

**APPLICATION CHECKLIST AND CASE PROGRESS LOG**

Case Identification No. LLA-4-03 Case Planner Rosalinh Ung

Related Case File Nos. n/a

Date Filed 6/9/03 Hearing Date n/a Hearing Body ZA

<b>Applicant:</b> MBP Land, LLC c/o Tarsadia Hotels	<b>Prop. Owner:</b> Same as applicant
<b>Address:</b> 650 Town Center Drive Ste. 1720	<b>Address:</b>
<b>City:</b> Costa Mesa CA 92626	<b>City:</b>
<b>Phone:</b> 714-708-6000	<b>Phone:</b>

<b>Representative:</b> Mayur Patel
<b>Address:</b>
<b>City:</b>
<b>Phone:</b>

\* \* \* \* \*

**Site Address:** 11931 Harbor Blvd. **APN:** 23317114 & 15

**Location:** w/s Harbor n/o Chapman **General Plan:** RC

**Flood Zone:** X **Current Zone:** PUD-104-82

**Map/Panel No.:** 06059C/0020F **Proposed Zone:** n/a

Processing Information

	<u>Date</u>		<u>Date</u>
Application Submitted	6/9/03	Resumes distributed	6/30/03
App Correction Notice		Legals sent to Newspaper	
App Determined Complete	6/30/03	Radius Map	
Fees sent to cashier		Legal Notices sent	
ZAP review		Final Staff Report	
PCC review		Staff Report Delivered	
Site Inspection		NOD sent to County	

THIS DOCUMENT IS TO BE RECORDED  
IN THE OFFICIAL RECORDS OF  
ORANGE COUNTY, CALIFORNIA

Recording Requested By And  
When Recorded Mail To:

Morrison & Foerster LLP  
555 W. Fifth Street, Suite 3500  
Los Angeles, California 90013  
Attn: Scott A. McPhee, Esq.

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(Space above this line for Recorder's use)

**MODIFICATION OF DEED OF TRUST AND**  
**ASSIGNMENT OF LESSOR'S INTEREST IN LEASES**  
**(Lot-Line Adjustment)**

THIS MODIFICATION OF DEED OF TRUST AND ASSIGNMENT OF LESSOR'S INTEREST IN LEASES (this "Modification") is made as of the 20<sup>th</sup> day of June, 2003, by MBP LAND, LLC, a California limited liability company (herein "Trustor"), and FAR EAST NATIONAL BANK, a national bank (herein "Beneficiary").

RECITALS

WHEREAS, Trustor is the trustor under that certain Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing dated as of October 23, 2002, to NORTH AMERICAN TITLE COMPANY (herein "Trustee"), for the benefit of Beneficiary, and recorded on October 23, 2002, as Instrument No. 02-924038 in the Official Records of Orange County, California (the "Deed of Trust"), encumbering the property described therein (the "Mortgaged Property").

WHEREAS, Trustor is the assignor under that certain Assignment of Lessor's Interest in Leases dated as of October 23, 2002, to and for the benefit of Beneficiary, and recorded on October 23, 2002, as Instrument No. 02-924039 in the Official Records of Orange County, California (the "Assignment").

WHEREAS, Trustor has completed (or is in the process of completing) a lot-line adjustment whereby the legal boundary of the Real Property (as defined in the Deed of Trust) and certain adjacent real property will be adjusted (the "Lot-Line Adjustment").

WHEREAS, Trustor and Beneficiary desire to modify the Deed of Trust and the Assignment as more fully set forth herein to, among other things, amend the description of the Real Property.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby agree as follows:

1. Modification of Deed of Trust and Assignment. Exhibit A to each of the Deed of Trust and the Assignment is hereby amended and restated to read in its entirety as shown on "Exhibit A" attached hereto. All references in the Deed of Trust, the Assignment, and the other Loan Documents to the "Real Property" shall hereafter be deemed to refer to the Real Property as described on said Exhibit A attached hereto.

2. Representations and Warranties of Trustor.

(a) Trustor represents and warrants that the Deed of Trust and the Assignment, as hereby modified, constitute a valid first-priority lien on the Mortgaged Property, subject only to such encumbrances expressly permitted by Beneficiary pursuant to the Loan Agreement, that the Deed of Trust and the Assignment, as hereby modified, continue to secure the Indebtedness and the Secured Obligations evidenced by the Note, plus accrued and unpaid interest thereon and all other sums due under the Note and under the other Loan Documents in connection with the Loan, without defense, offset or counterclaim of any kind or nature whatsoever;

(b) Trustor represents and warrants that it is a duly organized and validly existing limited liability company in good standing under the laws of the State of California, and that it has full power and authority to consummate the transactions contemplated hereby; and

(c) Trustor represents and warrants that the execution of this Modification has been duly authorized by all necessary limited partnership action.

3. Reaffirmation. Trustor hereby (a) reaffirms, ratifies, confirms, and acknowledges its obligations under the Deed of Trust and the Assignment, and agrees to continue to be bound thereby and perform thereunder, (b) agrees and acknowledges that all such Loan Documents and all of Trustor's obligations thereunder are and remain in full force and effect and, except as expressly provided herein, have not been Modified.

4. Ratification and Incorporation by Reference. All of the terms, provisions and conditions of the Deed of Trust, as modified hereby, are hereby ratified and confirmed in all respects by Trustor and Beneficiary. This Modification shall be deemed to form a part of the Deed of Trust and the Assignment and, except as specifically modified hereby, the terms of the Deed of Trust and the Assignment shall remain in full force and effect unaffected and unchanged by reason of this Modification.

5. Modification Controlling. In the event of any conflict between the terms of the Deed of Trust and the Assignment on the one hand, and the provisions of this Modification on the other, the terms of this Modification shall control.

6. No Impairment. This Modification shall not prejudice any present or future rights, remedies, benefits or powers belonging or accruing to Beneficiary or the Lenders under the terms of the Loan Documents, as Modified hereby.

7. Effect of this Modification. All references to the "Mortgage" or "Deed of Trust" set forth in the Loan Documents shall hereafter be deemed to refer to the Deed of Trust as Modified by this Modification.

