF SECTION NINE. SAN BERNARDINO MERIDIAN.

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL FROM THE WITH AND 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERLY RIGHT OF WAY LINE PARSONS PLACE (60.00 FEET IN WIDTH) AS SAID PARSONS PLACE IS SHOWN ON A MAP OF TRACT NO. 1273 RECORDED IN BOOK 39, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY. MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION NINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 45 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID PARSONS PLACE; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$170,000.00. BEGINNING. RECORDED MARCH 25, 1987 OF OFFICIAL RECORDS, AS INSTRUMENT NO.

87-161372.

DATED:

AND HOA THI TRUONG, HUSBAND AND MARCH 2, 1987. NO VAN NGUYEN TRUSTOR:

WIFE AND BA VAN NGUYEN, A SINGLE MAN.

RICHARD Y. M. CHEN AND CHING LUA CHEN, HUSBAND BURROW ESCROW CO. TRUSTEE: BENEFICIARY:

AND WIFE AS JOINT TENANTS.

A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE, IN FAVOR OF THE UNITED STATES OF AMERICA, FILED IN THE OFFICE OF THE DISTRICT DIRECTOR OF INTERNAL REVENUE.

FEDERAL SERIAL NO.: 95-25-0088.

BAU V. NGUYEN. DEBTOR:

MAY 4, 1983 AS INSTRUMENT NO. 83-188012 AMOUNT: OF OFFICIAL RECORDS. RECORDED:

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

AR ...CATION CHECKLIST AND CASE PROGRESS &

Case Identification No.					
Date Filed Applica	ation det.	complete	Hearing Date/////S7_He	aring Boo	ly <u>/////</u>
•	*	*	* * * A		
Applicant Sa Marye.	ą	 	Owner <u>Ba Nguyen</u>		
Address 1/541 Vestminter	66				
Phone ()554-7245		92645	Phone ()		
•	*	*	* * *		
Site Address 1/357	Lintana	lec .	Assessor Parcel No(s) /00-1		
Site Location SEC Was	trainter to	Peusons _	General Plan Industrial		
City Map Coordinate Q	17		- / / / / / / / / / / / / / / / / / / /		
Zone Map Coordinate	10		$x \cdot y = x$		
,	*	* PROCES			
	Planned	Act Comp	Min Sin -	<u>ned</u>	Actual Complete
Pre Application Conference	XXX				
Committee Review				(X	
P.C.C. Review					
Comments Transmitted to Ap	p. XXX				
Application Submitted	XXX				
Application Correction	XXX	, ,	Plan Check	•	
Notice Application Determined			Police		
Complete Case Entered in Log Book	XXX		Redevelopment Agency		
Fees Sent to Cashier	XXX		Sanitary District		
Case Entered on Board	XXX		Traffic Engineering		
(Hearing Date Determined Case File Prepared	(t XXX		Water Services		
Applicaton Acceptance Letter	xxx		Legals Delivered to Paper		
Initial Study for PCC		<u> </u>	Mailed Legals Sent Out		
Negative Declaration (PCC)		_ Staff Report-First Draft		
P.C.C. Env.& Technical		. 	Staff Report-Second Draft		
Review Prepare Mailing List			(Report Cover Sheet) Final Staff Report		
Draft Legal Notice			Staff Report Delivered		
Final Legal Notice	-		_		

DE 126 4700

~ .		DRAFT LEGAL		
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				•
	*	* * * *		
	<u> </u>	HEARING BODY ACTIONS		
Zoning Administrator				
Decision No.	Admin. Action N	lo. Approved	Denied	Continued to
Planning Commission				
Resolution No.	Approved	Denied	Continued to	
City Council				
Resolution No.	Ordinance No.	Approved	Denied	Continued to
Agency for Community	Development			
Resolution No.	Ordinance No.	Approved	Denied .	Continued to
	*	* * * *		
	٠	MINOR MODIFICATIONS		
Type (Describe)				

Type (Describe)			
			
Hearing Body	Date	Decision	
Coso Dianger			

Case Planner_____

DS-127-4/83



825 North Broadway, Santa Ana, California 92701 (714)547-7251

CITY OF GARDEN GROVE 11391 ACACIA STREET GARDEN GROVE, CALIFORNIA

DATE: June 14, 1991

REF. NO.:

TPM 87-336

ORDER NO.: 780789 -8

ATTENTION: CITY ENGINEER

ENCLOSURES:

SUPPLEMENTAL REPORT DATED JUNE 14, 1991.

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

CUSTOMER SUPPLEMENTAL REPORT

Issuing Office: CHICAGO TITLE COMPANY 825 North Broadway Santa Ana, California 92701 (714)547-7251

NO VAN NGUYEN 21631 FERNLEAF DRIVE EL TORO, CALIFORNIA

> Your Ref: TPM 87-336 Order No: 780789 -8

Attn: NO VAN NGUYEN

Dated as of: JUNE 14, 1991

at 7:30 a.m.

Title Officer James Gibson

The above numbered report dated May 18, 1990 (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following:

SUBJECT TO SUPPLEMENTAL REPORT DATED DECEMBER 28, 1990.

PLEASE ELIMINATE TAXES.

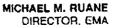
PLEASE ADD AS NEW ITEM:

1. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 1991-92 which are a lien not yet payable.

Assessment No.:

100-190-39

PLEASE UPDATE SAID REPORT TO JUNE 9, 1991.

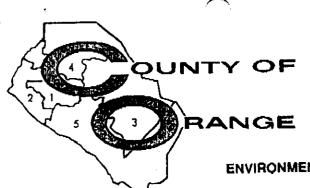


WILLIAM L. ZAUN DIRECTOR OF PUBLIC WORKS

LOCATION: 12 CIVIC CENTER PLAZA SANTA ANA, CALIFORNIA

MAILING ADDRESS: P.O. BOX 4048 SANTA ANA. CA 92702-4048

TELEPHONE: (714) 834-2300 FAX # 834-2870



ENVIRONMENTAL MANAGEMENT AGENCY
PUBLIC WORKS

April 2, 1990

Peter G. Toghia, R.C.E. C/O Ba Van Nguyen 21631 Fernleaf Drive El Toro, California 92630

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

Parcel Map 87-336
City of Garden Grove

Third Check

FILL

- 1. Show in the monument notes a reference to the record information shown in parentheses, Tract 1273 M.M. 39/25.
- 2. State what type of monument is to be set with a tag in concrete for the second monument note.
- 3. State what record reference or remove the parenthese for the courses on the interior of the parcel.
- 4. Reference all found monuments or state, "NO REF." along Lot 3.
- 5. Remove the corner-out along Parsons Place, 55.02M.
- 6. Arrow the distance 50.00 along Westminster Avenue.
- 7. Show the curve data for Item Number 1 as measured and record.
- 8. The distance 330.20 along the Northerly line of Tract 2465 is not of record.
- 9. Call all monuments off by a bearing and distance not HOR/VERT.
- 10. Correct the gross acreage in the upper left corner of all sheets.
- 11. Show the name of the Engineering firm atop all sheets.

- 12. Refer to the City Lierk's Certificate, it should read, in part, "...66436(a)(3)...".
- Refer to the Surveyor's Certificate, state when monuments are to be set.
 Also sign and Seal the Certificate.
- 14. Refer to the County Surveyor's Statement;
 a. Change "CERTIFICATE" to "STATEMENT".
 - b. Remove "BY" and "DEPUTY".
- 15. Print the name of the Notary Public within the Notary Certificate.
- 16. Set a durable tagged monument at the intersection of Westminster Avenue and Parsons Place. Also at the radius point centerline of Parsons Place.
- 17. Show a distance to the found monument at the Northeast corner of Lot 4.
- 18. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March 1st and November 1st.
- 19. Found, untagged monuments used for control must be tagged, replaced with tagged durable monuments or tied out with tagged monuments. Examples: "found nail and tin, replaced with spike and washer tagged LS xxxx;" "found bolt per OCTB xx/xx, down 3", set 4 spike and washers tagged RCExxxxx, at 3.00 offsets. Untagged monuments found out of position need not be tagged.
- 20. Change the Clerk of the Board of Supervisors' name to Linda D. Ruth.
- 21. Obtain the City Engineer's signature with R.C.E. number prior to submitting original for recordation.
- 22. Submit an up to date Title Report when the originals are submitted for Final Check.
 - 23. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.
 - 24. Unless the map boundary is revised it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates (including County Treasurer-Tax Collector's Certificate) completed.

Peter G. Toghia
PM, 87-336
Page 3

25. Questions concerning this review or letter should be directed to Dan Eckel at 834-3860.

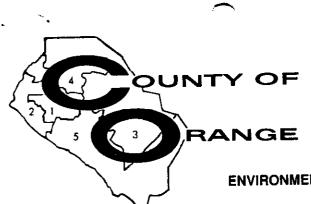
Very Truly Yours,

John Canas County Surveyor

Paul A. Cuomo, L.S.

Supervising Land Surveyor

DE/MB:gm



RECEIVED

APR 0 6 1990

DEVELOPMENT SERVICES

MICHAEL M. RUANE DIRECTOR, EMA

WILLIAM L. ZAUN DIRECTOR OF PUBLIC WORKS

> LOCATION: 12 CIVIC CENTER PLAZA SANTA ANA, CALIFORNIA

MAILING ADDRESS: P.O. BOX 4048 SANTA ANA, CA 92702-4048

> TELEPHONE: (714) 834-2300 FAX # 834-2870

ENVIRONMENTAL MANAGEMENT AGENCY
PUBLIC WORKS

April 2, 1990

FILE

Peter G. Toghia, R.C.E. C/O Ba Van Nguyen 21631 Fernleaf Drive El Toro, California 92630

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

Parcel Map 87-336
City of Garden Grove

Third Check

- 1. Show in the monument notes a reference to the record information shown in parentheses, Tract 1273 M.M. 39/25.
- State what type of monument is to be set with a tag in concrete for the second monument note.
- State what record reference or remove the parenthese for the courses on the interior of the parcel.
- 4. Reference all found monuments or state, "NO REF." along Lot 3.
- 5. Remove the corner-out along Parsons Place, 55.02M.
- 6. Arrow the distance 50.00 along Westminster Avenue.
- 7. Show the curve data for Item Number 1 as measured and record.
- 8. The distance 330.20 along the Northerly line of Tract 2465 is not of record.
- 9. Call all monuments off by a bearing and distance not HOR/VERT.
- 10. Correct the gross acreage in the upper left corner of all sheets.
- 11. Show the name of the Engineering firm atop all sheets.

- 12. Refer to the City Clerk's Certificate, it should read, in part, "...66436(a)(3)...".
- 13. Refer to the Surveyor's Certificate, state when monuments are to be set.
 Also sign and Seal the Certificate.
- 14. Refer to the County Surveyor's Statement; a. Change "CERTIFICATE" to "STATEMENT".
 - b. Remove "BY" and "DEPUTY".
- 15. Print the name of the Notary Public within the Notary Certificate.
- 16. Set a durable tagged monument at the intersection of Westminster Avenue and Parsons Place. Also at the radius point centerline of Parsons Place.
- 17. Show a distance to the found monument at the Northeast corner of Lot 4.
- 18. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March 1st and November 1st.
- 19. Found, untagged monuments used for control must be tagged, replaced with tagged durable monuments or tied out with tagged monuments. Examples: "found nail and tin, replaced with spike and washer tagged LS xxxx;" "found bolt per OCTB xx/xx, down 3", set 4 spike and washers tagged RCExxxxx, at 3.00 offsets. Untagged monuments found out of position need not be tagged.
- 20. Change the Clerk of the Board of Supervisors' name to Linda D. Ruth.
- 21. Obtain the City Engineer's signature with R.C.E. number prior to submitting original for recordation.
- 22. Submit an up to date Title Report when the originals are submitted for Final Check.
- 23. A subdivision guarantee furnished by a title company will be required at the time of recordation. Contact the appropriate title company regarding this requirement.
- 24. Unless the map boundary is revised it will not be necessary to submit additional prints for checking. Submit originals for final check when all corrections have been complied with and signatures and certificates (including County Treasurer-Tax Collector's Certificate) completed.



00T 3 - **1988**

FILE

ERNIE SCHNEIDER DIRECTOR, EMA

Public Works Dopt DIRECTOR OF PUBLIC WORKS

LOCATION: 400 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA

MAILING ADDRESS: P.O. BOX 4048 SANTA ANA, CA 92702-4048

TELEPHONE: (714) 834-2300

County of Orange

ENVIRONMENTAL MANAGEMENT AGENCY
PUBLIC WORKS

October 20, 1988

Joseph E. Hassel 1519 Calle Valle San Clemente, CA 92672

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

P.M. 87-336

Second Check

City of Garden Grove

Sheet 1

- A Date of Survey is needed in the upper left-hand corner of all pages and should be consistent with Surveyor's Certificate.
- Refer to the Owner's Certificate; remove "Parcel A and Parcel 1" and replace with "Westminster Avenue."
- 3. Refer to Surveyor's Certificate; print name of the individuals signing map.
- 4. Label No. of Parcels as 1 in upper left-hand corner of all pages.

Sheet 2

- 5. Refer to City Clerk's Certificate; remove "Parcel A & 1" and replace with "Westminster Avenue."
- 6. Refer to City Clerk's Certificate; move note 1 above the date line.
- 7. Refer to Signature Omissions Note. The following statement should appear as follows:

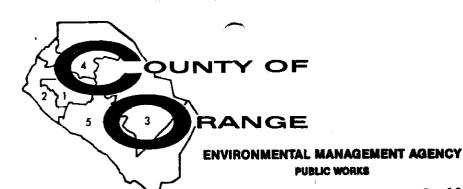
Pursuant to the provisions of Section 66436(a)(3) of the Subdivision Map Act, the following signatures have been omitted.

- 8. State the "nature" of the easements listed in the Signature Omissions Note.
- 9. The easement for utility or miscellaneous purposes per Tract 1273 MM 39, Page 25 does not appear in the Title Report. Check with the title company.

Joseph E. Hassel P.M. 87-336 Page 2

Sheet 3

- 10. Show the separate area within the Distinctive Boundary as Westminster Avenue per O.R. Book 3649, Page 298.
- 11. Delete.
- 12. Label the Distinctive Boundary interior as Parcel 1.
- 13. Show in the monument notes a reference to the record information shown in parentheses.
- 14. Show more monumentation along the Easterly boundary of Tract 1273 and along the Easterly R/W of Parsons Place. The corners of the Distinctive Boundary need to be set by proration between found monuments.
- 15. Delete.
- 16. The measured overall distance along Westminster Avenue disagrees with the increment parts. More than enough found monumentation is shown along Westminster Avenue.
- 17. Delete exception clause in the County Treasurer-Tax Collector's Certificate if the map is to be recorded between November First and March First because taxes are due and payable.
- 18. Submit two prints for a thorough recheck.
- 19. An additional checking fee deposit of \$400.00 will be required prior to further checking on subject map. This is only an estimate and additional funds may be requested prior to recordation. Any surplus of the deposit will be refunded after recordation.
- 20. All record data should be shown in parenthesis with its appropriate reference.
- 21. If improvements are required as a condition of approval of the tentative map, a list of such improvements should be noticed by separate document or by a certificate on the map. If by separate document show "The improvements as listed in 0.R.," in the certificate on the map or, if recorded concurrently show "The improvements as listed on a document recorded concurrently with this map," in the certificate on the map.
- 22. Submit closed traverses showing the error of closure and acreage for the distinctive boundary and/or all lots or parcels.



ERNIE SCHNEIDER DIRECTOR, EMA

C. R. NELSON DIRECTOR OF PUBLIC WORKS

LOCATION: 400 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA

> MAILING ADDRESS: P.O. BOX 4048 SANTA ANA, CA 92702-4048

> > TELEPHONE: (714) 834-2300

August 2, 1988

FILE

Phillip Peter 1519 Calle Valle San Clemente, CA 92672

Dear Sir:

The following changes are necessary on your Parcel Map to make it conform to the Subdivision Map Act.

PM 87-336

- First Check

City of Garden Grove

- 1. Refer to the Ownersip Certificate: The word "consent" is misspelled. Submit a copy of Book 3649, page 298 O.R. to this office for map checking purposes. Show the appropriate documentation and signatures for the beneficiaries along with their Notary Acknowledgments.
- 2. The City Clerk's Certificate should read in part "... and did accept the offer..." and ..." dated this _____day of ____19__...".
- 3. The word "satisfied" is misspelled within the County Surveyor's Certificate.
- 4. The heading of the Tax Collector's Certificate should read "County Treasurer-Tax Collector's Certificate."
- 5. Add the Clerk of the Board of Supervisors' Tax Certificate if the map is to be recorded between March First and November First.
- 6. The legal description on Sheet 2 should read exactly the same as shown on Sheet One.
- 7. The distinctive boundary line should encompass all of Lot 1 of Tract 1273 as indicated per the Title Report. The line for Parcel A and the corner cut-off of Parcel One should be a solid lighter weight line.
- 8. Correctly delineate the city limit line between Garden Grove and Santa Ana.
- 9. Extend the limits of your survey along Westminster Avenue, showing additional monumentation and appropriate measured and record distances. Show all increment and overall distances along Westminster Avenue.

