

Recording Requested By:
CITY OF GARDEN GROVE
AND WHEN RECORDED MAIL TO
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
Attn: Real Property Office

This Document was electronically recorded by
Chicago Title Insurance Co

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder



NO FEE

2008000063508 08:00am 02/13/08

120 49 002 4

This document is exempt from payment of recording fee
Pursuant to Section 6103 of the Government Code.

By: 

231-471-19

ASSESSOR PARCEL NUMBER

DOCUMENTARY TRANSFER TAX
Exempt per revenue and Taxation Code
Section 11922

3934

GRANT DEED

785 123403

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Miguel E. Mendoza, hereby GRANTS to the CITY OF GARDEN GROVE, a municipal corporation,
all that real property in the City of Garden Grove, County of Orange, State of California, described as:

PER LEGAL DESCRIPTION SHOWN ON EXHIBIT "A", ATTACHED HERETO,
AND MADE A PART HEREOF

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

Dated 01-04-08


STATE OF CALIFORNIA
COUNTY OF Orange

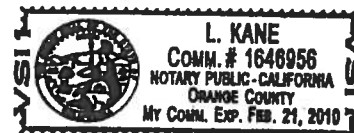
On 1/4/08 before me,
Laura Kane a Notary Public in and for
said County and State, personally appeared

Miguel E. Mendoza proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal

Signature 


Miguel E. Mendoza



FOR NOTARY SEAL OR STAMP

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 1/4/08

Date

before me,

Laura Kane Notary Public

Here Insert Name and Title of the Officer

personally appeared

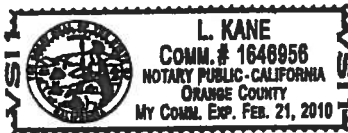
Miguel E. Mendoza

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature

L Kane

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Grant Deed

Document Date:

1/4/08

Number of Pages:

3

Signer(s) Other Than Named Above:

N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Miguel E. Mendoza

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

* thumb print in Notary record book

CITY OF GARDEN GROVE

APPROVED AS TO FORM OTHER THAN LEGAL
DESCRIPTION

By: Omar Mendoza, Jr.
City Attorney

Dated: 1-28-08

APPROVED AS TO EXECUTION AND DESCRIPTION

By: [Signature]
Right of Way Agent

Dated: 1/15/2008

This is to certify that the interest in real property
conveyed by the deed or grant dated 1-4-08 from
MIGUEL E. MENDOZA

to the City of Garden Grove, a municipal corporation, is
hereby accepted by the undersigned officer on behalf of
the Garden Grove City Council pursuant to authority
conferred by resolution of the Garden Grove City Council
adopted July 17, 1978, and the grantee consents to
recordation thereof by its duly authorized officer.

Dated: 1/28/2008

By: Kathleen Bauer
City Clerk

EXHIBIT "A"

**LEGAL DESCRIPTION
(APN 231-471-19)**

LOT 32, TRACT NO. 2148, PER MAP RECORDED IN BOOK 58, PAGES 46 THROUGH 48 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER, COUNTY OF ORANGE, CALIFORNIA.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

FOR RECORDER'S USE ONLY

To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.03 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.
THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR: **Miguel E. Mendoza**
BUYER/TRANSFeree: **CITY OF GARDEN GROVE, a municipal corporation**
ASSESSOR'S PARCEL NUMBER(S): **231-471-19**
PROPERTY ADDRESS OR LOCATION: **12251 Thackery Drive, Garden Grove, CA, 92840**
MAIL TAX INFORMATION TO: Name: **CITY OF GARDEN GROVE, a municipal corporation**
Address: **11222 Acacia Parkway, Garden Grove, CA 92840**
Phone Number (8 a.m. - 5 p.m.): ()

NOTICE: A lien for property taxes applies to your property on January 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. **IF THIS TRANSFER OCCURS AFTER JANUARY 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.**
The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. For further information on your supplemental roll obligation, please call the Orange County Assessor.

PART I: TRANSFER INFORMATION (Please answer all questions)