8. Counterparts. This Modification may be executed in one or more counterparts, each of which shall be deemed an original. Said counterparts shall constitute one and the same instrument and shall be binding upon each of the undersigned individually as fully and completely as if all had signed but one instrument and the liability of each of the undersigned hereunder shall be unaffected by the failure of any of other parties to execute any or all of said counterparts.

9. GOVERNING LAW. THIS MODIFICATION SHALL BE GOVERNED BY CALIFORNIA LAW.

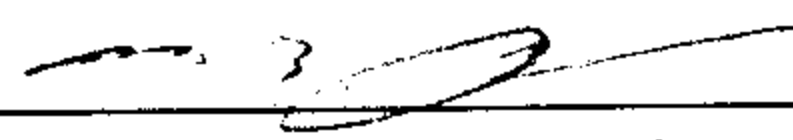
[The remainder of this page is intentionally left blank.]

Executed as of the date first written above.

**TRUSTOR:**

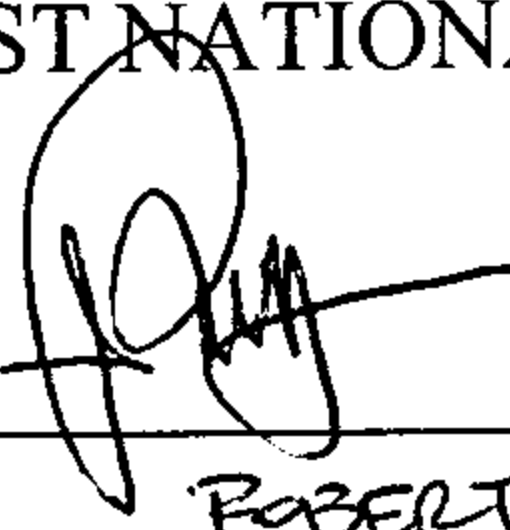
MBP LAND, LLC, a California limited liability company

By: MKP One, LLC, a California limited liability company, its sole manager

By:   
Name: Mayur B. Patel  
Its: Member

**BENEFICIARY:**

FAR EAST NATIONAL BANK

By:   
Name: ROBERT W  
Title: SENIOR VICE PRESIDENT

STATE OF California )  
 ) ss.  
COUNTY OF Orange )

On 6.20, 2003, before me, the undersigned notary public in and for said County and State, personally appeared Mayer Patel, personally known to me or 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(ies) upon behalf of which the person(s) acted executed the instrument.

WITNESS my hand and official seal. *Renee L. Molloy*  
My commission expires on 6.29.03



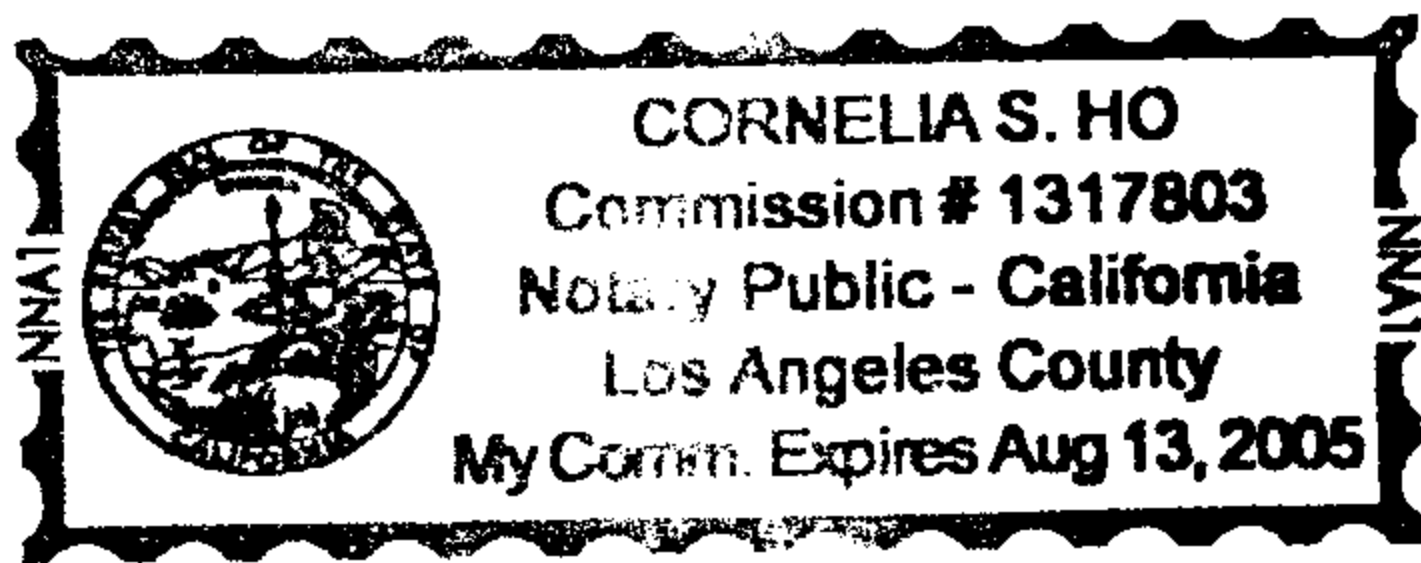
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Los Angeles } ss.

On July 28, 2003, before me, Cornelia S. Ho Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Robert Lo  
Name(s) of Signer(s)

- personally known to me
- 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.



Place Notary Seal Above

WITNESS my hand and official seal.