- 10. The monument found at the centerline intersection of Rosita Place and Westminster Avenue is not referenced.
- 11. Label Rosita as "Rosita Place".
- 12. Show a distance between the two found nails with no reference along the centerline of Parsons Place.
- 13. Search for the monumentation at the Southerly end of the ghosted portion of Tract 1273. A traverse of the said area to the centerline of Westminster Avenue does not close within the acceptable tolerance (0.017).
- 14. It is recommended that 2" IP's 18" long be set at all exterior parcel boundary corners.
- 15. Show at the upper left hand corner of each sheet the number of parcel as "1 and Parcel "A".
- 16. Show Block 5848, Module 39 in the upper left hand corner of Sheet 1.
- 17. Add exception clause to the County Treasurer-Tax Collector's Certificate if the map is to be recorded between March First and November First.
- 18. Correct the Notary Certificate to comply with the enclosed sample.
- 19. As shown on the Title Report, a Section 66436(a)(3) Signature Omissions note may be required.
- 20. Add the following to the (City Clerk's or County Clerk's) Certificate: "and did also approve said map pursuant to the provisions of Section 66436(a)(3)(A) of the Subdivision Map Act."
- A basis of bearings derived from existing surveys requires two found monuments of record with a bearing and distance between them.
- 22. Show a "Date of Survey" at the top of each sheet to show the time in which the field survey was made.
- 23. All record data should be shown in parenthesis with its appropriate reference.
- 24. All Signatures and Seals on Tract Maps, Parcel Maps, Records of Surveys, shall be in black opaque ink and all Signatures and Seals shall be clear and reproducible. (Orange County Recorder Requirement).
- 25. Submit an up to date Title Report when the originals are submitted for Final Check.
- 26. Any lot or parcel being dedicated or granted must show the specific use for which it is being dedicated or granted.
- 27. State the nature of the interest(s) listed in the Signature Omissions Note.

Phillip Peter PM 87-336 Page 3

- 28. Tie the corner outs to the centerline of the following locations: Westminster Avenue and Parsons Place.
- 29. State the intended use of all lettered lots.
- 30. Submit closed traverses showing the error of closure and acreage for the distinctive boundary and/or all lots or parcels.
- 31. Submit two prints for a thorough recheck.

Questions concerning this review or letter should be directed to Maurice Bowar at 834-6261.

Very truly yours,

John Canas, L.S.

Вv

Paul A. Cuomo, L.S.

Supervising Land Surveyor

RS:mk(4/57)8215

	STATE OF CALIFORNIA) COUNTY OF	
	On this day of, 19 a notary Public in and for said State,	
	personally known to me (or proved to me to be the person(s) described in, and w the instrument and he (she, they) acknothe same.	on the basis of satisfactory evidence) hose name(s) is (are) subscirbed to within wledged to me that he (she, they) executed
ſ	WITNESS MY HAND:	MUST BE SHOWN
	(Signature) Notary Public in and for said State	IN A SINGLE COLUMN EXACTLY AS SHOWN
	(Name - typed or printed)	ZX/IC/X/ //3 SHOWN
	My Principal Place of Business is	
1		(Typed or printed)
,	My Commission expires	(Typed or printed)

•

JAN 1 1 1988

Public Works Dept.

First American Title Insurance Company

114 EAST FIFTH STREET, (P. O. BOX 267) SANTA ANA, CALIFORNIA 92702 · (714) 558-3211

January 7, 1988

Ba Nguyen 11541 Westminster Avenue Garden Grove, CA 92643

Reference: Parcel Map No. 87-336

Our Order No \ 148174

Supplementing our original report relative to the above numbered title order we wish to advise you of the following:

Items 8, 9, 10, 11, 12 and 13 of our report dated December 8, 1987 are hereby eliminated.

Title Officer

Subdivision Department

cc: Sogren Engineering Superior Construction VCity of Garden Grove Orange County Surveyor



FIRST AMERICAN TITLE INSURANCE COMPANY 114 EAST FIFTH STREET, (P.O. BOX 267) SANTA ANA, CALIFORNIA 92702 (714) 558-3211

BA NGUYEN 11541 WESTMINSTER AVENUE GARDEN GROVE, CALIFORNIA 92643

YOUR NO. PCL MAP 87-336

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 OR POLICIES OF TITLE INSURANCE 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 THE POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF THE POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) 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 ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AS OF DECEMBER 8, 1987 AT 7:30 A.M.

nancy J. STIERSTORFER - TITLE OFFICER

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS: THIS REPORT IS FOR DEDICATION PURPOSES ONLY - DEDICATION REPORT FOR PROPOSED PARCEL MAP NO. 87-336.



9. A LIEN FOR THE AMOUNT HEREIN STATED AND FOR ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE FILED BY THE DEPARTMENT OF EMPLOYMENT UNDER THE UNEMPLOYMENT INSURANCE ACT AGAINST

DEBTOR:

LUAN CONG BUI AND BE VAN NGUYEN, INDIVIDUALLY AND AS COPARTNERS DOING BUSINESS AS "BLANCO",

A COPARTNERSHIP.

CERTIFICATE NO.:

M173932.

AMOUNT:

\$949.91.

RECORDED:

JUNE 13, 1983 AS INSTRUMENT NO. 83-250049

OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

10. AN ABSTRACT OF JUDGMENT FOR \$166.69, AND ANY OTHER AMOUNTS DUE THEREUNDER, RECORDED AUGUST 8, 1986 AS INSTRUMENT NO. 86-351634 OF OFFICIAL RECORDS.

DEBTOR:

H. T. TROUNG.

CREDITOR:

MAY COMPANY, CALIFORNIA INC., A CORPORATION.

CASE NO.

SC 112520 IN THE HARBOR JUDICIAL DISTRICT.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

11. A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE FILED BY THE TAX COLLECTOR OF THE COUNTY HEREINBELOW MENTIONED AGAINST

DEBTOR:

NGUYEN. BA VAN.

YEAR & NO:

1986-1987; 000335.

AMOUNT:

\$94.64.

COUNTY:

ORANGE.

RECORDED:

FEBRUARY 4, 1987 AS INSTRUMENT NO. 87-065179

OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

12. A LIEN FOR THE AMOUNT HEREIN STATED AND FOR ANY OTHER AMOUNTS DUE, IN FAVOR OF THE STATE OF CALIFORNIA, EVIDENCED BY A CERTIFICATE FILED BY THE FRANCHISE TAX BOARD UNDER THE PERSONAL INCOME ACT AGAINST

DEBTOR:

HOA T. TRUONG.

CERTIFICATE NO.:

87055-003162.

AMOUNT:

\$189.33.

RECORDED:

MARCH 2, 1987 AS INSTRUMENT NO. 87-111959

OF OFFICIAL RECORDS.



NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE FILED BY THE TAX COLLECTOR OF THE COUNTY HEREINBELOW MENTIONED

AGAINST

TRUONG HOA. DEBTOR:

1987-1988; 03741. YEAR & NO:

\$77.44. AMOUNT:

ORANGE. COUNTY:

NOVEMBER 6, 1987 AS INSTRUMENT NO. 87-623887 RECORDED:

OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

THIS REPORT IS PREPARATORY TO THE ISSUANCE OF A PARCEL MAP GUARANTEE AND IT IS INTENDED SOLELY FOR THE USE OF THOSE PARTIES DIRECTLY INVOLVED IN THE PREPARATION AND CHECKING OF SAID PARCEL MAP.



NOTICE

Sections 12413 and 12413.5 of the California Insurance Code become effective on January 1, 1985. This new law requires that any title insurance company, underwritten title company or controlled escrow company handling funds in an escrow or subescrow capacity must have all cash, checks and drafts representing disbursements to be made by it deposited into its escrow depository bank account *before* recording your transaction.

When checks (including cashier's, certified and traveler's checks), share drafts and money orders are drawn on or issued by an office of a financial institution located outside the state of California or when any draft (other than a share draft) is deposited into or submitted for collection to First American Title Company's escrow depository bank account, there may be a substantial delay in the closing of your transaction or the disbursement of funds to be made by First American Title Company.

To avoid any delay necessitated by this new law please consider the following:

- 1. Use checks, share drafts or money orders drawn on or issued by offices of financial institutions located within the state of California.
- 2. Require the wire transfer of the funds from the office of the financial institution located outside the state of California to First American's escrow depository bank account.
- 3. Avoid using drafts.

If you have any questions about the effect of this new law on your escrow please contact your local First American Title Company office.

E. . . 4455 (4464)

RESOLUTION NO. 6950-87

gm-87-336

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN AMENDMENT NO. SPA-129-87 AND PARCEL MAP NO. PM-87-336, REZONING, SITE PLAN AND PARCEL MAP FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSONS PLACE, PARCEL NOS. 100-190-19, 29

WHEREAS, the subject case, initiated by Ba Nguyen, requests rezoning from the C-M (Heavy Commercial/Limited Industrial) zone, to the M-1 (Limited Industrial) zone, and site plan approval for the construction of an approximately 5,520 square foot industrial building on an approximately 15,795 square foot site, and parcel map approval to consolidate two parcels; and

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant effect on the environment; and

WHEREAS, pursuant to Resolution No. 3755, the Planning Commission recommended approval of SPA-129-87 and Parcel Map No. PM-87-336 on November 12, 1987; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on December 14, 1987, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

NOW, THEREFORE, BE IT RESOLVED:

- 1. Site Plan Amendment No. SPA-129-87 and Parcel Map No. PM-87-336 are hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3755, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
- 2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.
- 3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 14th day of December 1987.

/s/ J.	TI <u>LMAN</u>	WILLIAMS	
MAYOR		- ·	

ATTEST:

/s/ CAROLYN MORRIS, CMC
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 14th day of December, 1987, with the following vote:

AYES: COUNCILMEMBERS: (5) DINSEN, DONOVAN, KRIEGER, LITTRELL, WILLIAMS

NOES: COUNCILMEMBERS: (0) NONE ABSENT: COUNCILMEMBERS: (0) NONE

/s/ CAROLYN MORRIS, CMC CITY CLERK

RESOLUTION NO. 3755

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF SITE PLAN AMENDMENT NO. SPA-129-87 AND PARCEL MAP NO. PM-87-336 FOR A PARCEL OF LAND LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSONS PLACE, PARCEL NOS. 100-190-19,29

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on November 12, 1987 does hereby recommend approval of Site Plan Amendment No. SPA-129-87 and Parcel Map No. PM-87-336.

BE IT FURTHER RESOLVED in the matter of SPA-129-87 and PM-87-336, the Planning Commission of the City of Garden Grove does report as follows:

- 1. The subject case was initiated by Ba Nguyen.
- 2. The applicant requests to rezone the site from the CM (Heavy Commercial/Limited Industrial) zone to the M-1 (Limited Industrial) zone. Additionally, the applicant is requesting site plan approval to construct a 5,520 square feet industrial building on an approximately 15,795 square feet site and parcel map approval to consolidate two existing parcels.
- 3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant adverse effect on the environment.
 - 4. The subject property is zoned C-M and is unimproved with a vacant lot.
- 5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
 - 6. Report submitted by City staff was reviewed.
- 7. Pursuant to legal notice, public hearing was held on November 12, 1987, and all interested persons were given an opportunity to be heard.
- 8. The Planning Commission gave due and careful consideration to the matter during its meeting of November 12, 1987; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.9, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the General Plan; and

The proposed development is a permitted use in the M-l (Limited Industrial) zone; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

PARCEL MAPS/SUBDIVISIONS:

The subject Parcel Map/Tentative Tract Map is consistent with all elements of the Garden Grove General Plan.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

- 1. The subject Site Plan Amendment and Parcel Map does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9219.7 and 9220.
- 2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
 - A. Approval of this site plan amendment and parcel map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
 - B. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
 - C. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Section. Lighting shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
 - D. 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.

E. All ground-mounted mechanical equipment shall be screened from view from any place on or off the site.

- F. Grading, drainage, and underground utility plans are required.
- G. Tentative Parcel Map No. PM-87-339 shall be finaled and recorded prior to the issuance of building permits. If not recorded within two years of the date of approval, the parcel map shall expire.
- H. A detailed landscape plan shall be submitted to and approved by the Development Services Department prior to the issuance of the required building permits. Said plan shall include size, type and location of plant materials and shall fully comply with Section 9400 of the Municipal Code. The applicant shall heavily plant the landscape area along the southerly property line with 24" box trees to buffer the residence to the south. One (1) 36" box accent tree shall be provided on each side of the driveway on Parsons Place for a total of two (2) 36" box trees.
- I. All six (6) foot high block walls shall be provided as shown on the site plan. Said walls shall be constructed with split-face block or precision block textured treated to match the building. If said walls are located on the property line, the applicant shall work in conjunction with adjacent properties to provide one wall down each line.
- J. The security gate illustrated on the site plan does not comply with City standards and will not be allowed. Any such gate shall be located thirty-five (35) feet from Parson Place property.
- K. Comply with all requirements of the City's Water Services Division, including but not limited to the following:
 - 1. The development shall be master metered with meter(s) located within the Westminster Boulevard street right-of-way.

 Metering equipment, however, must be screened. The method of screening shall be approved by the Development Services Department prior to building permit issuance.
 - 2. All one and one-half larger meters shall have a proper backflow device.
 - 3. All such improvements shall be made at developer's expense.
- L. The applicant shall comply with all provisions of the City's Flood Damage Prevention Ordinance.
- M. The applicant shall be financially responsible for removing the existing curb on Westminster Avenue and relocating a new curb forty-two (42) feet from the centerline of Westminster Avenue. The applicant shall submit plans illustrating said improvement to and receive approval from the City's Public Works Department. The applicant shall post a bond of \$7,000 for said public improvements.

- N. Comply with all provisions of the City's Traffic Engineering Section, including but not limited to the following:
 - One underground wired marbelite pole street light is required on Parsons Place approximately 167 feet south of Westminster Avenue centerline.
 - 2. The driveway width shall be a minimum of twenty-five (25) feet.
 - 3. All parking stalls shall be separately labeled and the handicap stall shall provide proper signage.
 - 4. Applicant shall install red curb (no parking) on both Parsons Place and Westminster Avenue for the project's entire frontage. No parking permitted on public right-of-way.
- O. Comply with all requirements of the Garden Grove Police Department:
 - All exterior double doors shall be equipped as follows:
 - a. The inactive leaf of double doors shall be equipped with automatic releasing metal flushbolts having a minimum embedment of 5/8 inch into the header and threshold of the door frame or by panic hardware which contains a minimum of two locking points, one located at the header and the other at the threshold of each door.
 - b. Double doors shall have a full length astragal, constructed of steel a minimum of .125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced apart on not more than 10 inch centers.
 - 2. Aluminum frame swinging doors shall conform to the following:
 - a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.
 - b. Aluminum frame swinging doors shall be equipped with a two-point locking mechanism consisting of deadbolt having a minimum bolt projection of 1-1/2 inches, or a hook shaped or similar bolt that engages the strike sufficiently to prevent spreading and a metal automatic

releasing threshold bolt having a minimum embedment of 5/8 inch into the floor. The deadbolt lock shall have a minimum of five pin tumblers, and a cylinder guard and shall be equipped with a locked indicator.

- 3. Whenever a mail slot is located within 40 inches of the primary locking device on any exterior door, it shall be covered by an interior hood which will discourage manipulation of the primary locking device.
- 4. All exterior doors shall be equipped with a lighting device which shall provide a minimum maintained one foot candle of light at ground level during hours of darkness. Lighting devices shall be protected by vandal resistant covers.
- 5. All parking lots, and access thereto, providing more than 10 parking spaces and for use by the general public, shall be provided with and minimum maintained one footcandle of light on the parking surface from dusk until the termination of business every operating day. At all other hours of darkness, a minimum maintained .25 footcandles of light shall be provided at ground level.
- 6. Exterior lighting shall not shine away from the subject property.
- 7. Interior night lighting shall be maintained in those areas that are visible from the street (ground floors only).
- 8. The address number of every commercial building shall be located so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background.
- P. Signage shall be limited to wall mounted or ground monument signs only. The monument sign shall be constructed as drawn per the sign plan submitted with the application.

ADOPTED this 12th day of November 1987.

/s/ MANUEL NUNES 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, State of California, held on November 12, 1987, and carried by the following vote, to wit:

AYES: COMMISSIONERS: NUNES, BIXLER, MARGOLIN, POPE, PRINGLE, WAGNER

NOES: COMMISSIONERS: NONE ABSENT: COMMISSIONERS: NUESSLE ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER SECRETARY

3828T/1426A 11/05/87



DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

APPL	IC	ATI	ON	FOR	:
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XX PARCEL MAP (\$500 + \$10 PER L	.OT) :	R	ENVIRONMENT REVIEW (20% ENVIRONMENT REGATIVE DE	OF EIR CO AL IMPACT	OST)	(\$150)
NAME OF APPLICANT: B	BA NGUYEN	··-	т	ELEPHONE:	(714) 5	54-7245
MAILING ADDRESS: 1	1541 WESTMINSTE	R AVE.				
G	GARDEN GROVE, CA	LIFORNIA		ZIP:	92645	·
NAME OF RECORDED OWNER	R: BA NGUYEN		т	ELEPHONE:	(714)	554-7245
MAILING ADDRESS:				•	···	
	GARDEN GROVE	CALIFOR	NIA	ZIP:	92645	
STATUS OF THE APPLICAN	NT (CHECK ONE)					
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AUTHORIZED /	AGENT OF ONE OF	THE ABOVE	E			
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SIGNATURE OF OWNER:	Maria	my a		DATE:	8/24/	87
SIGNATURE OF APPLICAN		- a way			8/24/	
ACCEPTANCE BY LAND US	E: Dane	Belm	,	DATE:	8-7	4-87
ACKNOWLEDGMENT OF FEE	PAYMENT:			DATE:		
0781R/502A 5/27/82						

DS-123-4/83

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT Development Services Division

NOT APPLICABLE

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE	
APPLICATION FOR	CASE NO.
Ι,	, owner of the below described property,
do hereby appoint	my agent for the purpose of
consummating the above application, all requirements which may be impose	and agree to accept and fulfill any and ed as conditions of approval.
LEGAL PROPERTY DESCRIPTION:	•
•.	

