

February 18, 2021

City of Garden Grove  
Building and Safety Division  
(714) 741-5307  
11222 Acacia Parkway  
Garden Grove, CA 92840

Reference: H Mart Plaza (APN 133-443-05)

8871 Garden Grove Boulevard / 12991 Magnolia Street  
Garden Grove, CA 92844  
Partner Project Number: 21-309224.1

Dear Department Staff,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against the property? (if Yes, please provide details below, or by attachment)  Yes  No

2. How frequently is the property inspected by the building department?  
 During construction activity  To investigate a citizen complaint  Annually  
 Never  Other (describe) \_\_\_\_\_

3. Date of last inspection (if applicable): 09/11/19

4. When was the original core/shell Certificate of Occupancy issued? 01/10/75

5. Is a copy of the original core/shell Certificate of Occupancy available?  Yes  No  
(Please send copy if available)

6. Are there any open building department permits?  Yes  No  
(If Yes, please describe below or by attachment)

We appreciate your assistance with this information. Please fax this page and any additional attachments to (602) 680-4993. **Also, please include the responder's name, title, and contact info.**

Respectfully,  
Tim Goode  
Field Associate  
Phone: (949) 689-8175 E-Mail: [timgoode@westendllc.com](mailto:timgoode@westendllc.com)

# CERTIFICATE OF OCCUPANCY

## CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPT.

THIS CERTIFICATE IS ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 508 OF THE UNIFORM BUILDING CODE CERTIFYING THAT, AT THE TIME OF ISSUANCE, THIS STRUCTURE WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE CITY OF GARDEN GROVE, CALIFORNIA.

CONSTRUCTION OR USE FOR THE FOLLOWING: RETAIL STORE PERMIT NO. 73578 A

JOB ADDRESS: GARDEN GROVE BOULEVARD GROUP: F-2 TYPE: III

USE OF BLDG: RETAIL STORE DATE: 1/10/75 ZONE: C-2

BLDG. APPROVED BY: WILLIAM K. MILLER DATE: 1/10/75 ZONE: C-2

ZONING REMARKS: SP 150-73

BLDG. OWNER: JANSON DEVELOPMENT CO. ADDRESS: 2008 E. LINCOLN AVENUE, ANAHEIM

K. R. PEIRCE BY: D. H. HIBLEY DATE: 1/16/75

BLDG. OFFICIAL: POST IN A CONSPICUOUS PLACE

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 During construction activity  To investigate a citizen complaint  Annually  
 Never  Other (describe) \_\_\_\_\_

3. Date of last inspection (if applicable): 0

4. When was the original core/shell Certificate of Occupancy issued? 0

5. Is a copy of the original core/shell Certificate of Occupancy available? (Please send copy if available)  Yes  No

6. Are there any open building department permits? (If Yes, please describe below or by attachment)  Yes  No

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Respectfully,  
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Field Associate  
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