[Signature]  
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: Modification of Reed of Trust

Document Date: June 20<sup>th</sup> 2003 Number of Pages: 8

Signer(s) Other Than Named Above: Mayur B. Patel

**Capacity(ies) Claimed by Signer**

Signer's Name: Robert Lo

- Individual
- Corporate Officer — Title(s): Senior Vice President
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: Far East National Bank

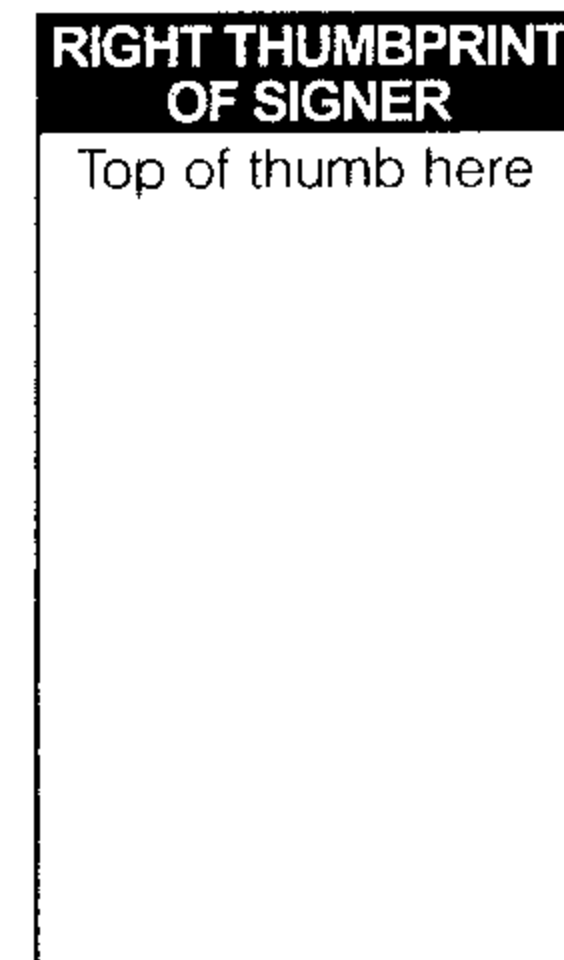


EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY

All that certain real property situated in the County of Orange, State of California, described as follows:

(See attached)



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

*(Prior to Lot Line Adjustment)*

In the County of Orange, State of California, being all of Lots 6 and 7 of Tract No. 12084, as shown on a map filed in Book 520, Pages 7 through 12, inclusive, of Miscellaneous Maps, in the office of the County Recorder of said County.

**EXHIBIT "B"**

**LEGAL DESCRIPTION**  
*(After Lot Line Adjustment)*

In the County of Orange, State of California, being all of Parcel 1 as shown on Exhibit "B" of Lot Line Adjustment No. LLA-4-03 recorded \_\_\_\_\_ as Instrument No. \_\_\_\_\_ of Official Records in the office of the County Recorder of said County.

SHEET 1 OF 6 SHEETS  
ALL OF TENTATIVE TRACT NO. 12084  
11 LOTS  
18.544 ACRES

# TRACT NO. 12084

BLOCK 5949  
MODULES 41, 42, 43, 44,  
54, 61 AND 64

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

84-120063

ACCEPTED AND FILED  
Mar. 23, 1984 AT 4:00 P.M.  
AT REQUEST OF  
FIRST AMERICAN TITLE INS. CO.  
ORANGE COUNTY RECORDER  
LEE A. BRANCH County Recorder

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10, MISCELLANEOUS MAPS AND PARCELS 1 THROUGH 5 AS SHOWN ON A MAP FILED IN BOOK 152, PAGES 13 AND 14 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JAMES R. CRAWFORD, L.S. 4965

NOVEMBER, 1983

### OWNERSHIP 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 RECORATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: CHAPMAN AVENUE AND HARBOR BOULEVARD.

WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHT OF SURFACE ENTRY.

WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF GARDEN GROVE ALL VEHICULAR ACCESS RIGHTS TO CHAPMAN AVENUE AND HARBOR BOULEVARD, EXCEPT AT STREET INTERSECTIONS OR EXCEPT AT APPROVED ACCESS OPENINGS TO BE DETERMINED AT A LATER DATE.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM LICENSED LAND SURVEYOR NO. 4965 OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 6 SHEETS AND THE TRUE AND COMPLETE SURVEY MADE IN DECEMBER, 1982, WHICH IT CORRECTLY REPRESENTS WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BY SAID MAP AND MONUMENT NOTES; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*James R. Crawford*  
JAMES R. CRAWFORD, L.S. 4965

### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE CITY ZONING ADMINISTRATOR; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 29<sup>th</sup> DAY OF February, 1984.

JOSEPH S. SCHENK  
CITY ENGINEER OF GARDEN GROVE

BY *Joseph S. Schenk*

### GATEWAY PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP

BY: *Dr. Robert F. Beauchamp*  
DR. ROBERT F. BEAUCHAMP, GENERAL PARTNER

BY: COVE PROPERTIES LIMITED, A LIMITED PARTNERSHIP, GENERAL PARTNER

*Rodney F. Emery*  
RODNEY F. EMERY

### GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

*Delbert L. Powers*  
DELBERT L. POWERS, DIRECTOR

*Carolyn Morris*  
CAROLYN MORRIS, SECRETARY

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE TRACT MAP BOUNDARY.

DATED THIS 21<sup>st</sup> DAY OF MARCH, 1984.

C. R. NELSON  
COUNTY SURVEYOR

BY *Loren B. Toomey*  
DEPUTY

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA,  
FORMERLY TITLE INSURANCE AND TRUST COMPANY,  
A CALIFORNIA CORPORATION,  
TRUSTEE UNDER DEEDS OF TRUST RECORDED IN BOOK 12017,  
PAGE 659 OF OFFICIAL RECORDS OF ORANGE COUNTY.

*John H. Bosson*  
ASST. SECRETARY

LLOYDS BANK CALIFORNIA, A CALIFORNIA CORPORATION,  
BENEFICIARY UNDER DEEDS OF TRUST RECORDED AS INSTRUMENT  
NO. 83-317118 AND AS INSTRUMENT NO. 83-317119 OF  
OFFICIAL RECORDS OF ORANGE COUNTY.

*James R. Harter*  
JAMES R. HARTER, VICE PRES.