(Signature of Owner)

FILING INSTRUCTIONS FOR A PARCEL MAP

EXHIBIT REQUIRED:

Parcel Map

Twelve (12) blueline copies on 18"x26" paper (or size large enough for a scale of one hundred feet to the tinch) of a map containing the information set forth below (see Map example attached). This map shall be prepared by Licensed Surveyor or Registered Civil Engineer.

- a. All boundary lines of the property <u>fully dimensioned</u>; and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.
- b. The name, location, and width of any such adjacent street.
- County Assessor's book, block, and parcel numbers for abutting parcels.
- The location and width of any water courses, structures, irrigation ditches, and any other permanent physical features of the land.
- The width and location of all existing or proposed public or private easements.
- f. The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.
 - g. All proposed parcels fully dimensioned and designated as 1, 2, 3, etc.
 - h. Words "Parcel Map" as a heading for the page. 27-336
 - i. Scale of map.
 - j. North arrow.
 - k. Legal description of the subject property.
 - 1. Name, address, and telephone number of owner.
 - m. Name, address, and telephone number of person who prepared the map.
 - n. Date of preparation of map.
 - o. Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

Deed Restrictions:

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. <u>Title Report:</u>

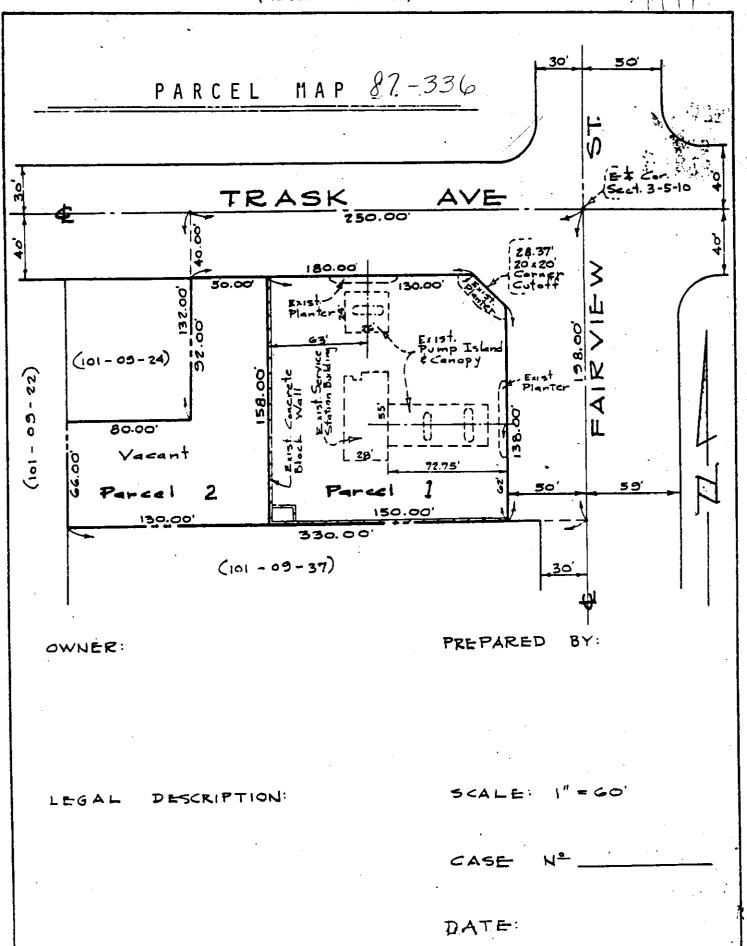
One copy of a Current Title Report obtainable from a title company must be submitted with this application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County.

APPLICATIONS MUST BE COMPLETE, INCLUDING FORMS AND EXHIBITS, AT THE TIME OF FILING.

NOTE: Approval of your application by the City of Garden Grove Planning Commission is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

0536B/85A 1/20/82



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PARCEL MAP

CONDITIONS OF APPROVAL

Parcel Map approval is subject to the provisions of Section 9137 of the Garden Grove Municipal Code. This Section reads as follows:

Section 9137. Approval of Maps.

Each map filed shall be certified by the City Engineer and the Zoning Administrator as to its engineering correctness and its compliance with the following conditions:

- (a) That all lot sizes shall conform with the provisions of Chapter 2 of this Article and all lots shall comply with the standards set forth in this Chapter and the zoning regulations as set forth in Chapter 2 of this Article governing lot design.
- (b) That curbs, gutters, sidewalks and paving will be installed along all street frontage of the property being divided.
- (c) Separate and adequate distribution lines for domestic water supply will be constructed to each lot.
- (d) That separate and individual sanitary sewer facilities and connection shall be made to each lot created.
- (e) That no lot contained in such proposed subdivision shall conflict with any street, highway, park, playground, public building or other type of public project indicated on a Master Plan or Specific Plan.
- (f) That no lot in such proposed subdivision may be subject to flood or inundation.
- (g) That no division will be permitted that will block the development of adjacent property.

APPROVAL OF THE PARCEL MAP BY THE CITY IS SUBJECT TO RECORDATION OF A PARCEL MAP WITH THE COUNTY OF ORANGE.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

SCHEDULE A

PREMIUM

: \$955.00

AMOUNT OF INSURANCE: \$220,000.00

DATE OF POLICY

: MARCH 25, 1987 AT 3:45 F.M.

POLICY NO.

: 717283

NAME OF INSURED: 1.

> NO VAN NGUYEN AND HOA THI TRUONG AND BA VAN NGUYEN: RICHARD Y. M. CHEN AND CHING LUA CHEN.

THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF POLICY VESTED IN:

NO VAN NGUYEN AND HOA THE TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN, ALL AS JOINT TENANTS.

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN SCHEDULE C COVERED BY THIS POLICY IS A FEE.

SCHEDULE B

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, NOR AGAINST COSTS. ATTORNEYS' FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON OF THE FOLLOWING: 4

PART I

ALL MATTERS SET FORTH IN PARAGRAPHS NUMBERED 1 (ONE) TO 11 (ELEVEN) INCLUSIVE ON THE INSIDE COVER SHEET OF THIS POLICY UNDER THE HEADING SCHEDULE B PART I.

PART II

- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
- AN EASEMENT AFFECTING THE FORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF : SOUTHERN CALIFORNIA TELEPHONE COMPANY. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT) : TRIMMING TREES AND FOLIAGE AND REMOVING OVERHANGING LIMBS. FOR : DECEMBER 27, 1943 IN BOOK 1226 PAGE 297, OFFICIAL RECORDS. RECORDED : WITHIN 5 FEET ON EACH SIDE OF THE EXISTING FOLE LINE LOCATED SEFECTS

ADJACENT TO THE LAND COMPRISING SAID TRACT.

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

3. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : SOUTHERN CALIFORNIA EDISON COMPANY.

(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

FOR : POLE LINES.

RECORDED : JUNE 21, 1948 IN BOOK 1656 PAGE 498, OFFICIAL RECORDS.

AFFECTS : THE EASTERLY 5 FEET.

4. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE

PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

FOR : POLE LINES.

RECORDED : JULY 27, 1948 IN BOOK 1676 PAGE 180, OFFICIAL RÉCORDS.

AFFECTS : THE EASTERLY 5 FEET OF SAID LAND.

5. AN EASEMENT AFFECTING THE FORTION OF SAID LAND AND FOR THE

FURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES,

IN FAVOR OF : THE COUNTY OF ORANGE.

(NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)

FOR : STREET AND HIGHWAY PURPOSES.

RECORDED : SEPTEMBER 19, 1956 IN BOOK 3649 PAGE 298, OFFICIAL RECORDS.

AFFECTS : DESCRIBED AS FOLLOWS:

PARCEL A. ALL OF LOT ONE OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SECTION NINE. TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN.

PARCEL 1. BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERLY RIGHT OF WAY LINE OF PARSONS PLACE (60.00 FEET IN WIDTH), AS SAID PARSONS PLACE IS SHOWN ON A MAP OF TRACT NO. 1273 RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF GRANGE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION NINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 45 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID PARSONS PLACE; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

- 1

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT

STATED HEREIN

DATED : MARCH 2, 1987 AMOUNT : \$170,000.00

TRUSTOR : NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN

NGUYEN, A SINGLE MAN

TRUSTEE : BURROW ESCROW CO.

BENEFICIARY : RICHARD Y.M. CHEN AND CHING LUA CHEN, HUSBAND AND WIFE AS JOINT

TENANTS.

RECORDED : MARCH 25, 1987

INSTRUMENT NO.: 87-161372, OFFICIAL RECORDS

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

SCHEDULE C

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF GRANGE. STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF TRACT 1273, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

FARCEL MAP NUMBER ASSIGNMENT

TO: County of Orange Office of the County Surveyor Engineering Building, 400 Civic Center Drive West

Santa Ana, California 92701

PARCEL MAP NUMBER 87-8367

BA NGUYEN the record owner of the herein described land depose That the subdivider named hereon has consent to file a Parcel Map thereon. Request is hereby made that a Parcel Map number be assigned to said land.

30 July 1987 Dated:

Signed:

Owner

DESCRIPTION:

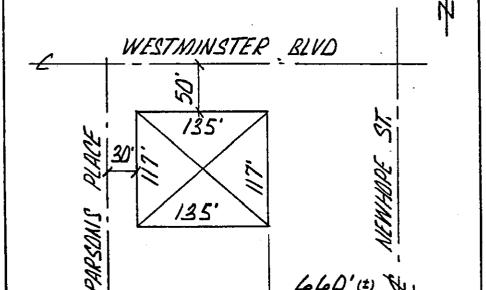
115/11 WCSTMINSTER FUE GARDERGRONE OF GREAT

LOTS 1 & 2, Tract 1273, Garden Grove, California

(Assessor's Map, Book 100, Page 19, County of Orange)

PROPOSED SUBDIVIDER:

GARY MARYHEW Company or Name 274 CALLE CUERVO Address SAN CLEMENTE 92672 CA City SUBDIVIDER'S ENGINEER/SURVEYOR RICHARD K. SHOGREN, P.E. Company or Name 12755 BROOKHURST SUITE 206 Address GARDEN GROVE CA 92640 Consolidation (Unincorporated Territory (City of GARDEN GROVE



SKETCH

SCALE: 1'= 100:0"

Receipt of \$37.00 issuance fee is hereby acknowledged and the above Parcel Map number is . assigned to the owner of the land described herein only. Fraudulent statements hereon shall be cause for cancellation.

Authorization	and	Receipt	No	4870	

Dated: AUGUST 3, 1987

By: RON



OR-1481741

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF GARDEN GROVE, AND IS DESCRIBED AS FOLLOWS:

PROPOSED PARCEL MAP 87-336 BEING A SUBDIVISION OF:

LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

* * * * *

NJS:HA

NOTE: THE ONLY PARTIES WHOSE SIGNATURES ARE NECESSARY TO OFFER FOR DEDICATION ANY STREETS OR ALLEYS SHOWN ON THE MAP OF PROPOSED PARCEL MAP NO. 87-336, ARE AS FOLLOWS:

NO VAN NGUYEN, HOA THI TRUONG, AND BA VAN NGUYEN; OWNERS.

RICHARD Y. M. CHEN AND CHING LUA CHONG, HUSBAND AND WIFE, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

THE INTEREST OF:

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS.

COUNTY OF ORANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS.

MAY BE COVERED BY INDORSEMENT PURSUANT TO ARTICLE 66436 OF THE GOVERNMENT CODE.

ALL TAXES FOR THE FISCAL YEAR 1987-1988 MUST BE PAID IN FULL PRIOR TO PROCESSING SAID MAP TROUGH GOVERNMENT AGENCIES. PLEASE MAKE CHECK PAYABLE TO THE ORANGE COUNTY TAX COLLECTOR AND FORWARD TO THIS OFFICE ALONG WITH COMPLETE TAX BILLS FOR PAYMENT.

	ENGINEER'S FILE REQUEST OF		SEGREGATION COMBINATION COMBIN	
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			SIGNATURE OF APPLICANT	•
			11541 WESTMINSTER AVE GALDEN GROVE CA 92643 ADDRESS	
	MAILING, ADDRESS FOR	NEW TAX BILL:	PHONE NO. (74) 554-7245	
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	• 🕾 F0128-071.2 (3/77)			•

FILING INSTRUCTIONS FOR PUBLIC HEARINGS

FIRST: THE APPLICANT SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ROOM 220, CITY HALL (TELEPHONE (714) 638-6831) TO DISCUSS THE REQUEST OR PROPOSAL PRIOR TO THE PREPARATION OF DETAILED PLANS.

SECOND: AFTER REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT, THE APPLICANT SHALL BRING THE EXHIBITS DESCRIBED BELOW TO THE DEVELOPMENT SERVICES DEPARTMENT, GARDEN GROVE CITY HALL, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE 92640, BETWEEN THE HOURS OF 8 A.M. AND 4 P.M. A PLANNER OF THE DEVELOPMENT SERVICES DEPARTMENT WILL CHECK YOUR EXHIBITS AND APPLICATION FORMS. IF ALL SUBMITTALS ARE IN ORDER, THE PLANNER WILL ACCEPT THE APPLICATION FOR FURTHER REVIEW OF THE PLANS AND DOCUMENTS.

As a permit granting Agency, this department is required to review permit applications to determine if they are complete and acceptable for filing. The applicant may then be notified in writing of his status. From the date of acceptance for filing, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, the applicant should work closely with the staff. The acceptance of an application as being complete does not guarantee its approval. It only indicates that there is adequate information to evaluate the project.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE APPLICATION FORMS, REQUIREMENTS, INFORMATION, AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. ONCE THIS STEP IS COMPLETED TO THE REQUIRED SATISFACTION OF THE CITY, THE APPLICATION WILL BE ACCEPTED AND THE APPLICANT WILL BE NOTIFIED OF THE PUBLIC HEARING DATE. NOTE: THE PLANNER DOES NOT HAVE THE AUTHORITY TO "HOLD" AN INCOMPLETE APPLICATION NO MATTER HOW SLIGHT THE OMISSION.

THIRD: THE APPLICANT OR HIS AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING.

EXHIBITS

All of the following exhibits and the requested information for each shall be completed. If any exhibit or any requested information is missing or inadequate, the entire application package will be returned to the applicant. No partial applications will be accepted or held by the Development Services Department.

The applicant must submit twenty-two (22) sets of plans at the time of application. Each set of plans, except for the colored exhibit, must be stapled together in the following order (top to bottom):

- 1. Area Map
- 2. Existing Facilities Plan
- 3. Plot Plan
- 4. Floor Plan
- 5. Elevations
- 6. Landscape Plan
- 7. Sign Program Plan (is applicable)

Plans must also be folded by the applicant to a size approximately 11 inches by 14 inches and in such manner as to show the title block. Plans which are not folded will not be accepted for further processing.

COMPLETE YES NO

I. DETAILED DRAWINGS

- A. AREA MAP (SEE ATTACHED EXAMPLE): TWENTY-TWO (22)

 COPIES DRAWN AT A SCALE OF 1" = 100' OR 1" = 200'

 REDUCED TO 8½" x 11" (MAXIMUM SIZE) AND INCLUDING THE FOLLOWING:
 - 1. NORTH ARROW, SCALE, AND TITLE BLOCK (APPLICANT'S NAME AND DATE DRAWN).
 - 2. SHOW ALL THE PROPERTIES WITHIN 300' OF THE SUBJECT PROPERTY CLEARLY DESIGNATED.
 - 3. SHOW ASSESSOR'S BOOK, BLOCK, AND PARCEL NUMBERS FOR THE SUBJECT PROPERTY AND ALL PROPERTIES WITHIN 300'.
 - 4. SHOW ALL STREETS AND THEIR NAMES.
 - SHOW ALL COUNTY AND MUNICIPAL BOUNDARIES.