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Is this transfer solely between husband and wife (addition of a spouse, death of a spouse, divorce settlement, etc.)? |
| <input type="checkbox"/> | <input type="checkbox"/> | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (for example, a name change upon marriage)? Please explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property? |
| <input type="checkbox"/> | <input type="checkbox"/> | D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g. cosigner)? Please explain _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | E. Is this document recorded to substitute a trustee of a trust, mortgage, or other similar document? |
| <input type="checkbox"/> | <input type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants? |
| <input type="checkbox"/> | <input type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)? |
| <input type="checkbox"/> | <input type="checkbox"/> | H. Is this transfer of property: |
| <input type="checkbox"/> | <input type="checkbox"/> | 1. to a revocable trust that may be revoked by the transferor and is for the benefit of the <input type="checkbox"/> transferor <input type="checkbox"/> transferor's spouse? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. to a trust that may be revoked by the Creator/Grantor who is also a joint tenant, and which names the other joint tenant's as beneficiaries when the Creator/Grantor dies? |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. to an irrevocable trust for the benefit of the <input type="checkbox"/> Creator/Grantor and/or <input type="checkbox"/> Grantor's spouse? |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. to an irrevocable trust from which the property reverts to the Creator/Grantor within 12 years? |
| <input type="checkbox"/> | <input type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options? |
| <input type="checkbox"/> | <input type="checkbox"/> | *J. Is this a transfer between <input type="checkbox"/> parent(s) and child(ren)? <input type="checkbox"/> or from grandparent(s) to grandchild(ren)? |
| <input type="checkbox"/> | <input type="checkbox"/> | *K. Is this transaction to replace a principal residence by a person 55 years of age or older? |
| <input type="checkbox"/> | <input type="checkbox"/> | Within the same county? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | *L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and taxation code section 69.5? Within the same county? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | M. Is this transfer solely between domestic partners currently registered with the California Secretary of State? |

* If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. If you do not file a claim, your property will be reassessed.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

If the conveying document constitutes an exclusion from a change in ownership as defined in section 62 of the Revenue and Taxation Code for any reason other than those listed above, set forth the specific exclusions claimed: _____

Please answer all questions in each section. If a question does not apply, indicate with "N/A." Sign and date at bottom of second page.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____
- B. Type of transfer. Please check appropriate box.
- ☒ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or Exchange ☐ Merger, Stock, or Partnership Acquisition
- ☐ Contract of Sale - Date of Contract _____
- ☐ Inheritance - Date of Death _____ ☐ Other: (please explain): _____
- ☐ Creation of a Lease ☐ Assignment of a Lease ☐ Termination of a Lease ☐ Sale/Leaseback
- Date lease began _____ Original term in years (including written options) _____
- Remaining term in years (including written options) _____
- Monthly Payment _____ Remaining Term _____
- C. Was only a partial interest in the property transferred? ☐ Yes ☒ No If yes, indicate the percentage transferred _____%

PRELIMINARY CHANGE OF OWNERSHIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ 575,000
- B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts/Mo.= \$ _____ (Prin. & Int. only) Amount \$ _____
- ☐ FHA (_____ Discount Points) ☐ Fixed Rate ☐ New Loan
- ☐ Conventional ☐ Variable Rate ☐ Assumed Existing Loan Balance
- ☐ VA (_____ Discount Points) ☐ All inclusive D.T. (\$ _____ Wrapped) ☐ Bank or Savings & Loan
- ☐ Cal-Vet ☐ Loan Carried by Seller ☐ Finance Company
- Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- C. SECOND DEED OF TRUST @ _____ % interest for _____ years. Pymts/Mo.= \$ _____ (Prin. & Int. only) Amount \$ _____
- ☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan
- ☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan Balance
- Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? ☐ Yes ☐ No Amount \$ _____
- Type _____ @ _____ % interest for _____ years. Pymts/Mo.= \$ _____ (Prin. & Int. only)
- ☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan
- ☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan Balance
- Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- E. WAS AN IMPROVEMENT BOND ASSUMED BY THE BUYER? ☐ Yes ☐ No Outstanding Balance: Amount \$ _____
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)
- Total Items A through E **\$ 575,000.00**
- G. PROPERTY PURCHASED ☐ Through a broker ☒ Direct from seller ☐ From a family member ☐ Other (please explain) _____

If purchased through a broker, provide broker's name and phone number: _____

Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

Acquired by Public Entity. Structure to be demolished

PART IV: PROPERTY INFORMATION

- A. TYPE OF PROPERTY TRANSFERRED:
- ☒ Single-family residence ☐ Agricultural ☐ Timeshare
- ☐ Multiple-family residence (no. of units: _____) ☐ Co-op/Own-your-own ☐ Manufactured Home
- ☐ Commercial/Industrial ☐ Condominium ☐ Unimproved lot
- ☐ Other (Description: i.e. timber, mineral, water rights, etc.) _____
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? ☐ Yes ☐ No
- If yes, enter date of occupancy _____ / _____ / _____ or intended occupancy _____ / _____ / _____
- C. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e., furniture, farm equipment, machinery, etc.)
- (other than a manufactured home subject to local property tax)? ☐ Yes ☒ No
- If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property).
- D. IS A MANUFACTURED HOME INCLUDED IN PURCHASE PRICE? ☐ Yes ☒ No
- If yes, how much of the purchase price is allocated to the manufactured home? \$ _____
- Is the manufactured home subject to local property tax? ☐ Yes ☐ No What is the decal number? _____
- E. DOES THE PROPERTY PRODUCE INCOME? ☐ Yes ☒ No If yes, is the income from: _____
- ☐ Lease/Rent ☐ Contract ☐ Mineral Rights ☐ Other -(please explain): _____
- F. WHAT WAS THE CONDITION OF PROPERTY AT THE TIME OF SALE?
- ☐ Good ☒ Average ☐ Fair ☐ Poor
- Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property.