*Asst. Vice Pres.*  
ASST. VICE PRES.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 29<sup>th</sup> DAY OF FEBRUARY, 1984, BEFORE ME, A. J. MORALES, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DELBERT L. POWERS AND CAROLYN MORRIS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE DIRECTOR AND SECRETARY, RESPECTIVELY, OF GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, THE AGENCY THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID AGENCY AND ACKNOWLEDGED TO ME THAT SUCH AGENCY EXECUTED THE SAME.

MY COMMISSION EXPIRES 4-30-86

WITNESS MY HAND AND OFFICIAL SEAL

*A. J. Morales*  
NOTARY PUBLIC IN AND FOR SAID STATE



STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 14<sup>th</sup> DAY OF FEBRUARY, 1984, BEFORE ME, MARY E. GATENBY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DR. ROBERT F. BEAUCHAMP, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE GENERAL PARTNERS OF GATEWAY PROPERTIES, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES JUNE 27, 1989 WITNESS MY HAND AND OFFICIAL SEAL



*Mary E. Gatenby*  
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 29<sup>th</sup> DAY OF FEBRUARY, 1984, BEFORE ME, PEGGY D. MURPHY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BOSSON, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE ASSISTANT SECRETARY OF TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

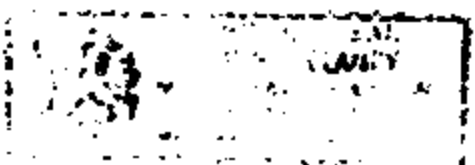
MY COMMISSION EXPIRES 12-30-87 WITNESS MY HAND AND OFFICIAL SEAL

*Peggy D. Murphy*  
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 1<sup>st</sup> DAY OF FEBRUARY, 1984, BEFORE ME, ERIN L. CLANCY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RODNEY F. EMERY, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE ONE OF THE GENERAL PARTNERS OF COVE PROPERTIES LIMITED, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID PARTNERSHIP, SAID PARTNERSHIP BEING KNOWN TO ME TO BE ONE OF THE GENERAL PARTNERS OF GATEWAY PROPERTIES, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 12-17-87 WITNESS MY HAND AND OFFICIAL SEAL



*Erin L. Clancy*  
NOTARY PUBLIC IN AND FOR SAID STATE

GOVERNMENT CODE 27361.7  
I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: ERIN L. CLANCY  
DATE COMMISSION EXPIRES: JUNE 16, 1987  
COUNTY WHERE BOND IS FILED: ORANGE COUNTY  
PLACE OF EXECUTION: SANTA ANA, CA.  
DATE: MARCH 2, 1984

*William H. Bruno*  
FIRST AMERICAN TITLE INS. CO.

NOTE: SEE SHEET 2 FOR ADDITIONAL TITLE SHEET CERTIFICATES AND NOTES.

SHEET 2 OF 6 SHEETS  
ALL OF TENTATIVE TRACT NO. 12084  
11 LOTS  
18.544 ACRES

# TRACT NO. 12084

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.  
JAMES R. CRAWFORD, L.S. 4965 NOVEMBER, 1983

84-120063

ACCEPTED AND FILED  
MAR 22 1984 AT 4:00 P.M.  
AT REQUEST OF  
FIRST AMERICAN TITLE INS. CO.  
ORANGE COUNTY RECORDER  
LEE A. BRANCH County Recorder

\$ 16.00

### CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE 27th DAY OF February, 1984, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC THE DEDICATION FOR STREET PURPOSES OF CHAPMAN AVENUE AND HARBOR BOULEVARD.

AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:

1. ALL RIGHTS TO UNDERGROUND WATER AS DEDICATED.
2. THE VEHICULAR ACCESS RIGHTS TO CHAPMAN AVENUE AND HARBOR BOULEVARD AS RELEASED AND RELINQUISHED.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436(C) (1) OF THE SUBDIVISION MAP ACT.

DATED THIS 27th DAY OF February, 1984.

Arden Morris  
CITY CLERK OF GARDEN GROVE

BY \_\_\_\_\_

### SIGNATURE OMISSIONS NOTE

PURSUANT TO THE PROVISIONS OF SECTION 66436(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

- 1) THE STEARNS RANCHOS COMPANY, HOLDER OF EASEMENTS FOR CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES AND FOR ROADS, RAILROADS AND DITCHES AS RESERVED IN INSTRUMENT RECORDED IN BOOK 78, PAGE 354 OF DEEDS AND RE-RECORDED IN BOOK 87, PAGE 344 OF DEEDS.
- 2) THE SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR ELECTRIC LINES AND APPURTENANCES RECORDED IN BOOK 203, PAGE 277 OF DEEDS; IN BOOK 3022, PAGE 289; IN BOOK 4064, PAGE 165; IN BOOK 6232, PAGE 194; IN BOOK 12636, PAGE 142; AND AS INSTRUMENT NO. 83-253985, ALL OF OFFICIAL RECORDS.
- 3) GARDEN GROVE SANITARY DISTRICT, HOLDER OF EASEMENTS FOR WATER LINE PURPOSES AND APPURTENANCES RECORDED IN BOOK 3273, PAGE 587 AND IN BOOK 3223, PAGE 224 BOTH OF OFFICIAL RECORDS.
- 4) PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF EASEMENTS FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 3467, PAGES 412 AND 413; IN BOOK 3470, PAGE 551; IN BOOK 5309, PAGE 433; IN BOOK 5728, PAGE 58; IN BOOK 11403, PAGE 1301; AND AS INSTRUMENT NO. 83-253985, ALL OF OFFICIAL RECORDS.
- 5) CITY OF GARDEN GROVE, HOLDER OF EASEMENTS FOR WATER PIPELINES AND APPURTENANT STRUCTURES AND FOR STREET AND HIGHWAYS PURPOSES RECORDED IN BOOK 6053, PAGE 765; IN BOOK 6236, PAGE 602; IN BOOK 10362, PAGE 731; IN BOOK 12636, PAGE 142; AND IN BOOK 13688, PAGE 893; AND AS INSTRUMENT NO. 83-253985; ALL OF OFFICIAL RECORDS.

### COUNTY TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) 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, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.  
DATED THIS 6th DAY OF March, 1984.