B. EXISTING FACILITIES PLAN (SEE ATTACHED EXAMPLE)
30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT THE SAME SCALE AS THE SITE PLAN AND AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

- 1. NORTH ARROW, SCALE, AND TITLE BLOCK.
- 2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
- 3. SHOW EXISTING BUILDING LOCATIONS DIMENSIONED TO SHOW BUILDING SIZES, SETBACKS, DISTANCES BETWEEN BUILDINGS, ETC.
- 4. SHOW AND LABEL EXISTING ADJACENT STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS AND MEDIANS DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
- 5. SHOW ALL EXISTING SIGNS INCLUDING LOCATIONS, SIZE, HEIGHT AND TYPE.
- 6. SHOW ALL LABEL ALL EXISTING WATER, SEWER AND UTILITY LINES SERVING THE SUBJECT PROPERTY.
- NOW AND LABEL ALL EXISTING EASEMENTS (UTILITY, VEHICULAR ACCESS, PARKING, ETC.) AFFECTING THE SUBJECT PROPERTY, AND WHICH ARE DESCRIBED IN THE TITLE REPORT.
- 8. SHOW ALL PROPOSED EXISTING TREES LOCATED ON THE SITE. INDICATE TYPE (LATIN AND COMMON NAME) AND APPROXIMATE SIZE (CALIPHER AND HEIGHT).
- 9. SHOW ALL EXISTING PERIMETER FENCES AND WALLS LABELING EACH AS TO MATERIAL TYPE, HEIGHT, AND CONDITION.
- 10. SHOW ALL STRUCTURES, FENCES, AND WALLS LOCATED ON CONTIGUOUS PROPERTIES.
- PLOT PLAN (SEE ATTACHED EXAMPLE) 30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.

COMPLETE YES NO

C PLOT PLAN (Continued)

- 2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
- 3. SHOW PROPOSED BUILDING LOCATIONS, DIMENSIONED, TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
- 4. SHOW AND LABEL PROPOSED STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
- 5. SHOW ALL PROPOSED PARKING SPACES AND AISLES, INCLUDING DIMENSIONS.
- 6. SHOW ALL PROPOSED SIGNS INCLUDING LOCATION AND DIMENSIONS.
- > SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES.
 - SHOW ALL PROPOSED WALLS, FENCES, TREES AND HEDGES, AND LABEL EACH AS TO TYPE AND DIMENSIONS ON THE SUBJECT PROPERTY.
- 9. SHOW ALL LANDSCAPED AREAS AND DIMENSIONS OF EACH.
- 10. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
 - a. NET SIZE OF PARCEL.
 - b. TOTAL SQUARE FEET OF PARKING AREA, INCLUDING AREAS USED FOR INGRESS OR EGRESS, DRIVES, AISLES, STALLS, MANEUVERING, AND LANDSCAPING WITHIN PARKING AREA.
 - TOTAL LANDSCAPING AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF TOTAL PARKING AREA.
 - એ. BUILDING HEIGHTS.
 - e. TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES, AND PERCENTAGES OF EACH.

COMPLETE YES NO

C. PLOT PLAN (Continued)

- 11. FOR RESIDENTIAL PROJECTS, SHOW THE FOLLOWING INFORMATION IN TABLEAR FORM:
 - NUMBER OF UNITS.
 - TOTAL BUILDING COVERAGE IN SQUARE FEET AND AS A PERCENT OF SITE AREA.
 - C. TOTAL NUMBER OF COVERED AND GUEST PARKING SPACES, BOTH COMPACT AND REGULAR SIZE SPACES AND PERCENTAGES OF EACH.
 - d. TOTAL SQUARE FEET OF ALL COMMON RECREATION AREAS.
 - e. DENSITY AS SQUARE FEET PER UNIT.
 - f. DENSITY AS NUMBER OF UNITS PER ACRE.
 - g. NUMBERS OF ONE- TWO- AND THREE-BEDROOM UNITS AND SQUARE FOOTAGES OF EACH TYPE.
- 12. FOR RESIDENTIAL PROJECTS, SHOW ALL COMMON RECREATION AREAS AND PRIVATE PATIO AREAS AND DIMENSIONS OF EACH.
- 13. FOR COMMERCIAL PROJECTS, INDICATE PROPOSED USES AND THE AMOUNT OF SQUARE FOOTAGE FOR EACH USE.
- D. FLOOR PLANS (SEE ATTACHED EXAMPLE) 30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED. CONTAINING THE FOLLOWING INFORMATION:

- 1. TYPES: ONE OF EACH FLOOR OF EACH TYPE UNIT OR BUILDING PROPOSED.
- SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
- 3. TITLE BLOCK.
- 4. EACH SEPARATE FLOOR PLAN SHALL INDICATE SQUARE FOOTAGE.
- 5. EACH RESIDENTIAL FLOOR PLAN SHALL SHOW FULLY DIMENSIONED PATIO/BALCONY AREAS.

<u>compl</u> Yes	ETE No	
	E.	ELEVATIONS (SEE ATTACHED SAMPLE) - 30" x 42" (MAXIMUM SIZE)
		ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-TWO (22) COPIES OF ELEVATIONS CONTAINING THE FOLLOWING INFORMATION:
		1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED ON THE SITE.
		2. SCALE: 1/4" = 1' -0" OR ANY SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE DEVELOPMENT.
		3. ALL EXTERIOR BUILDING MATERIALS LABELED AND IDENTIFIED.
		4. TITLE BLOCK.
		* NOTE: ALL PORTIONS OF THE ELEVATIONS SHALL BE PLAINLY VISIBLE, UNOBSTRUCTED BY CONCEPTUAL LANDSCAPING ITEMS (TREES, SHRUBS, ETC.) OR OTHER OPAQUE FEATURES. HOWEVER, THE APPLICANT MAY SUBMIT EITHER A SUPPLEMENTAL SHEET SHOWING BUILDING ELEVATIONS WITH LANDSCAPING, SIGNS OR OTHER ARCHITECHTURAL FEATURES ADDED OR AN ARTISTS RENDERING OF THE PROPOSED PROJECT.
		F. LANDSCAPE PLAN: A PRELIMINARY LANDSCAPE PLAN SHALL BE SUBMITTED. THIS PLAN SHALL INDICATE TYPE, SIZE AND LOCATION OF TREES, AND TYPE AND LOCATION OF SHRUBS AND GROUNDCOVERS.
		G. SIGN PLAN: SCALE DRAWINGS SHOWING EACH FACE OF EVERY PROPOSED SIGN SHALL BE SUBMITTED, ALONG WITH EXTERIOR MATERIALS LABELED AND IDENTIFIED.
	-	H. TRANSPARENCIES: A REDUCED 8½" x 11" TRANSPARENCY OF EXISTING FACILITIES PLAN, PLOT PLAN, FLOOR PLAN, ELEVATIONS, AND LANDSCAPE PLANS FOR THE OVERHEAD PROJECTOR MUST BE SUBMITTED.
		I. COLORED EXHIBIT: ONE OF THE TWENTY-TWO (22) SETS OF PLANS SHALL CONTAIN COLORED EXHIBITS OF THE SITE PLAN AND ELEVATIONS. THE COLORED ELEVATIONS OR RENDERINGS SHALL BE REPRESENTATIVE OF THE FINAL COLOR PLAN FOR THE PROJECT. THE COLORED EXHIBIT SHALL NOT BE FOLDED.

COMPL	E	TE	
YES		N	n

II. <u>OTHER EXHIBITS</u>

THE APPLICANT SHALL SUBMIT ONE COPY OF EACH OF THE FOLLOWING FORMS AND DOCUMENTS:

A. EVIDENCE OF TITLE:

EVIDENCE OF TITLE, SECURED THROUGH A TITLE INSURANCE COMPANY VIA A PRELIMINARY TITLE REPORT, SHOWING CURRENT OWNERSHIP AND ENCUMBRANCES (MAJOR DEDICATIONS AND EASEMENTS) IS NEEDED TO SATISFY THE REQUIREMENT THAT THE RECORDED OWNER BE KNOWN AND CONSENTS TO THE FILING OF THE APPLICATION. THE REPORT MUST HAVE BEEN COMPLETED WITHIN SIX (6) MONTHS PRIOR TO FILING THE APPLICATION.

B. LETTER OF AUTHORIZATION (FORM ATTACHED TO APPLICATION)

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

C. LIST OF PROPERTY OWNERS:

THIS LIST IS TO BE SUBMITTED ONLY IN CASES WHERE PROPERTY THAT IS WITHIN 300 FEET OF THE SUBJECT PROPERTY FALLS OUTSIDE OF THE GARDEN GROVE CITY LIMITS. THE LIST SHOULD CONTAIN ONLY THOSE PROPERTY OWNERS AND ADDRESSES FOR THE PROPERTY OUTSIDE THE GARDEN GROVE CITY LIMITS. THESE PROPERTIES ARE TO BE SUBMITTED AS TYPED NAMES AND ADDRESSES ON GUMMED LABELS. (TWO SETS ARE REQUIRED.)

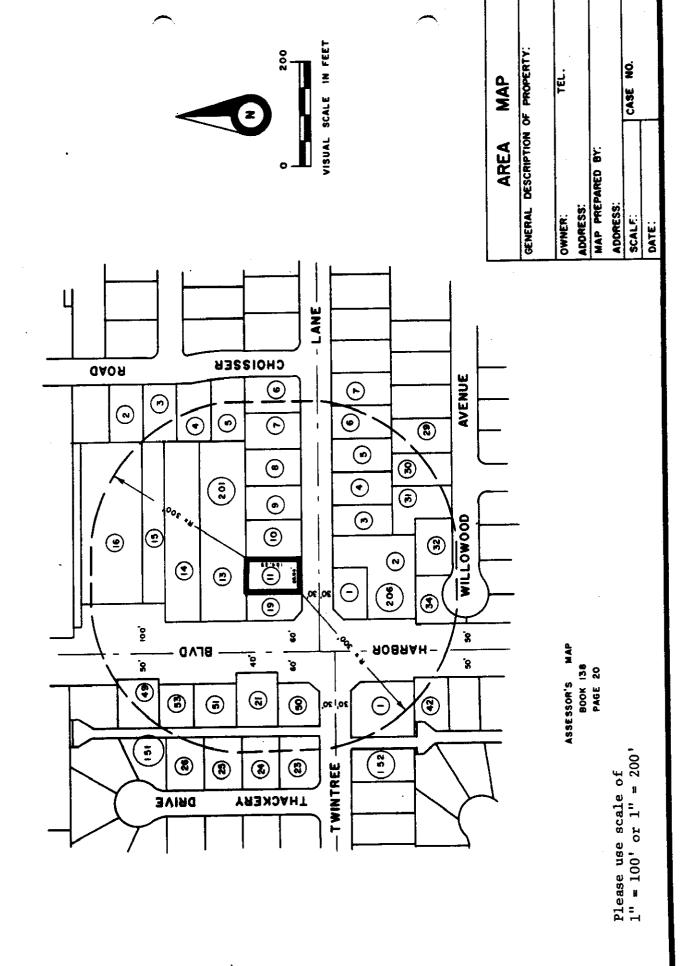
D. INITIAL STUDY OF ENVIRONMENTAL EFFECTS

THE INITIAL STUDY MUST BE ACCURATELY COMPLETED, TYPED AND SUBMITTED WITH THE APPLICATION.

<u>COMPL</u> YES	<u>ete</u> No		
		III.	ADDITIONAL INFORMATION
			THE FOLLOWING ITEMS ARE NEEDED IN ORDER TO ACCEPT YOUR APPLICATION AS COMPLETE.
		`	A
			B
			c
			D
			E

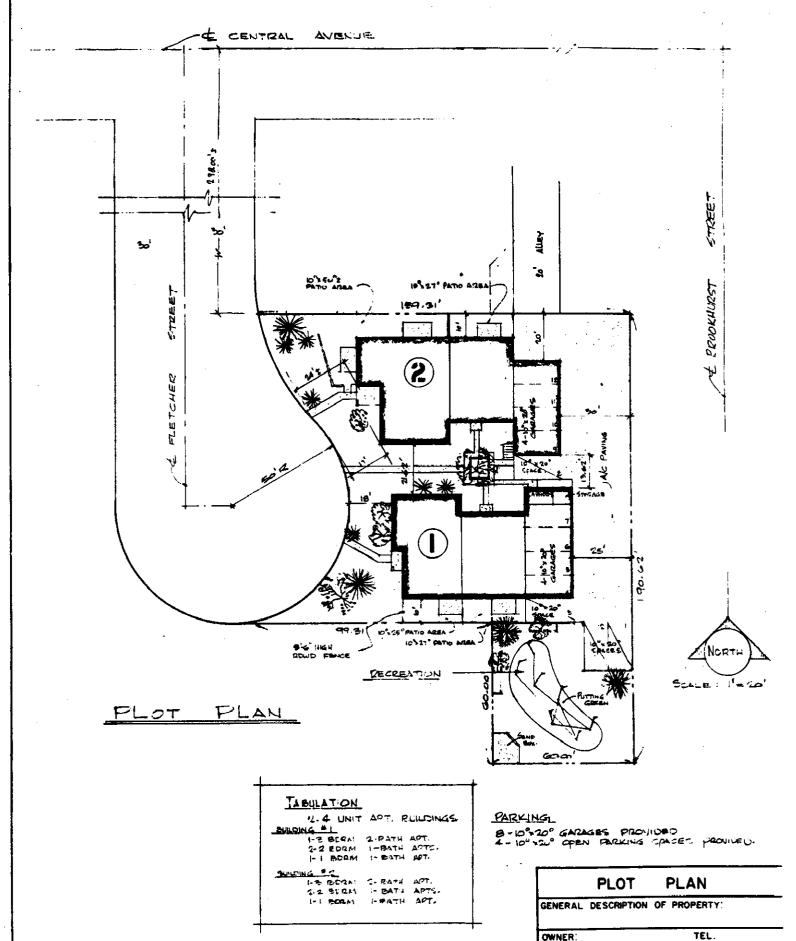
0738R/499A 11/13/84

GUIDE TO AREA MAP



DS-0016.7-1/78

GUIDT TO PLOT MAN

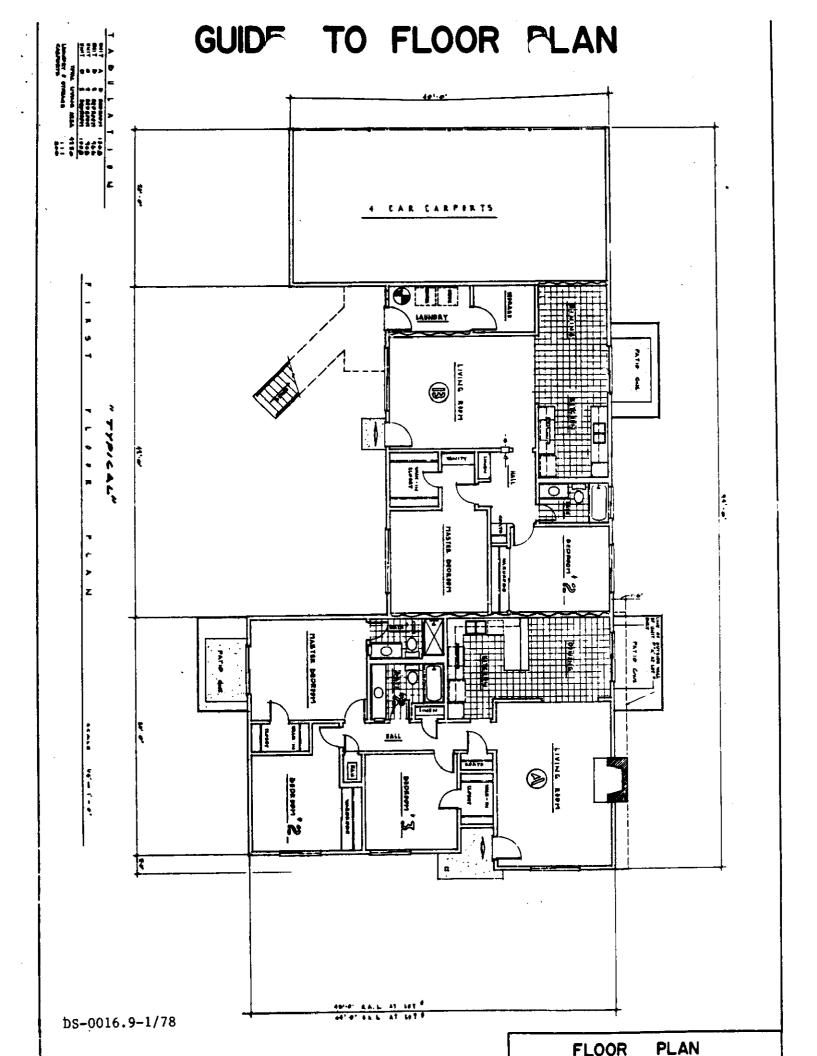


EXAMPLE A

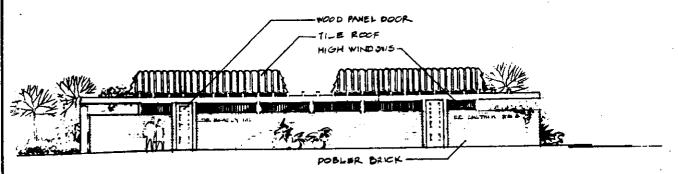
ADDRESS:

ADDRESS:

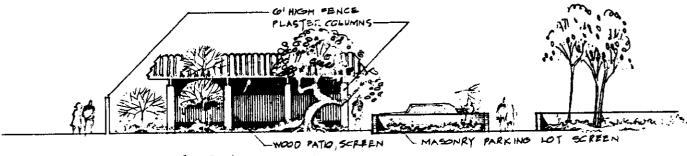
MAP PREPARED BY:



GUIDE TO ELEVATIONS



NORTH ELEVATION



EAST ELEVATION (WEST SIM)

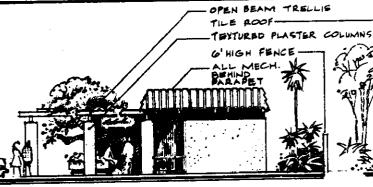
MEDICAL BUILDING

SIGNS UNDER CANOPY

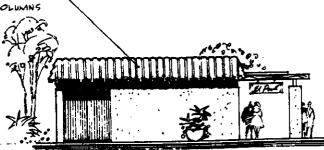
TILE ROOF
OPEN BRAM TRELLIS
TEXTURED PLASTER COLUMNS

TEXTURED PLASTER COLUMNS

WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

RETAIL SHOPS

ELEVATIONS

GENERAL DESCRIPTION OF PROPERTY:

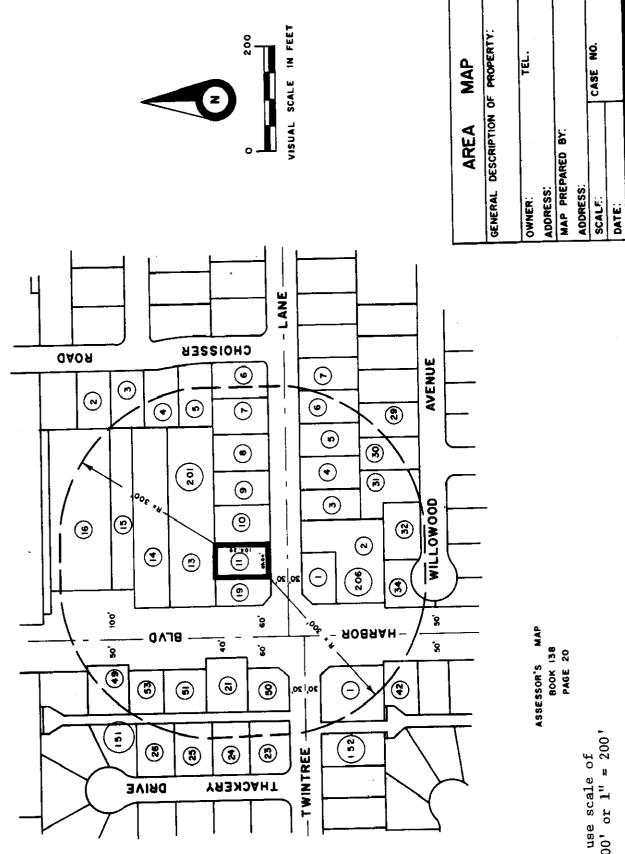
TEL.