CERTIFICATION

OWNERSHIP TYPE (✓)

Proprietorship ☐

Partnership ☐

Corporation ☐

Other ☐

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.
This declaration is binding on each and every co-owner and/or partner.

NAME OF NEW OWNER/CORPORATE OFFICER

MATTHEW FERTAL

TITLE

CITY MANAGER

SIGNATURE OF NEW OWNER/CORPORATE OFFICER

Matthew Fertal

DATE

1-29-08

NAME OF ENTITY (typed or printed)

CITY OF GARDEN GROVE

FEDERAL EMPLOYER ID NUMBER

956005848

ADDRESS (typed or printed)

11222 ACADEMY GARDEN GROVE, CA 92640

E-MAIL ADDRESS (OPTIONAL)

DATE

(NOTE: The Assessor may contact you for further information.)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).

MINUTE ORDER ACCEPTING GRANT DEED AND PURCHASE AGREEMENT FOR
12251 THACKERY DRIVE, IN CONNECTION WITH PROJECT 8865, HARBOR-
CHAPMAN (F: 84.1) (XR: A-55.232) (XR: A-116.6) (XR: 57.9)

Staff report dated January 22, 2008, was introduced and reviewed by staff.

It was moved by Council Member Jones, seconded by Council Member Rosen, and carried by unanimous vote, that the Agreement by and between the City of Garden Grove and Miguel E. Mendoza for the acquisition of real property located at 12251 Thackery Drive, be and hereby is approved; the City Manager and City Clerk are authorized to execute the pertinent documents on behalf of the City; the Finance Director is authorized to draw a warrant in the amount of \$575,000 when appropriate to do so; and the City Manager and City Clerk are authorized to execute the agreements for asbestos testing, asbestos abatement, and demolition at the lowest responsible bids.

City of Garden Grove
INTER-DEPARTMENT MEMORANDUM

To:	Matthew Fertal	From:	Chet Yoshizaki
Dept:	City Manager	Dept:	Economic Development
Subject:	ACQUISITION OF REAL PROPERTY 12251 THACKERY DRIVE (MENDOZA)		
		Date:	January 22, 2008

OBJECTIVE

It is requested that the City Council consider the acquisition of the real property located at 12251 Thackery Drive owned by Miguel E. Mendoza (Property Owner).

BACKGROUND

The subject property is located adjacent to a larger redevelopment site situated along Harbor Boulevard. Kam Sang Company, the developer of the B-2 site (Sheraton), is under time constraints from Marriott to begin the development of the Springhill Suites Hotel. The Thackery property is a replacement from the original site (Agency owned parcel and J. Tilman Williams properties), which was immediately south of the B-2 site along Harbor Boulevard, north of Twintree Avenue. A subsequent amendment to the Disposition and Development Agreement reflecting the reconfigured site will be presented to the Agency at a later date.

DISCUSSION

An agreement has been reached with the Property Owner to acquire fee title interest of 12251 Thackery Drive. The agreed upon purchase price of \$575,000 is within the fair market value as determined by an independent appraiser, (and reviewed by a second appraiser). The property contains 8,931 square feet of land and is currently improved with a single-family residence.

FINANCIAL IMPACT

- Community Development Block Grant (CDBG) funds have been allocated for the acquisition and relocation expenditures.

COMMUNITY VISION IMPLEMENTATION

- Improving the City's economic base through the development of tax-generating uses where appropriate.

RECOMMENDATION

Based on the abovementioned, staff recommends the following:

- Approve the acquisition of the subject property;
- Authorize the City Manager and City Clerk to execute the pertinent documents on behalf of the City;
- Authorize the Finance Officer to draw a warrant in the amount of \$575,000 when appropriate to do so;
- Authorize the City Manager and City Clerk to execute agreements for asbestos testing, asbestos abatement, and demolition at the lowest responsible bids.

CHET YOSHIZAKI

Economic Development Director

By: Carlos Marquez
Real Property Agent

Attachment 1 – Site Map

Attachment 2 - Purchase Agreement

Attachment 3 - Grant Deed

AREA B-2

PROJECT NO. 8865