ROBERT L. CITRON  
COUNTY TAX COLLECTOR-TREASURER

BY Joe Smith  
DEPUTY TAX COLLECTOR

### ABANDONMENT NOTE

PURSUANT TO SECTION 66459.20 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF THOSE EASEMENTS FOR STREET AND HIGHWAY PURPOSES AS DESCRIBED IN PARCELS II AND III OF AN EASEMENT GRANT DEED TO THE CITY OF GARDEN GROVE RECORDED IN BOOK 6053, PAGE 765 AND IN PARCEL B OF A STREET DEED TO THE CITY OF GARDEN GROVE RECORDED IN BOOK 13688, PAGE 893, BOTH IN OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

### CLERK OF THE BOARD OF SUPERVISORS' TAX CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

I HEREBY CERTIFY TO THE RECORDER OF ORANGE 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 15th DAY OF March, 1984.

DORIS L. HILBERT  
CLERK OF THE BOARD

BY Camela E. Jones  
DEPUTY

IMPERIAL CREDITCORP., A CALIFORNIA CORPORATION,  
BENEFICIARY UNDER A DEED OF TRUST RECORDED AS INSTRUMENT  
NO. 83-111489 OF OFFICIAL RECORDS OF ORANGE COUNTY.

D. Prell  
D. PRELL, PRESIDENT

C. Hurler  
C. HURLES, ASST. SECRETARY

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 9th DAY OF February, 1984, BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED James R. Haster and Alfred R. Brooks, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND ASST. VICE PRES., RESPECTIVELY, OF LLOYDS BANK CALIFORNIA, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 1-12-96 WITNESS MY HAND AND OFFICIAL SEAL.

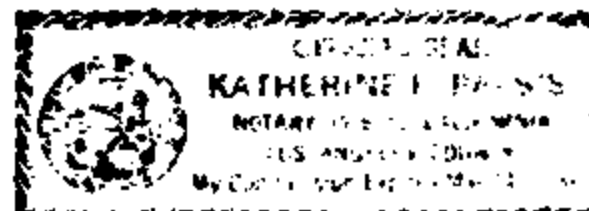


Helen L. Swank  
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 13th DAY OF February, 1984, BEFORE ME, Katherine F. Pappis, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED D. PRELL AND C. HURLES, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF IMPERIAL CREDITCORP., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3-14-96 WITNESS MY HAND AND OFFICIAL SEAL.



Katherine F. Pappis  
NOTARY PUBLIC IN AND FOR SAID STATE

SHEET 3 OF 6 SHEETS

ALL OF TENTATIVE TRACT NO. 12084  
11 LOTS  
18.544 ACRES

# TRACT NO. 12084

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

JAMES R. CRAWFORD, L.S. 4965

NOVEMBER, 1983

84-120063

ACCEPTED AND FILED  
Nov. 22, 1983 AT 4:00 P.M.  
AT REQUEST OF  
FIRST AMERICAN TITLE INS. CO.  
ORANGE COUNTY RECORDER  
LEE A. BRANCH County Recorder

\$ (6.00)

### BASIS OF BEARINGS

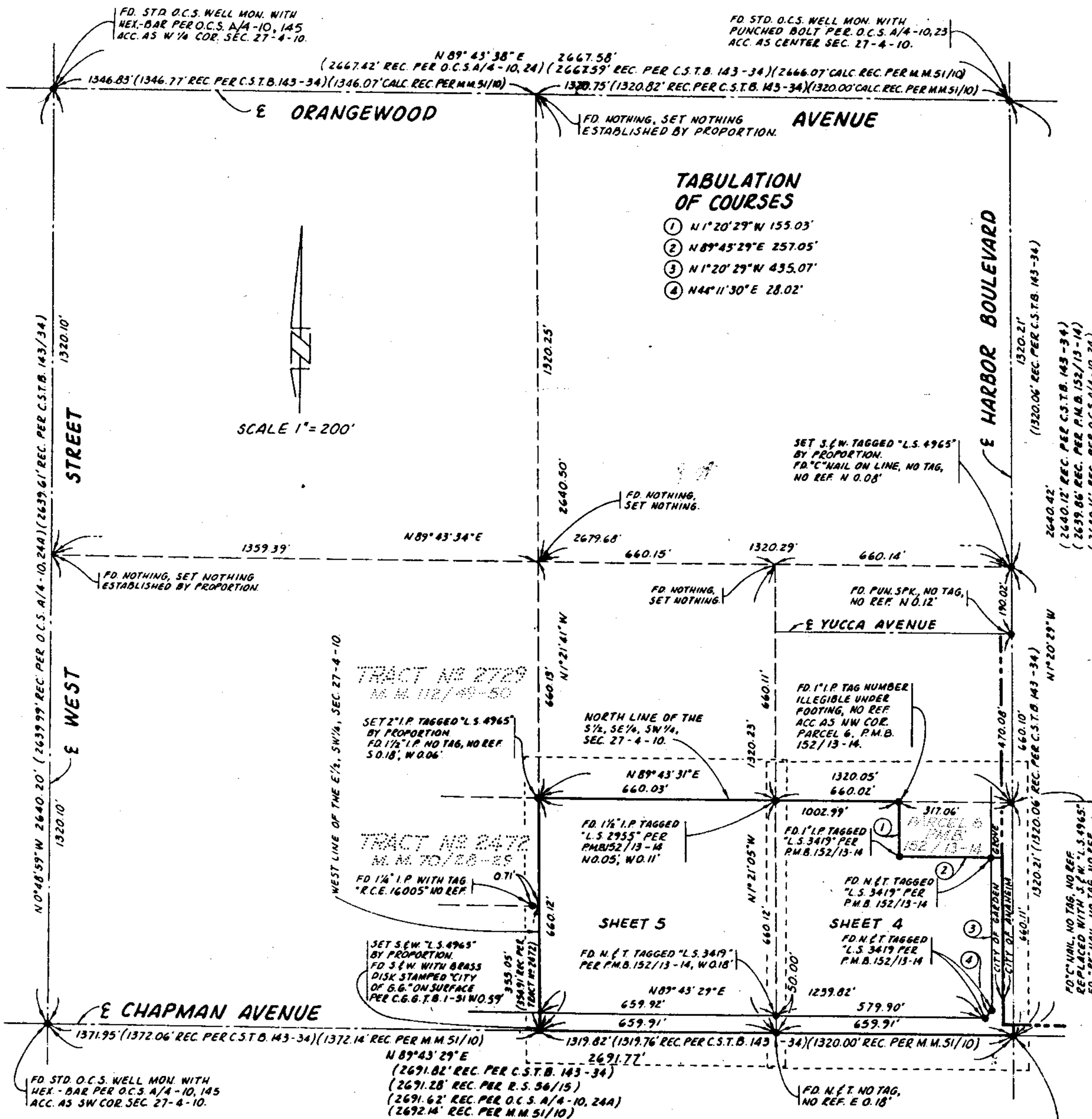
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHAPMAN AVENUE PER PMB 152/13-14, RECORDS OF ORANGE COUNTY, CALIFORNIA, BEING N 89-43-29 E.