OWNER:

ADDRESS:

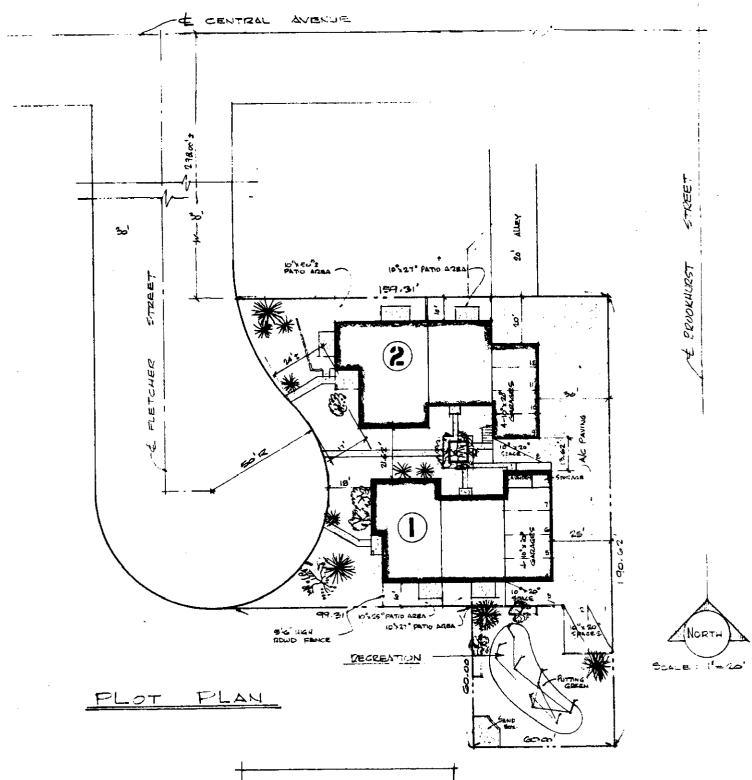
DS-0016.10-1/78

GUIDE TO AREA MAP



Please use scale of 1" = 100' or 1" = 200'

GUILT TO PLOT MAN



TABULATION

12.4 UNIT APT. PUILDINGS

SUILDING # 1 +3 BERRY 2-PATH APT.
2-2 BORM 1-BATH APT.
1-1 BORM 1-BATH APT.

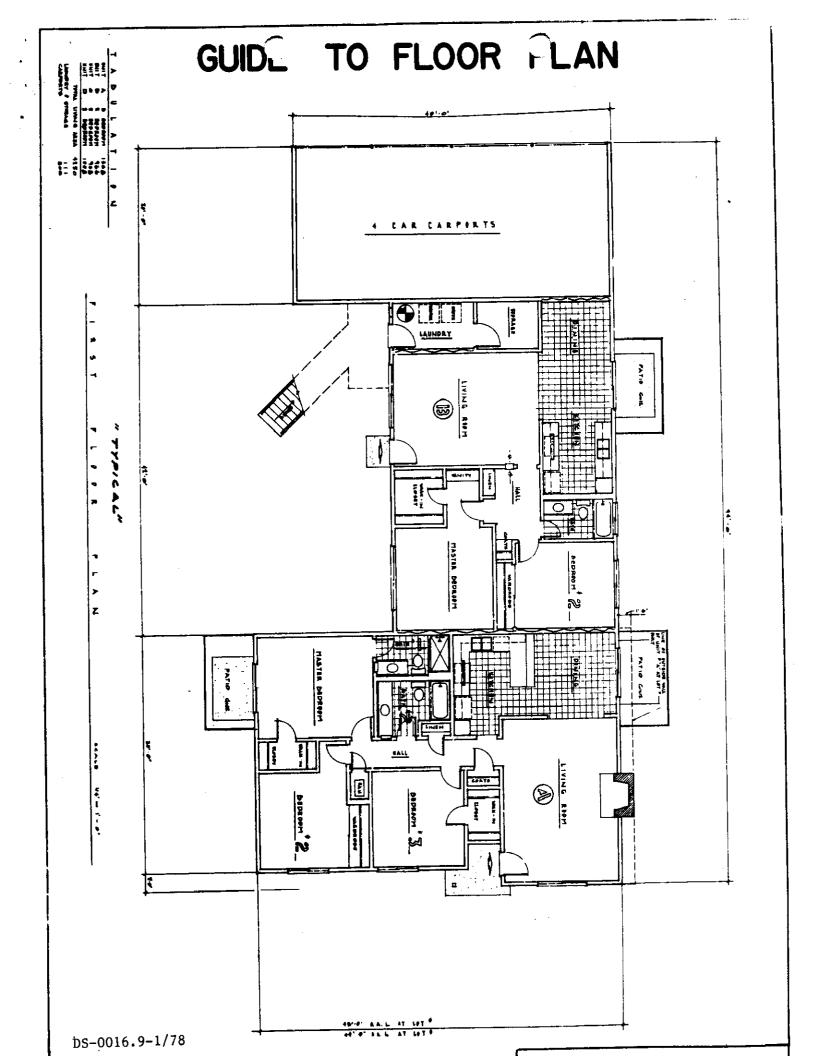
1-2 BURN C- BATH ACT.
2-2 BURN - BATH APTS1-1 BORM HEATH AFT.

PARKING

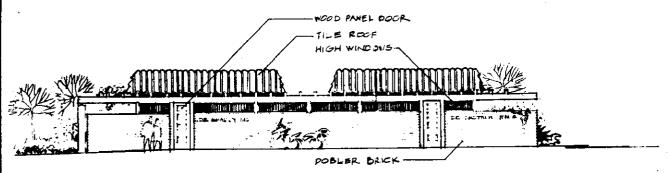
8-10°+20° GARAGES PROVIDED 4-10°+20° OPEN PARKING SPACES PROVIDED.

	PLOT	PLAN	
ENERAL	DESCRIPTION	OF PROPERTY:	
WNER:		TEL.	
ADDRESS:			
MAP PRE	PARED BY:	 -	
ADDRESS:			

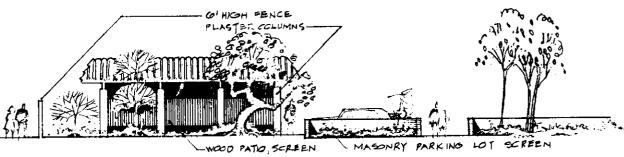
EXAMPLE A



GUIDE TO ELEVATIONS



NORTH ELEVATION



EAST ELEVATION (WEST SIM)

MEDICAL BUILDING

SIGNS UNDER CANOPY

—TILE ROOF

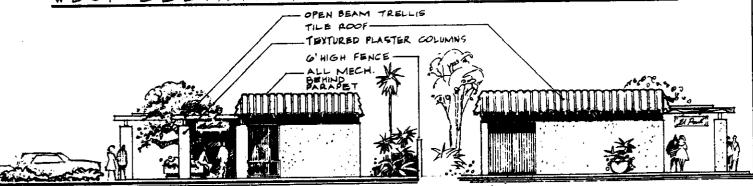
OPEN BEAM TRELLIE

TEXTURED PLASTER COLUMNS

TO THE TEXTURED PLASTER COLUMNS

TO THE TEXTURED PLASTER COLUMNS

WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

RETAIL SHOPS

ELEVATIONS

GENERAL DESCRIPTION OF PROPERTY:

OWNER:

TEL.



DEVELOPMENT SERVICES DEPARTMENT

714/638-6831

	APPLICATION FOR:
PARCEL MAP (\$500 + \$10 PER LOT)	:ENVIRONMENTAL IMPACT REPORT : REVIEW (20% OF EIR COST)
	ENVIRONMENTAL IMPACT REPORT (\$150) NEGATIVE DECLARATION
NAME OF APPLICANT:	TELEP HONE :
MAILING ADDRESS:	
	ZIP:
NAME OF RECORDED OWNER:	TELEPHONE:
MAILING ADDRESS:	
	ZIP:
STATUS OF THE APPLICANT (CHEC	CK ONE)
RECORDED OWNER OF TH	IE PROPERTY
PURCHASING OR ESCROV	N SUBJECT TO CASE APPROVAL
LESSEE	
AUTHORIZED AGENT OF	ONE OF THE ABOVE
IF YOU ARE NOT THE RECORDED OF AUTHORIZATION, SIGNED BY THE CAPPLICATION.	WNER OF THE PROPERTY, THE ATTACHED LETTER OF DWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE
SIGNATURE OF OWNER:	DATE:
SIGNATURE OF APPLICANT:	DATE:
ACCEPTANCE BY LAND USE:	DATE:
ACKNOWLEDGMENT OF FEE PAYMENT	:DATE:
0781R/502A	

5/27/82

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT Development Services Division

LETTER OF AUTHORIZATION

TO BE NOTARIZED

TO: CITY OF GARDEN GROVE					
APPLICATION FOR	CASE NO.				
Ι,	, owner of the below described property,				
do hereby appoint	my agent for the purpose of				
consummating the above application, all requirements which may be impose	and agree to accept and fulfill any and ed as conditions of approval.				
LEGAL PROPERTY DESCRIPTION:					
	· · · · · · · · · · · · · · · · · · ·				

(Signature of Owner)

FILING INSTRUCTIONS FOR A PARCEL MAP

EXHIBIT REQUIRED:

Parcel Map

Twelve (12) blueline copies on 18"x26" paper (or size large enough for a scale of one hundred feet to the inch) of a map containing the information set forth below (see Map example attached). This map shall be prepared by Licensed Surveyor or Registered Civil Engineer.

Va

All boundary lines of the property <u>fully dimensioned</u>; and when adjacent to or in close proximity to any public streets, such dimensions shall be tied in with the centerline of such streets.

₽ D.

The name, location, and width of any such adjacent street.

ND C.

County Assessor's book, block, and parcel numbers for abutting parcels.

id.

The location and width of any water courses, structures, irrigation ditches, and any other permanent physical features of the land.

ze.

 The width and location of all existing or proposed public or private easements.

Ŧ.

The precise location of all existing buildings and structures on the subject property which will remain for the present. Any existing structures to be removed should be noted.

19.

 \widehat{g} . All proposed parcels fully dimensioned and designated as 1, 2, 3, etc.

h.

Words "Parcel Map" as a heading for the page.

1.

Scale of map.

ig.

North arrow.

A.

Legal description of the subject property.

17.

Name, address, and telephone number of owner.

an.

Name, address, and telephone number of person who prepared the map.

211.

Date of preparation of map.

16.

Blank space for case number.

FORMS REQUIRED:

1. Letter of Authorization:

If the applicant is not the legal owner of the property involved, he must be authorized in writing as the agent of the property owner. A form for this purpose is attached and it must be notarized and submitted as a part of this application.

2. <u>Deed Restrictions</u>:

One copy of all deed restrictions, covenants and other legal documents affecting the subject property is required.

3. <u>Title Report:</u>

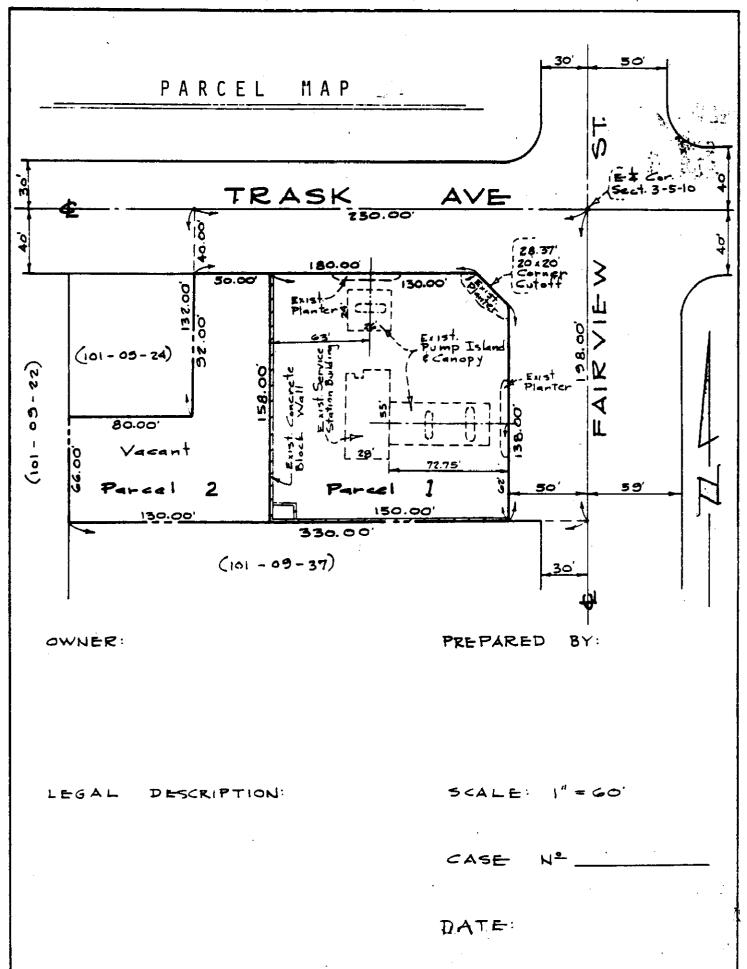
One copy of a Current Title Report obtainable from a title company must be submitted with this application.

This application to the City of Garden Grove shall in no way replace the requirement of filing a final Parcel Map with the County.

APPLICATIONS MUST BE COMPLETE, INCLUDING FORMS AND EXHIBITS, AT THE TIME OF FILING.

NOTE: Approval of your application by the City of Garden Grove Planning Commission is required. This action may be appealed to the City Council by filing in writing a statement setting forth the grounds for such appeal with the City Clerk, within fifteen (15) days of mailing of notice of the decision to the property owner.