### MONUMENT NOTES

● INDICATES FD. MONUMENTS AS SHOWN HEREON.

1" I.P. TAGGED "L.S. 4965" OR A LEAD AND TAG "L.S. 4965" IN CONCRETE OR A SPIKE AND TAG "L.S. 4965" IN ASPHALT IS TO BE SET AT ALL LOT CORNERS, LOT B.C.'S AND LOT E.C.'S.

ALL MONUMENTS SHOWN HEREON AS SET, WILL BE SET WITHIN NINETY DAYS AFTER COMPLETION OF IMPROVEMENTS.



## BOUNDARY CONTROL & INDEX MAP

J.N. 22320

SHEET 4 OF 6 SHEETS

ALL OF TENTATIVE TRACT NO 12084  
 11 LOTS  
 18.544 ACRES

# TRACT NO. 12084

DUPLICATE

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

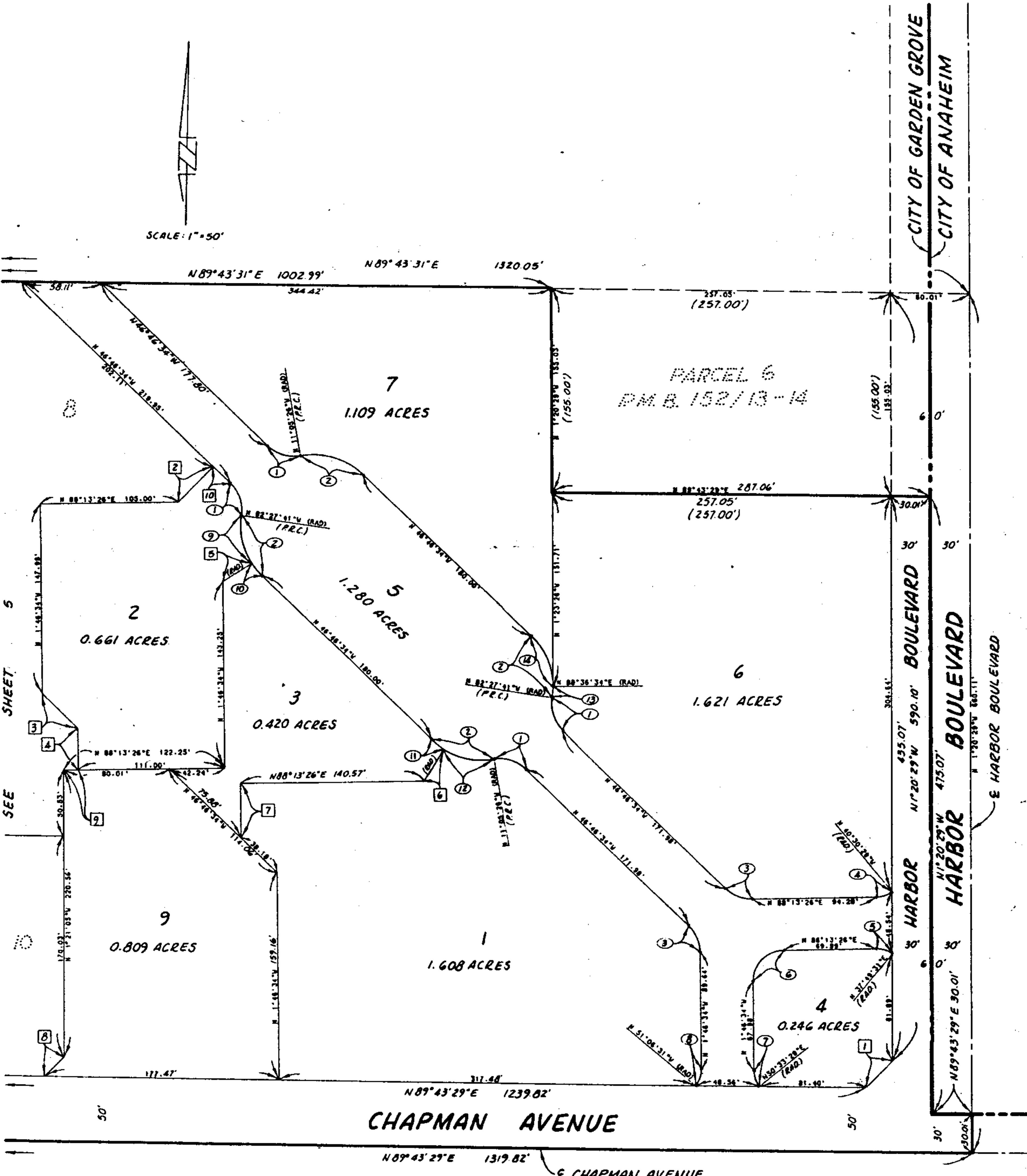
JAMES R. CRAWFORD, L.S. 4965

NOVEMBER, 1983

84-120063

ACCEPTED AND FILED  
 Mar. 22, 1984 AT 1:00 PM  
 AT REQUEST OF  
 FIRST AMERICAN TITLE INS CO  
 ORANGE COUNTY RECORDER  
 LEE A. BRANCH County Recorder

16.00



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	54° 18' 53"	29.00'	27.49'	14.88'	11	40° 40' 03"	19.00'	13.49'	7.04'
2	54° 18' 53"	55.00'	52.14'	28.21'	12	40° 55' 18"	35.00'	39.30'	20.53'
3	45° 00' 00"	29.00'	22.78'	12.01'	13	13° 22' 35"	55.00'	12.84'	6.45'
4	38° 43' 55"	19.00'	12.84'	6.48'	14	12° 39' 58"	55.00'	12.16'	6.10'
5	39° 36' 05"	18.00'	13.13'	6.84'	15	41° 38' 54"	55.00'	39.88'	25.82'
6	80° 00' 00"	24.00'	37.70'	24.00'	16	8° 55' 45"	55.00'	9.57'	4.29'
7	37° 39' 37"	18.00'	12.49'	6.48'	17	45° 23' 08"	55.00'	43.57'	23.00'

NOTE	BEARING	DISTANCE
1	N 44° 11' 30" E	28.02'
2	N 43° 13' 26" E	38.03'
3	N 46° 46' 34" W	38.18'
4	N 1° 46' 34" W	30.51'
5	N 54° 36' 01" E	25.91'
6	N 30° 33' 28" E	27.62'
7	N 1° 46' 34" W	42.24'
8	N 44° 11' 12" E	21.01'
9	N 88° 13' 26" E	11.25'
10	N 46° 46' 34" W	17.84'

NOTES:  
 1. SEE SHEET 6 FOR EASEMENT DETAIL.  
 2. SEE SHEET 3 FOR BASIS OF BEARINGS,  
 MONUMENT NOTES AND BOUNDARY  
 CONTROL AND INDEX MAP.

J.N. 22320

SHEET 5 OF 6 SHEETS

ALL OF TENTATIVE TRACT NO. 12084  
11 LOTS  
18.544 ACRES

# TRACT NO. 12084

DUPLICATE

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

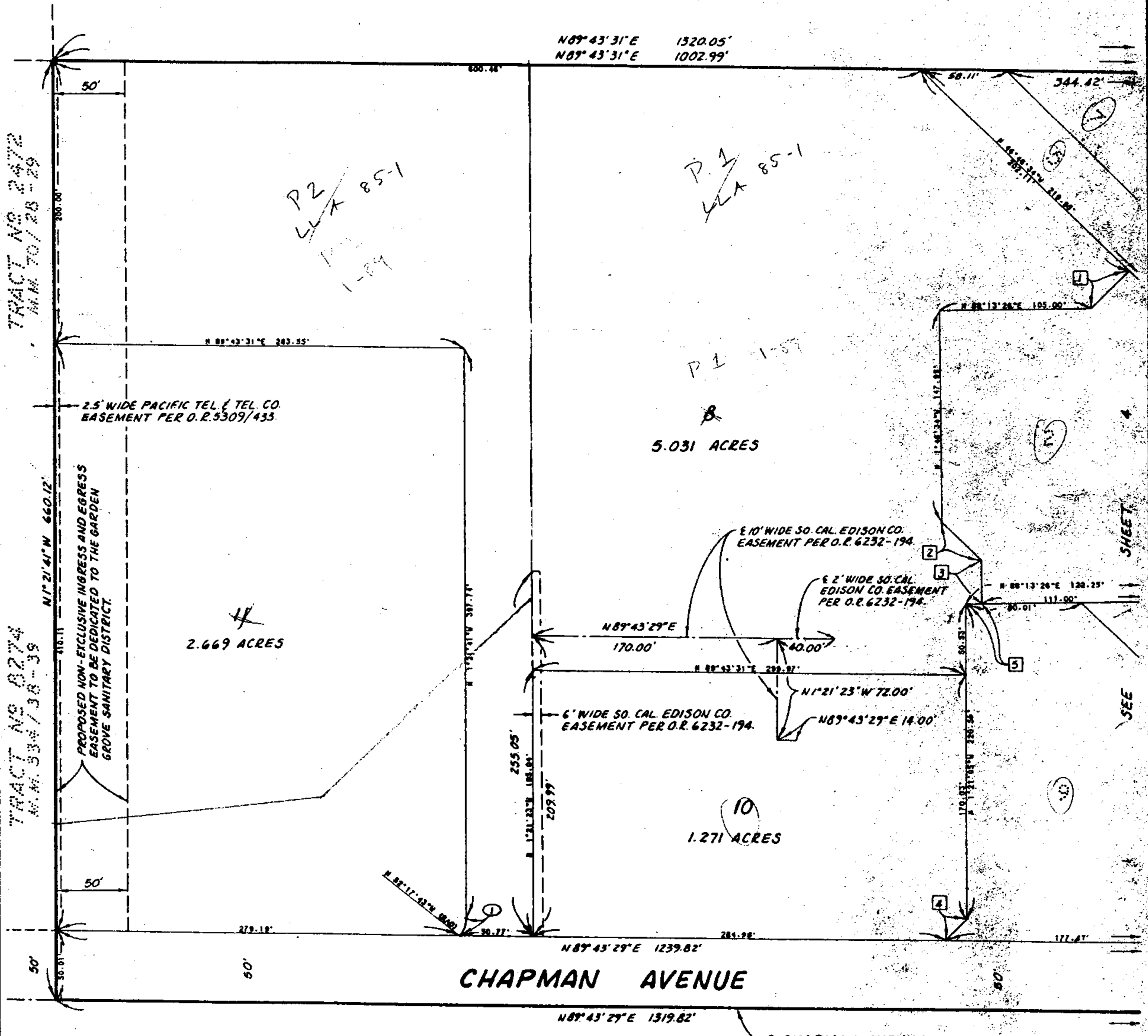
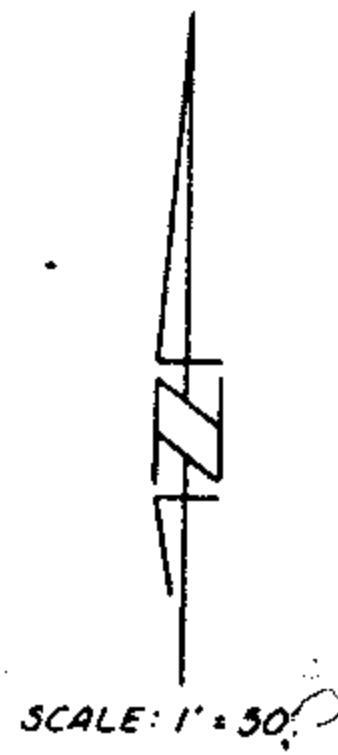
JAMES R. CRAWFORD, L.S. 4965