0536B/85A 1/20/82



T BNDA	TYLE DRIVE [TYLE DRIVE [AP-89-343-02 AP-89-343-03] AP-89-343-07 AP-89-343-03] [EX. G. PUBLIC HILLITY EASEMENT PER TR. NO. 1547 (G8.80)]
CURB AND GUTTER? 1.08" R:430.00 1:123.10 T.49.07"	183.00, DAUCET J SO.00. 180.00. TODO.00.
EACRES R. 430.00 PAN PAN PAN PAN PAN PAN PAN PAN PAN PAN	DANCEL 3 N 0° 54 50 W N 0° 54 50 W N 0° 54 50 W DANCET 4
E CHAPIMAN AVE.	N 89° 32' 10" E 149.98' AP · 89 · 343 · 21 LEGAL DESCRIPTION: OFF THE SERVICE OF THE SERVICE
BY: A.J.T. GEVELOPER:	JVILER:



OR-1481741

COPIES TO:

SOGREN ENGINEERING 12755 BROOKHURST STREET, #206 GARDEN GROVE, CALIFORNIA ATTN: RICHARD SOGREN REF: PM 87-336

SUPERIOR CONSTRUCTION
P. O. BOX 3761
SAN CLEMENTE, CALIFORNIA 92672
ATTN: GARY MAYHEW
REF: PM 87-336

CITY OF GARDEN GROVE 11394 ACACIA PARKWAY GARDEN GROVE, CALIFORNIA ATTN: ENGINEERING DEPT. REF: PM 87-336

COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY REGULATION

CENTRAL OFFICE P.O. BOX 4048
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
714-834-2626

FEE RECEIPT FORM

REGIONAL OFFICE 22921 TRITON WAY LAGUNA HILLS, CA 92653 714-472-7979

PAYER'S ADDRESS:		CITY	cota.	<u> </u>
JOB OWNER		£ × 0		25,000
OWNER'S ADDRESS:			· · · · · · · · · · · · · · · · · · ·	
JOB ADDRESS:			<u> </u>	
LOCAL PARK FEE REQU	IRED FOR:			
SINGLE-FAMILY DWELLING	MULTI-FAI	MILY DWELLING	CAA #	¥
CENSUS TRACT	AP			· · · · · · · · · · · · · · · · · · ·
LOCAL PARK FEES DETERMINED	OR MODIFIED BY:			
OTHER			_ DATE	
RECEIPT FOR	AMOUNT	RECEIPT FOR		AMOUNT
7-14 # 57-354	a 5 2 00	TRUST FUND	(Check No.)	
		PLAN CHECK FEE_		
]		GRADING PRE-INSPE	(Type)	
·	-	LOCAL PARK FEE	-	
]		ADDNALTERATION TO		
		(Type) PERMIT	(Number)	
		PUBLIC PROPERTY ENCROACHMENT P	ERMIT	
s: <u>TIF 443</u> Am'ts	37.00	F.M. # Ass	SUMENT	
		,M, 87-2C	COST INDEX	\$500°
		*REFER TO BUILDING	VERIFIE	

TELLER

DATE

FEE

\$\$\$\$\$\$\$37.00 TOTAL

F0250-189.8 (R4/86)



OR-1481741

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

NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND WIFE AND BA VAN NGUYEN, A SINGLE MAN, ALL AS JOINT TENANTS.

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

A FEE.

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

GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1987-1988.

FIRST INSTALLMENT:

\$648.93. \$648.93.

SECOND INSTALLMENT: CODE AREA:

18-088.

A. P. NOS.:

100-190-29 AND 100-190-19.

- 2. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 27, 1943 IN BOOK 1226, PAGE 297 OF OFFICIAL RECORDS,

IN FAVOR OF:

SOUTHERN CALIFORNIA TELEPHONE COMPANY.

TRIMMING TREES. FOLIAGE. REMOVING OVERHANGING

FOR: OVER:

LIMBS AND INCIDENTAL PURPOSES.

WITHIN 5 FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED ADJACENT TO THE LAND COMPRISING

SAID TRACT.

AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 21, 1948 IN BOOK 1656, PAGE 498 OF OFFICIAL RECORDS,

IN FAVOR OF:

SOUTHERN CALIFORNIA EDISON COMPANY.

FOR:

POLE LINES AND INCIDENTAL PURPOSES.

OVER: THE EASTERLY 5 FEET OF SAID LAND.

5. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JULY 27, 1948 IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS,

IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

FOR:

POLE LINES AND INCIDENTAL PURPOSES.

OVER:

THE EASTERLY 5 FEET OF SAID LAND.



OR-1481741

AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED SEPTEMBER 19, 1956 IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS,

THE COUNTY OF ORANGE. IN FAVOR OF:

STREET, HIGHWAY AND INCIDENTAL PURPOSES. FOR:

THE LAND DESCRIBED AS FOLLOWS: OVER:

PARCEL A. ALL OF LOT ONE OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTH TOWNSHIP FIVE SOUTH, RANGE TEN WEST, LINE OF SECTION NINE. SAN BERNARDINO MERIDIAN.

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL PARCEL 1. WITH AND 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SECTION NINE, TOWNSHIP FIVE SOUTH, RANGE TEN WEST, SAN BERNARDINO MERIDIAN, WITH THE EASTERLY RIGHT OF WAY LINE OF PARSONS PLACE (60.00 FEET IN WIDTH) AS SAID PARSONS PLACE IS SHOWN ON A MAP OF TRACT NO. 1273 RECORDED IN BOOK 39, 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION NINE; THENCE EASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND 45 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID PARSONS PLACE; THENCE SOUTHWESTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$170,000.00, RECORDED MARCH 25, 1987 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 87-161372.

MARCH 2, 1987. DATED:

NO VAN NGUYEN AND HOA THI TRUONG, HUSBAND AND TRUSTOR:

WIFE AND BA VAN NGUYEN, A SINGLE MAN.

BURROW ESCROW CO. TRUSTEE:

RICHARD Y. M. CHEN AND CHING LUA CHEN, HUSBAND BENEFICIARY: AND WIFE AS JOINT TENANTS.

A LIEN FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE, IN FAVOR OF THE UNITED STATES OF AMERICA, FILED IN THE OFFICE OF THE DISTRICT DIRECTOR OF INTERNAL REVENUE.

FEDERAL SERIAL NO.: 95-25-0088. BAU V. NGUYEN.

DEBTOR: \$1,916.59. : TAUCMA

MAY 4, 1983 AS INSTRUMENT NO. 83-188012 RECORDED:

OF OFFICIAL RECORDS.

NOTE: WE ARE UNABLE TO DETERMINE IF THE ABOVE MENTIONED DEBTOR IS THE SAME PERSON AS THE VESTEE.

N CHECKLIST AND CASE PROGRESS ' Case Identification No. My - 87 Case Planner Hearing Date Hearing Body Application Det. Complete Date Filed Owger__ Applicant \ Address Phone (Phone (Site Address 11352 Westminster 10019039 Assessor Parcel No(s) Site Location SEC Paisons P1 + 25tminstGeneral Plan City Map Coordinate Current Zone Zone Map Coordinate Proposed Zone ---PROCESSING INFORMATION Actual Actual Complete Planned Planned Complete Pre Application Conference XXX Site Visit/Pictures Committee Review Resumes Distributed XXX P.C.C. Review Resumes Due Comments Transmitted to App. XXX Facilities Engineering Application Submitted XXX Fire Plan Check XXX Application Correction Notice Application Determined Police Complete XXX Redevelopment Agency Case Entered in Log Book Fees Sent to Cashier XXX Sanitary District Case Entered on Board XXX Traffic Engineering (Hearing Date Determined) XXX Water Services Case File Prepared XXX Legals Delivered to Application Acceptance Paper Letter Initial Study for PCC Mailed Legals Sent Out Negative Declaration (PCC) Staff Report-First Draft P.C.C. Env. & Technical Staff Report-Second Draft (Report Cover Sheet) Review Final Staff Report Prepare Mailing List Staff Report Delivered Draft Legal Notice Final Legal Notice

4756T/1618A (1) 11/28/88

HEARING BODY ACTIONS

Zoning Administrat	cor			
Decision No.	Admin. Action No.	Approved	Denied	Continued To
Planning Commissio	<u>n</u>			÷
Resolution No.	Approved	Denied	Continued to	
City Council				
Resolution No.	Ordinance No.	Approved	Denied	Continued To
Agency for Communi	ty Development			
Resolution No.	Ordinance No.	Approved	Denied	Continued To
			*	
Type (Describe)	MINOR	MODIFIC ATIONS	•	
	PART 21 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1			
		Date	Decision	
Case Planner	•			

PROOF OF PUBLICATION

(2015,5 C.C.P.)

STATE OF CALIFORNIA. County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

ORANGE COUNTY NEWS
a newspaper of general circulation, printed
and published
in the City of GARDEN GROVE County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of
California, under the date of 12/16/589
Case Number .A-31502; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:
Dec. 19, 1990 all in the year 19
I certify (or declare) under penalty of perjury that the foregoing is true and correct.
Dated at GARDEN GROVE
California, thisday of
anghaithe

Free copies of this blank form may be secured from:

CALIFORNIA NEWSPAPER SERVICE BUREAU, INC.

Legal Advertising Clearing House 120 West Second St., Los Angeles, Calif. 90012

> Telephone: (213) 625-2541 Please request GENERAL Proof of Publication

This space is for the County Clerk's Filing Stamp

Proof-of-Rublication of					
William.	e e e e e e e e e e e e e e e e e e e		•••••		
200-154-00;	RSP-155-50,	P45-67-336	•		

Paste Clipping

AF 81-1

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE
ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE WILL HOLD
PUBLIC HEARINGS IN THE COUNCIL
CHAMBERS OF THE COMMUNITY
MEETING CENTER, 11300 STANFORD
AVENUE GARDEN GROVE CALIECD. LEGAL NOTICE AVENUE, GARDEN GROVE, CALIFOR-NIA, ON Wednesday 10 s.m. January 2, 1991 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION DESCRIBED

RESIDENTIAL SITE PLAN NO.

RESIDENTIAL SITE PLAN NO. RSP-164-90
The applicant, BLUE RIBBON BUILDERS, 1135 W. KATELLA, ORANGE, is requesting site plan approval to construct a two story, 905 square foot addition to an existing 1,110 constant foot single story, single familie. equare toot accustor to attraction of the residence on an approximate 7,575 aguare toot site tocated in the R-1 (one family residence). The subject site for the residential zone. The subject site family residential zone. is located on the north side of Santa Catalina Avenue, west of Fairchild Street et 5541 Santa Cetalina Avenue. The city of Garden Giflove has dete

ed that this action is exempt pursuant to CEGA.

RESIDENTIAL SITE PLAN NO. RSP -155-90 The applicant, LAI NGOC HO, 1146 S.

Nekoma Drive Senta Ana, is requesting residential site plan approvatio con a one and two-story 2,513 St. to an existing 679 S.F. single-six to an existing 879 S.F. single-etc. family residence on an approximate value S.F. Site located in the PR(Peripheral Residentia) zone. The subject site is located on the west side of Westlake Street, South of Stanford Avenue at 12771 Westlake Street.

The City of Garden Grove has determined that this action is exempt pursuant to

CECA PARCEL MAP NO. PM-67-336 The applicant, BA BAN NGLYEN, 11541 Westminster Ave., Garden Grove, is requesting tentative percel map approval to consolidate two existing lots into one (1) parcel of tand totaling approx. 23,700 S.F., located in the M-1 (Limited In-dustrial) zone, the subject alto is located on the Southeast corner of Parsons Place and Westminster Avenue at 11352 Weelminster Avenue.

The City of Garden Grove has determined that this action is exempt pursuant to

CECA.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opi-nions or submit evidence for or against the proposal as outlined shove. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.



825 North Broadway, Santa Ana, California 92701

CITY OF GARDEN GROVE 11391 ACACIA STREET GARDEN GROVE, CALIFORNIA

DATE:

October 22, 1991

REF. NO.:

TPM 87-336

ORDER NO.: 780789

-11

ATTENTION: CITY ENGINEER

ENCLOSURES:

SUPPLEMENTAL REPORT DATED OCTOBER 21, 1991.

WE APPRECIATE THIS OPPORTUNITY TO SERVE YOU.

CUSTOMER SUPPLEMENTAL REPORT

Issuing Office: CHICAGO TITLE COMPANY 825 North Broadway Santa Ana, California 92701 (714)547-7251

NO VAN NGUYEN 21631 FERNLEAF DRIVE EL TORO, CALIFORNIA

> Your Ref: TPM 87-336 Order No: 780789 -11

Attn: NO VAN NGUYEN

Dated as of: OCTOBER 21, 1991, at 7:30 a.m.

Title Officer Randy Williams

The above numbered report dated May 18, 1990 (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following:

SUBJECT TO SUPPLEMENTAL REPORTS DATED DECEMBER 28, 1990, JUNE 14, 1991 AND SEPTEMBER 13, 1991.

PLEASE DELETE ITEM NO. 7 OF SAID REPORT AND ITEM B UNDER THOSE PARTIES REQUIRED TO SIGN THE MAP. THE DEED OF TRUST REFERRED TO THEREIN WAS RECONVEYED BY AN INSTRUMENT RECORDED SEPTEMBER 23, 1991 AS INSTRUMENT NO. 91-516857 OF OFFICIAL RECORDS.

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To:

George L. Tindall

From:

Frank A. Schuma

Dept:

City Manager

Dept:

Development Services

Subject:

CONSIDERATION OF TENTATIVE PARCEL MAP NO. PM-87-336

Date:

June 17, 1991

OBJECTIVE

To obtain approval of Tentative Parcel Map No. 87-336.

BACKGROUND

Tentative Parcel Map No. PM-87-336 is a request to consolidate two (2) parcels of land into one (1) parcel consisting of 15,595 square feet of land. The subject site is located on the southeast corner of Westminster Avenue and Parsons Place at 11352 Westminster Avenue.

The Parcel Map was originally filed in conjunction with Site Plan No. SP-129-87, a request to construct a 5,520 square foot industrial building. The applicant's request was approved by the Planning Commission on November 12, 1987. The Parcel Map, however, was not finalized within the required time frame. The applicant resubmitted the Tentative Parcel Map to the Zoning Administrator on January 12, 1991, and was approved on May 23, 1991. The applicant is requesting Tentative Parcel Map approval by the City Council, which is scheduled for the meeting of July 2, 1991.

ANALYSIS

The Garden Grove Engineering Division has reviewed all documents relating to this parcel map regarding City Ordinances and the State Map Act, and finds the map to be in compliance.

RECOMMENDATION

It is recommended that the City Council approve Tentative Parcel Map No. PM-87-336.

FRANK A. SCHUMA, Director

Development Services Department

Bv:

Tyrone Daisy Associate Planner RECOMMENDED FOR APPROVAL:

Attachments:

Zoning Administrator Approval

Staff Report

Minute Excerpts of January 12, 1991

Map

Resolution

George L. Tindail

City Manager



TENTATIVE PARCEL MAP APPROVAL

APPLICANT: Ba Van Nguyen OWNER: Ba Van Nguyen	P. M. NO. <u>PM-87-336</u> A. P. NO. <u>100-190-19</u> and 29
As provided in Section 9137 of the City of Garden been determined that Parcel Map proposal No. PM-zoning and subdivision regulations.	n Grove Municipal Code, it has 87-336 is in conformance with
Approval is granted subject to Municipal Code proving Map with the Orange County Surveyor's Office, and stated below.	isions, recordation of a Parcel compliance with any conditions
1. All provisions of Site Plan No. SP-129-87 shall	l be complied with.
2. All provisions of the Garden Grove Fire Departs	ment shall be complied with.
3. The Parcel Map shall be recorded within two (2)) years.
4. The applicant shall comply with all requirement	ts of the recorded deed.
City Engineer W. P. Patapoff Zoning Administrator E. John Graichen	5/23/9/ Date 5/23/9/

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: June 13, 1991

cc: Orange County Surveyor's Office

Enclosure: Map

MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

January 2, 1991

<u>PUBLIC HEARING - PARCEL MAP NO. PM-87-336 - BA VAN NGUYEN - SOUTHEAST CORNER OF PARSONS PLACE AND WESTMINSTER AVENUE - 11352 WESTMINSTER AVENUE</u>

The Zoning Administrator announced that the request is for tentative parcel map approval to consolidate two existing lots into one (1) parcel of land totaling approximately 23,700 square feet, located in the M-1 (Limited Industrial) zone.

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

Staff commented that the Parcel Map expired before being recorded with the County of Orange and there had not been any changes since the original approval of SP-129-87.

The Zoning Administrator opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Ba Van Nguyen, 11541 Westminster Avenue, Garden Grove, the applicant, addressed the Zoning Administrator.

The Zoning Administrator asked the applicant if he had an opportunity to review the staff report. The applicant commented that he had reviewed the report and had no concerns.

The Zoning Administrator indicated to the applicant that this was just a formality to be sure that all was recorded properly with the county. The applicant understood.

There being no comments from the audience and no further testimony, the public hearing on PM-87-336 was closed.



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 2.c.

HEARING DATE January 2, 1991

CASE NO. Parcel Map No. PM-87-336

APPLICANT Ba Van Nguyen

SITE LOCATION 11352 Westminster Ave.

SEC Westminster Ave./Parson Place
GENERAL PLAN Industrial

ZONE M-1 (Limited Commercial)
CEQA DETERMINATION Exempt

REQUEST

The applicant, Ba Van Nguyen, is requesting approval of a parcel map in order to consolidate two (2) existing parcels into a single lot.

SITE CHARACTERISTICS

The proposed Parcel Map No. PM-87-336 was originally submitted concurrently within Site Plan No. SP-129-87. The Site Plan and Parcel Map were approved by the Planning Commission on November 12, 1987. The subject site is constructed with a 5,520 square foot industrial building. The request is to consolidate the two (2) parcels of land into one (1) parcel:

Parcel No. 1 Parcel No. 2 7,900 Square Feet 7,695 Square Feet 15,595 Square Feet

The parcel map expired before being recorded with the County of Orange. The applicant's request is to comply with the City and the Subdivision Map Act and has therefore re-filed the subject parcel map. Staff recommends approval of PM-87-336.

DONALD J. BUTTERFIELD Current Planning Supervisor

By: Tyrone Daisy

Associate Planner

6124T

S. Constant	RECEIV	EIPT		DATE _	7-11	19 <u>_</u> 9/No	70284
GARDEN GROVE CALIFORNIA 92640 11391 ACAGA PARKWAY	ADDRE		52	• .			325.00
FOR				<u> </u>		DOLLARS \$	AF:9 325.00 CASE 325.0
≰ CASH	MONEY ORDER	CHECK		· / · · · · · · · · · · · · · · · · · ·	VALIDATION		
© GENERAL		rrsons			CII	Y OF GARDEN GRO	OVE, CALIF.
ACCOUNT PI	n # 87	-336 Pl idtal - 15	lan check T Map exp	e. Fr	BY		DEPARTMENT

RESOLUTION NO. 7384-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-87-336, FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND PARSON PLACE AT 11352 WESTMINSTER AVENUE, PARCEL NOS. 100-190-19 AND 29

WHEREAS, the subject case, initiated by Ba Van Nguyen, requests Tentative Parcel Map approval for the creation of a one (1) lot parcel; and

WHEREAS, pursuant to Zoning Administrator's approval, the Zoning Administrator recommended approval of Parcel Map No. PM-87-336 on January 2, 1991; and

WHEREAS, the City Council gave due and careful consideration to the matter on July 2, 1991.

NOW, THEREFORE, BE IT RESOLVED:

- 1. Tentative Parcel Map No. PM-87-336 is hereby approved pursuant to conditions of approval stated in Zoning Administrator's approval, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.
- 2. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 2nd day of July, 1991.

/s/	WALT	E.	DONOVAN	
MAY	OR T			

ATTEST:

/s/ CAROLYN MORRIS, CMC CITY CLERK

STATE OF CALIFORNIA) COUNTY OF ORANGE) SS: CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 2nd day of July, 1991, by the following vote:

COUNCILMEMBERS: (5) DINSEN, KESSLER, LEYES, WILLIAMS, DONOVAN AYES:

NOES: COUNCILMEMBERS: (0) NONE ABSENT:

COUNCILMEMBERS: (0) NONE

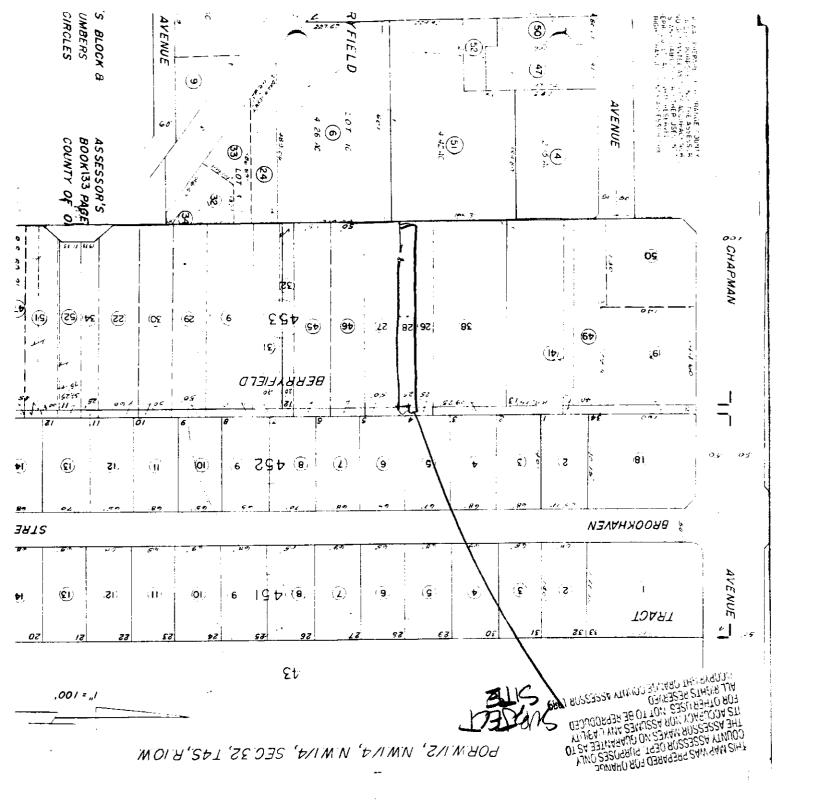
/s/ CAROLYN MORRIS, CMC CITY CLERK

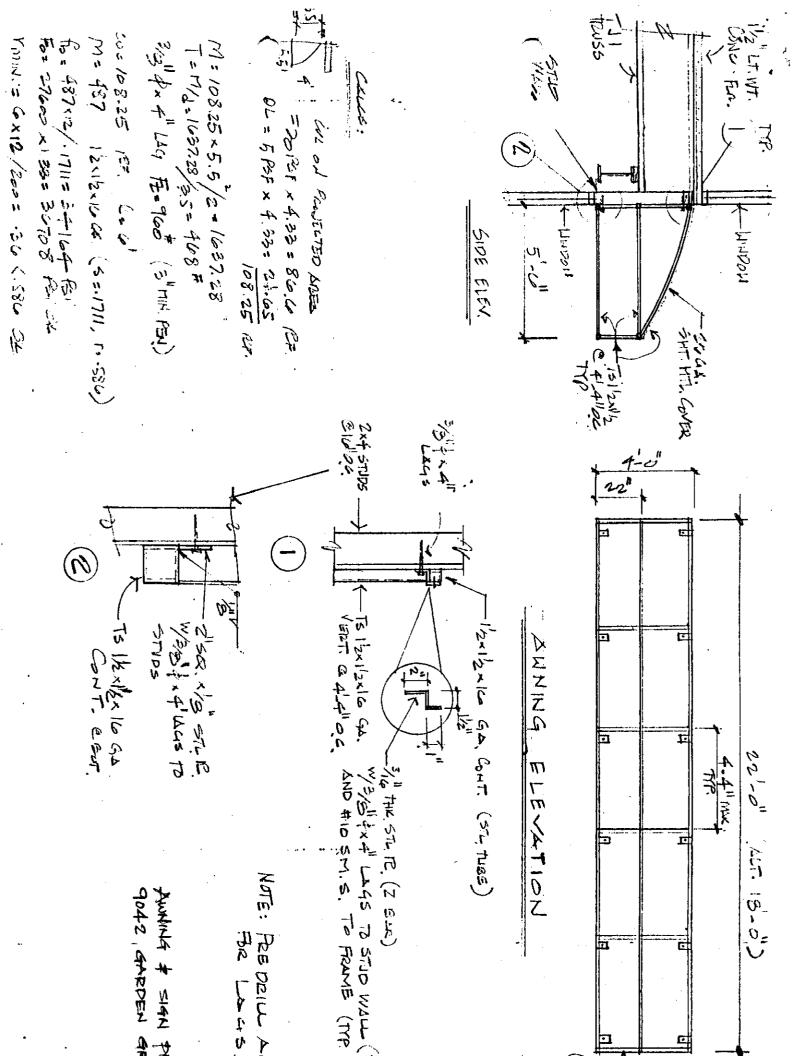
ECORDING REQUESTED BY 20807 Nicholas Cottgias 4 15 PMMAR 1 5 1977 13402 Hoover Street Westminste r, CA 92683 J. WYLIE CARLYLE, County Records BOVE THIS LINE FOR RECORDER'S USE Death of Joint Tenant STATE OF CALIFORNIA. County of Orange Nicholas Cottgias That Matilda Cottgias (Matilda Howard Cottgias) age, being first duly sworn, deposes and says:
the decedent mentioned in the attached copy of
named as one of the parties in that correct.

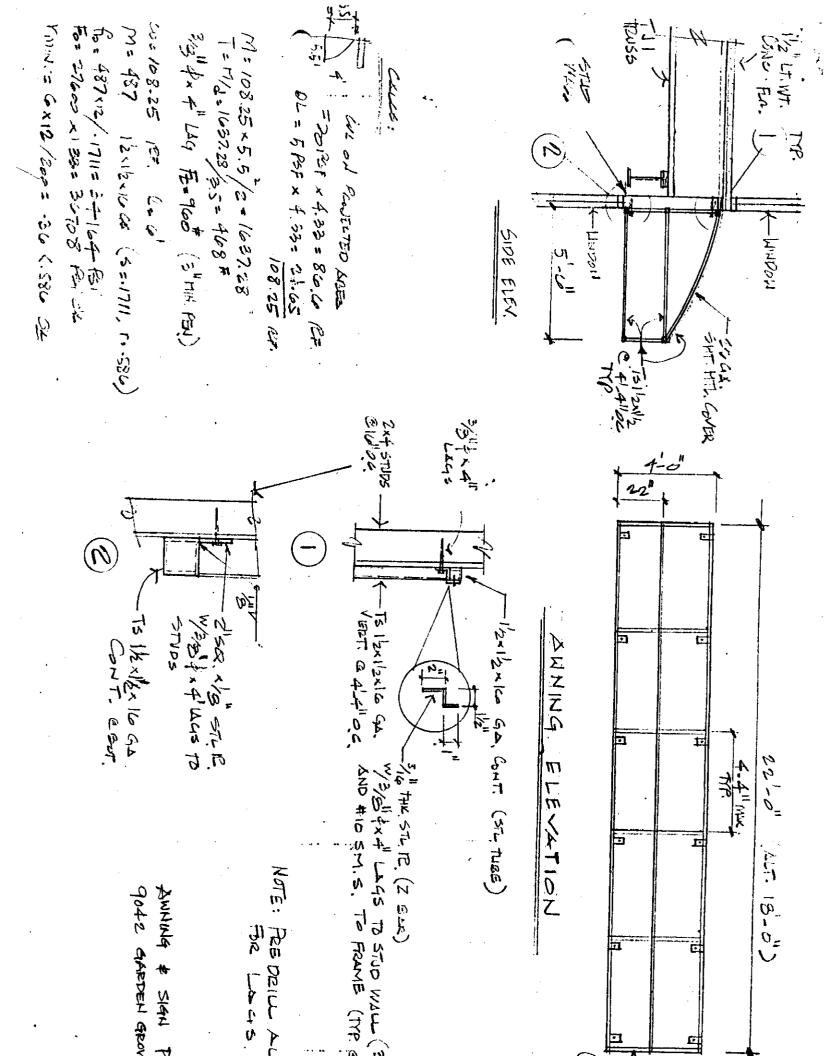
Dood named as one of the parties in that certain -Deed dated . Sept. 28, 1964 Catherine Marie Kellogg and H. Clay Kellogg executed by as joint tenants, recorded as Instrument No. 28708 october 30 look 7282 page of Official Records of Orange toook 7282 page 956 of Official Records of Orange County, California, covering the following described property situated in the Orange October 30, 1964 Lot 7 in Block "A" of Tract No. 1075 as per map recorded in Book 35 Page 4 of Miscellaneous Maps, Records of said Orange County. Code area: 18-061 A. P. No. 97-010-19 That the value of all real and personal property owned by said decedent at date of death, including the full the property blieve described, did not then exceed the sum of 3 Dated January 12, 1977 SUBSCRIBED AND SWORN TO before me OFFICIAL SEAL O. B. WOODS ATY PUBLIC-CALIFY CHIVEE COUNTY

Entres or Lean No. 209-281:

Title Order No.



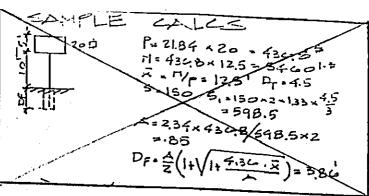




-12×12×16 43 STL TUBE FRAME (WELDED CONN.)

O WALL (3 MIN. PEN, INTO STICE) (TYP. @ 41-00)

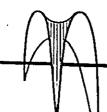
-L Holts 1/2 LOGS, & COVER LU/MASTIC



NOTES:

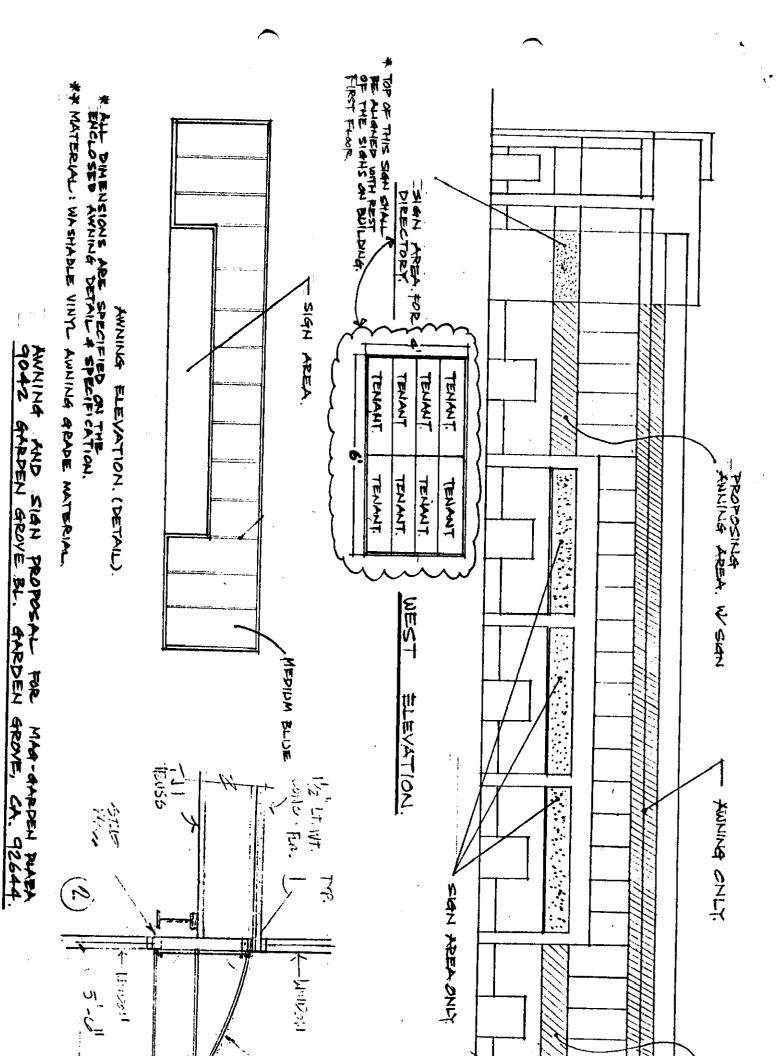
- 1. ALL PIPE "B" A.S.T.M. A-53, TYPE E OR S OR A.P.I. STANDARD 5 L GRADE B MIN. YIELD STRENGTH 35,000 P.S.I.
- 2. ALL HOLES DRILLED OR PUNCHED.
- 3. SOIL TYPE--SAID, SILTEYSAND, CLAYEY SAND, GRAVEL AND CLAYEY
- 4. FOOTING-2000 P.S.I. CONCRETE.
- 5. ALL STRUCTURAL STEEL A.S.T.M. A-36 MINIMUM YIELD STRENGTH 36,000 P.S.I.
- 6. FABRICATION, ERECTION AND PAINTING OF STRUCTURAL STEEL SHALL CONFORM TO STANDARD NO. 27-6-67.
- 7. WELDING WILL BE PERFORMED BY CERTIFIED WELDERS UNDER THE SU-PERVISION OF A SPECIAL INSPECTOR OR IN THE SHOP OF AN AP-PROVED FABRICATOR.
- 8. A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING THE WELD-ING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRANING APPROVAL.
- 9. FLAMMIBILITY OF PLASTIC MATERIAL IN SIGN WILL COMPLY WITH THE U.B.C. STANDARD 50-52-2-58 AND SECTION 6202(F).
- 10. IDENTIFYING NUMBER AND WEIGHT OF SIGN WILL BE PLAINLY PLACED ON EXTERIOR SURFACE OF SIGN BODY AS CUTLINED IN SECTION 6202(I).
- 11. PROVIDE TEMPORARY PEDESTRIAN PROTECTION AS OUTLINED IN CH.44.
- 12. ALL STEEL 3/16 THICK AND UNDER MUST BE GALVONIZED.
- 13. ALL TUBE A.S.T.M. A500 GR "B" FY-46. K.S.I.
- 14. ALL BOLTS A.S.T.M. A307 U.N.O.
- 15. ALL WORK PER CURRENT EDITIONS OF THE U.B.C. UNIFORM SIGN CODE

THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRO-DUCED WITHOUT THE CONSENT OF B.C. ADAMS.



BERNARD C. ADAMS civil engineer

11022 acacia pkwy, suite e garden grove, ca 92640



** TOP OF THIS SIGN PIRECTORY, SAME AS WEST ELEX DIRECTORY, BXCEPT IT IS HUNG YERTICALLY. TENANT TENANT. WITH REST OF THE SIGNS TENANT. THANT THANT TEXAST. THANK TENANT. SAME AS WEST ELEX SPECIFICATION.

SOUTH ELEVATION.

ON BUILDISH FIRST FLOOR.

MANNING & SIGH PROPOSAL FOR MAG AMPLEN PLANT.

MINUTE EXCERPTS

GARDEN GROVE ZONING ADMINISTRATOR

January 2, 1991

PUBLIC HEARING - PARCEL MAP NO. PM-87-336 - BA VAN NGUYEN - SOUTHEAST CORNER OF PARSONS PLACE AND WESTMINSTER AVENUE - 11352 WESTMINSTER AVENUE

The Zoning Administrator announced that the request is for tentative parcel map approval to consolidate two existing lots into one (I) parcel of land totaling approximately 23,700 square feet, located in the M-I (Limited Industrial) zone.

The City of Garden Grove has determined that this action is exempt pursuant to the California Environmental Quality Act.

The Zoning Administrator asked for staff comments. Staff indicated that the subject case had been properly advertised and no correspondence had been received relative to the case. Staff introduced and reviewed the Development Services Planning Staff Report.

Staff commented that the Parcel Map expired before being recorded with the County of Orange and there had not been any changes since the original approval in conjunction with SP-129-87.

The Zoning Administrator opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Ba Van Nguyen, 11541 Westminster Avenue, Garden Grove, the applicant, addressed the Zoning Administrator.

The Zoning Administrator asked the applicant if he had an opportunity to review the staff report. The applicant commented that he had reviewed the report and had no concerns.

The Zoning Administrator asked the applicant if this new parcel map was just a formality to be sure that all was recorded properly with the county. The applicant said that it was.

There being no comments from the audience and no further testimony, the public hearing on PM-87-336 was closed.



TENTATIVE PARCEL MAP APPROVAL

Jepone, Where's the file ??

APPLICANT:	Ba Van Nguyen	Р.	Μ.	NO.	PM-87-336		
OWNER:	Pa Van Nauvan			-	100-190-19	—— and	- 29

As provided in Section 9137 of the City of Garden Grove Municipal Code, it has been determined that Parcel Map proposal No. PM-87-336 is in conformance with zoning and subdivision regulations.

Approval is granted subject to Municipal Code provisions, recordation of a Parcel Map with the Orange County Surveyor's Office, and compliance with any conditions stated below.

- 1. All provisions of Site Plan No. SP-129-87 shall be complied with.
- 2. All provisions of the Garden Grove Fire Department shall be complied with.
- 3. The Parcel Map shall be recorded within two (2) years.
- 4. The applicant shall comply with all requirements of the recorded deed.

Waratases		5/23/91	(
City Engineer	W. P. Patapoff	Date	
Zoning Ministrator	nicken	5/23/9/	
Zamirin's crator	E. John Graichen	Date '	_

NOTE: Any appeal to this decision may be filed with the City Clerk of the City of Garden Grove.

APPEAL DEADLINE DATE: June 13, 1991

Enclosure: Map

cc: Orange County Surveyor's Office

City of Garden Grove

INTER- DEPARTMENT MEMORANDUM

To:

George L. Tindall

From:

Frank S. Schuma

Dept:

City Manager

Dept:

Development Services

Subject:

CONSIDERATION OF A FINAL MAP

Date:

August 7, 1990

SUBDIVISION NO. TT-14218

OBJECTIVE

To obtain approval of Final Tract Map No. TT-14218.

BACKGROUND

Tract Map No. TT-14218 is to create a one (1) lot subdivision in order to construct ten (10) condominium units on a 34,800 square foot parcel of land. The subject site is located on the west side of Newland Street, south of Garden Grove Boulevard. The subdivision was filed concurrently with Site Plan No. SP-106-90.

ANALYSIS

This project is being developed by Iraj Mavandadi as a part of Site Plan No. SP-106-90. The tentative map was approved by the City Council on June 4, 1990 by Resolution No. 7229-90.

The Garden Grove Engineering Division has reviewed all documents relating to this subdivision regarding City Ordinances and the State Map Act, and finds these maps to be in compliance.

RECOMMENDATION

It is recommended that the City Council approve Final Tract Map No. TT-14218 as described above.

FRANK A. SCHUMA, Director

Development Services Department

By:

Tyrone Daisy

Attachments:

Map

Council Resolution No. 7229-90

Planning Commission 4067

5793T

DEVELOPMENT REVIEW AND COMMENT SHEET

RECEIVED

OCT 3 0 1990

PUBLIC SERVICES WATER

PM-81-3360

	-n VICES
o: Water Services	DATE OUT: 10-29
ROM: Word Daise	RETURN BY:
PPLICANT: Ba Van Naugen	DATE IN:
EQUEST: Sentative, parcel m	ap approval,
consodidation of two Pa	rcels into one parce
previously feraled bu	+ expersed.)
SITE LOCATION: SEC WESTMENX	ster Ave + Parson Pl.
DDRESS:	
SSESSOR PARCEL NOS.:	,
ANALYSIS	•
NO COMMENTS	
COMMENTS/Analysis (Information to be incomplanning information)	cluded in STAFF REPORT or for

DEVELOPMENT REVIEW AND COMMENT SHEET

DATE OUT: 10-29 RETURN BY: DATE IN: ADDRESS: ASSESSOR PARCEL NOS.: ANALYSIS NO COMMENTS COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

То:	Office of Planning and Research	From: (Public Agency	y) <u>City of Garden Grove</u>
	1400 Tenth Street, Room 121 Sacramento, CA 95814	P. O. Box 3070.	11391 Acacia Parkway
<u> </u>	County Clerk	Garden Grove, C	
	County of <u>Orange</u>		
	P. O. Box 838	74	
	Santa Ana, Ca 92702		
			and the same of th
Filing of N	Notice of Determination to com-	Subject:	
9 0	touce of Determination in Con	oubject. opliance with Section 21108 or 21152	of the Public Resources Code.
PARCE	L MAP NO. PM-87-336		
Project Title	P 10 10 10 10 10 10 10 10 10 10 10 10 10		
			•
State Clearing	shouse Number	City of Garden Grove	(714) 741-5312
	Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension
11352 Westr	ninster Avenue, Garde		•
Project Loc	ation (include county)	n Grove, CA ORANGE	
Project Day			
Floject Des	cription: Consolidate two	(2) existing lots into one (1) parcel of land.
774.1.1	• • • • • • • • • • • • • • • • • • • •		
This is to advi-	se that the <u>City of Garden</u> Lead Agency	Grove has app	roved the above described project on
		- in-Laurana segunda	- - -
(1	Date)	following determinations regarding the abo	ove described project:
1. The p	project [[will [X]will not] have a s	ignificant effect on the environment.	
2. 🗆 A	In Environmental Impact Report wa	as prepared for this project pursuant to the	
X A	Negative Declaration was prepare	d for this project pursuant to the provisions	provisions of CEQA.
3. Mitig	ation measures [were were no	ot] made a condition of the approval of the	of CEQA.
4. A sta	tement of Overriding Consideration	us [[was][was not] adopted for this proj	project.
5. Findi	ngs [X]were were not] made pur	Sugart to the recuisions of CEO A	€ CL.
	be the see Eswere not; made put	sualit to the provisions of CEQA.	·
This is to certif	y that the final EIR with comments:	and responses and record of project approve	ol in qualitable as at a 200 and a
City of Gar	rden Grove Development S	Corvices 11201 Appeir Devices	a is available to the General Public at:
	ash or ore; beveropment	Services,11391 Acacia Parkway,	Garden Grove, CA 92640
Signature (Pub.	lic Agency)	Date	
,	S	Date	Title

Date received for filing at OPR:

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT (To Be Completed by Lead Agency)

Project Title: PM-87-336

Project Location: Southeast corner of Parsons Place and Westminster Avenue at: 11352 Westminster Avenue

Project Description:

To consolidate two (2) existing lots into one (1) parcel of land.

Name and Address of Developer or Project Sponsor:

Ba Van Nguyen 11541 Westminster Avenue Garden Grove, CA 92643

Phone:

(714) 554-7245

Findings:

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, to avoid potentially significant effects):

Reason for Finding of No Significant Effect:

The project is consistent with the City's General Plan, zoning designation and the City's development standards and any environmental concerns noted in project.

Contact Person and Phone Number:

Paul Wernquist

(714) 741-5312

Chairman, Planning Coordinating Committee

Date

Attachment: Initial Study of Environmental Effects

3445T/1321A (FORM) 01/25/88

PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE STATE OF CALIFORNIA

NO. OF PARCELS: 1 TOTAL ACREAGE: 0.3924

> BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF DRANGE COUNTY, CALIFORNIA.

PETER & ASSOCIATES

ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

PETER G. TOGHIA

R.C.E. 25297

MARCH, 1990

STATE OF CALIFORNIA)

ORDER DULY PASSED AND ENTEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT THE OFFER OF DEDICATION OF VESTMINSTER AVENUE AND INCIDENTAL PURPOSES AS SHOWN HEREON.

NOTE 1: AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(8)00 OF THE SUBDIVISION MAP ACT.

DATED THIS ____ DAY OF ____

CAROLYN MORRIS
CITY CLERK, CITY OF GARDEN GROVE CALIFORNIA

CLERK OF THE BOARD OF SUPERVISOR'S TAX CERTIFICATE

STATE OF CALIFORNIA) COUNTY OF DRANGE > SS

I HEREBY CERTIFY TO THE RECORDER OF GRANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS ______ DAY DF ______ , 1991

LINDA D. RUTH CLERK OF THE BOARD OF SUPERVISORS

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA)

COUNTY OF GRANGE >

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR-LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES,

ROBERT L. CITRON COUNTY TREASURER-TAX COLLECTOR DEPUTY TREASURER-TAX COLLECTOR (SEAL)

CITY CLERK'S CERTIFICATE SIGNATURE DMISSIONS NOTE

PURSUANT TO THE PROVISIONS OF SECTION 66436(a)X3) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

SOUTHERN CALIFORNIA TELEPHONE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1226, PAGE 297 OF DEFICIAL RECORDS FOR PURPOSES OF (NORESS TO AND EGRESS FROM VESTHINSTER AVENUE AND PROFECTL 1 TO TRIM AND KEEP TRIMMED TREES AND FOLIAGE AND TO REMOVE OVERHANGING LIMBS VITHIN FIVE FEET ON EACH SIDE OF THE EXISTING POLE LINE LOCATED ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY. IN THE COUNTY OF DRANGE STATE OF CALIFORNIA. THE EAST 1/2 OF THE N/VI/4 OF THE N/VI/4 OF THE N/VI/4 OF SECTION 9, 7-3-5, R-10-V.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1655, PAGE 498 OF OFFICIAL RECORDS, THE RIGHT TO CONSTRUCT, USE MAINTAIN, ALTER, ADD TO, REPPAIR, REPLACE AND/OR REMOVE, IN, OM AND OVER THE REAL PROPERTY HEREINAFTER DESCRIBED, SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AN ELECTRIC LINE CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, VIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER TELEPHONE AND/OR OTHER PLAPPOSES. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND ITS AND THEIR REGENTS AND EMPLOYEES, SHALL HAVE FREE ACCESS TO SAID ELECTRIC LINE AND EVERY PART THEREOF, AT ALL THES, SHALL HAVE FOR INFO THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED, AND SHALL HAVE THE RIGHT TO TRIM OR TOP SUCH TREES AS MAY ENDANGER OR INTERFERE VITH SAID ELECTRIC LINE.

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS. THE EAST 5 FEET OF LOTS 1 TO 10 INCLUSIVE. IN THE EAST 5 FEET OF LOTS 1 TO 10 INCLUSIVE. IN THE SOUTH 5 FEET OF LOTS 10 TO 10 INCCUSIVE. IN TRACT 1273 AS PER MAY RECORDED IN BOOK 39 OF HISCELLANEOUS MAPS, PAGE 25, RECORDS OF SAID DRANGE COUNTY. PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF

PAGE 25, RECURDS OF SAID ORANGE COUNTY.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 1676, PAGE 180 OF OFFICIAL RECORDS; TO CONSTRUCT, PLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPHACE AND REMOVE SUCH AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATIONS STRUCTURES AS GRANTEE MAY FROM TIME TO THE REQUIRE, CONSISTING OF POLES, ANCHORS, VIRES, CABLES, CONDUITS, MANDELES, MARKERS, AND NECESSARY FIXTURES AND APPURTENANCES, DVER, UNDER, AND STATE OF CALIFORNIA DESCRIBED AS.

LOTS 1 TO 18 INCLUSIVE OF TRACT 1273, AS SAID LOTS ARE SHOWN ON MAP OF SAID TRACT RECORDED IN BOOK 39 AT PAGE 25 DE MAP RECORDS IN THE OFFICE OF THE COUNTY THE ABOVE DESCRIBED PROPERTY SHALL BE LDCATED ON THE

THE ABOVE DESCRIBED PROPERTY SHALL BE LOCATED ON THE FOLLOWING PORTIONS OF SAID PROPERTY:

THE EASTERLY FIVE (3) FEET OF LOTS 1 TO 10 INCLUSIVE.
THE VESTERLY FIVE (5) FEET OF LOTS 12 TO 16 INCLUSIVE.
THE SOUTHERLY FIVE (5) FEET OF LOTS 10 TO 12 INCLUSIVE. GRANTOR COVENANTS FOR HIMSELF, HIS SUCCESSORS AND ASSIGNS NOT TO PLACE OR MAINTAIN ANY BUILDING OR STRUCTURE ON SAID EASEMENT.

GRANTOR ALSO GRANTS TO GRANTEE THE RIGHT TO TRIM SUCH TREES AND COLORED TO SAID PROPERTY AS AND TO LUT SUCH ROOTS ON SAID PROPERTY AS MAY BE NECESSARY FOR THE PROTECTION OF SAID STRUCTURES. AND TO ENTER UPON SAID PROPERTY AT ALL TIMES FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREBY GRANTED. GRANTEE SHALL BE LIBILE TO GRANTOR FOR ANY DAMAGE WHICH MAY OCCUR TO THE ABOVE DESCRIPED PROPERTY BY REASON OF NEGLIGENCE ON THE PART OF GRANTEE IN THE EXERCISE OF THE EASEMENTS GRANTED.

COUNTY OF GRANGE, HOLDER OF AN EASEMENT RECORDED IN BOOK 3649, PAGE 298 OF OFFICIAL RECORDS FOR PURPOSES OF A PERPETUAL EASEMENT AND RIGHT OF WAY FOR STREET AND HIGHWAY PURPOSES IN, ON AND OVER ALL THAT REAL PRITUATED IN THE COUNTY OF DRANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS. PROPERTY

THE SOUTH FORTY (40) FEET OF THE EAST ONE-HALF (E 1/2)
OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST
ONE-GUARTER (NY 1/4) OF SECTION 26, T. 4 S. R. 10 V.
AS SHOWN ON A MAP OF THE RANCHO SAN JUAN CAJO!! DE SANTA
ANA RECORDED IN BOOK SL PAGE 10, MISCELLANEDUS MAPS, RECORDS
OF GRANGE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THE VESTERLY
THREE HUMDRED (300) FEET.

SHEET 1 DF 3 DATE OF SURVEY: DECEMBER 13, 1988

BLIICK: 5848 MUDULE: 39

PARCEL MAP NO. 87-336

IN THE CITY OF GARDEN GROVE, COUNTY OF DRANGE STATE OF CALIFORNIA

TOTAL ACREAGE: 0.3924

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT 1273, AS PER MAP RECORDED IN BOOK 39, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF DRANGE COUNTY, CALIFORNIA.

PETER & ASSOCIATES ENGINEERS, GEOLOGISTS, CONTRACTORS, INC.

PETER G. TOGHIA

R.C.E. 25297

MARCH, 1990

OWNER'S CERTIFICATE

WE THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE CITY OF GARDEN ORDIVE, CALIFORNIA FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES WESTMINSTER AVERUE AS FURTHER DESCRIBED IN AN EASEMENT RECORDED IN BOOK 3649 PAGE 298 OFFICIAL RECORDS OF DRANGE COUNTY.

NO VAN NGUYEN

HO THIT YOUNG

STATE OF CALIFORNIAS



WITNESS MY HAND.

HOTARY PUBLIC IN AND FOR SAID STATE

CHAME - TYPED OR PRINTED

MY PRINCIPAL PLACE OF BUSINESS IS IN O PANS & COUNTY.

MY COMISSION EXPIRES 4-10-92

OWNER'S CERTIFICATE (CONTINUED)

RICHARD Y. M. CHEN AND CHING HUA CHEN, HUSBAND AND WIFE, BENEFICIARIES UNDER DEED OF TRUST RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-161372 OF OFFICIAL RECORDS.

RICHARD V. H. CHEN HUSBAND

CHENG HUA CHEN

STATE DE CALIFORNIA I COUNTY DE SANTA CRUZI

ON THIS DAY OF MILITAN 1989, BEFORE HE LOUVIE DOUBLES APPEARED RITTORY AND THE OR PROVED TO HE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS DESCRIBED IN AND WHOSE NAMES ARE SUBSCRIBED TO WITHIN THE INSTRUMENT AND THEY ACKNOWLEDGED TO HE THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC IN IND FOR SAID STATE

Lauric Danie Is

CHAME - TYPED OR PRINTED

NY PRINCIPAL PLACE OF BUSINESS IS' IN SOUT COUNTY.

HY COMISSION EXPIRES 10-2-90

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY HE OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFIDENDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUIRST OF NO WAN NGUYEN ON DECEMBER 30, 1997. I HEREBY CERTIFY THAT MINUMENTS ARE OF THE CHARACTER AND DOCUPY THE POSITIONS INDICATED, DR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE JUNE 30, 1990 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY CERTIFY THAT THIS PARCEL HAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



PETER G. TOGHIA
R.C.E. NO. 25297
MV REGISTRATION EXPIRES 12/31/1993
(SEAL)

CITY ENGINEER'S CERTIFICATE

THIS MAP COMFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LICAL ORDINANCES AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS ____ OF _____ 199/

BY: WILLIAM A. PATAPOFF R.C.E. 24967 EXPIRES 12/31/93 CITY ENGINEER

COUNTY SURVEYOR'S STATEMENT

JOHN CANAS

COUNTY SURVEYOR