NOVEMBER, 1983

84-120063

ACCEPTED AND FILED  
Nov. 22, 1983 AT 4:06 PM  
AT REQUEST OF  
FIRST AMERICAN TITLE INS. CO.  
ORANGE COUNTY RECORDER  
LEE A. BRANCH County Recorder

16.00



CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	39° 03' 58"	19.50'	13.50'	6.92'

NOTE	BEARING	DISTANCE
1	N 43° 13' 26" E	38.03'
2	N 46° 46' 34" W	38.18'
3	N 1° 46' 34" W	50.31'
4	N 44° 11' 12" E	21.01'
5	N 88° 13' 26" E	11.23'

**NOTES:**

- SEE SHEET 6 FOR EASEMENT DETAIL.
- SEE SHEET 3 FOR BASIS OF BEARINGS, MONUMENT NOTES AND BOUNDARY CONTROL AND INDEX MAP.

J.N. 22320

520 11

SHEET 6 OF 6 SHEETS  
ALL OF TENTATIVE TRACT NO. 12084  
11 LOTS  
18.544 ACRES

# TRACT NO. 12084

DUPLICATE

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

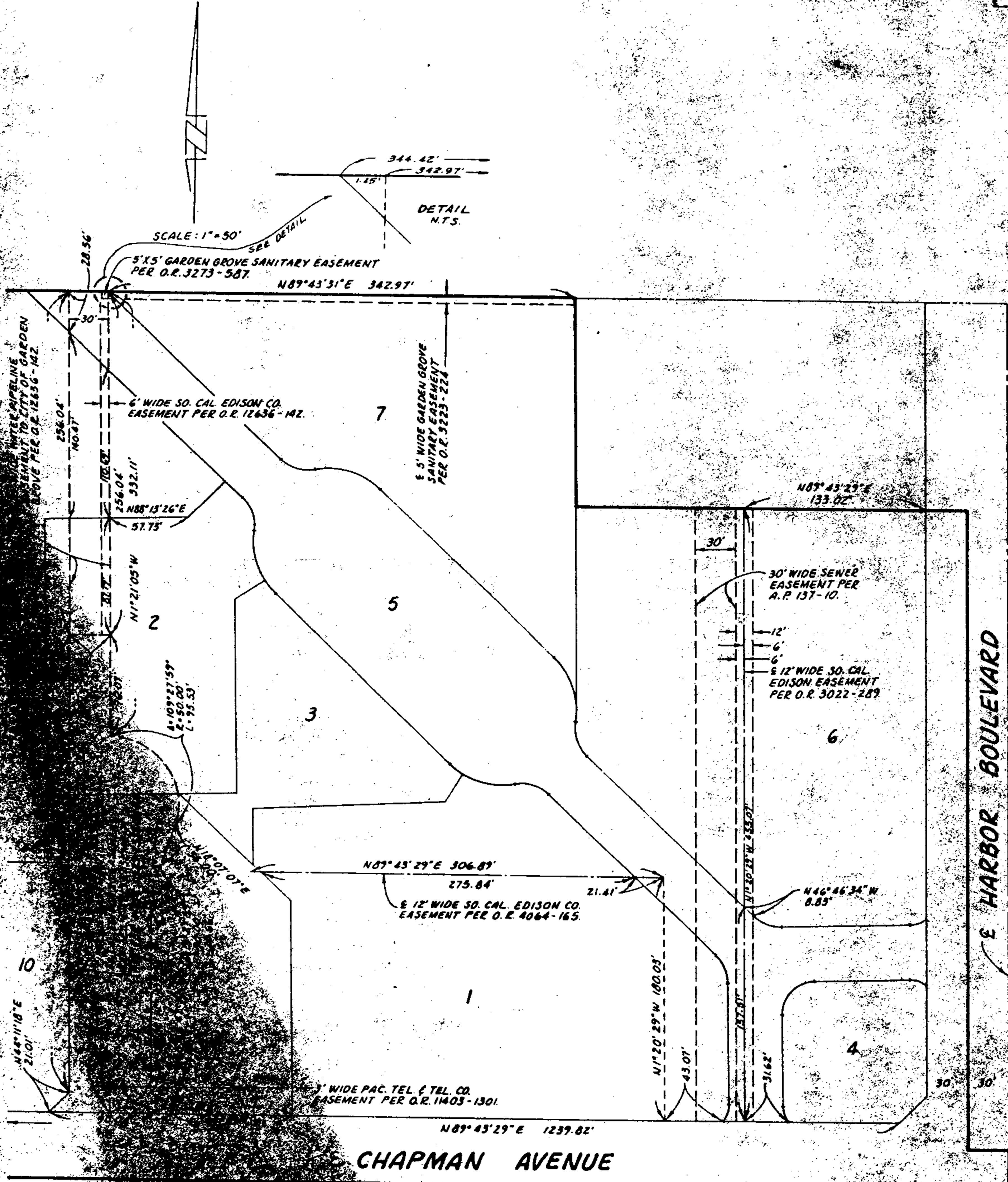
JAMES R. CRAWFORD, L.S. 4965

NOVEMBER, 1983

84-120063

ACCEPTED AND FILED  
ON 11/23/83 AT 4:00 PM  
AT REQUEST OF  
FIRST AMERICAN TITLE INS. CO.  
ORANGE COUNTY RECORDER  
LEE A. BRANCH County Recorder

16-80



EASEMENT DETAIL



**Minutes of Zoning Administrator Hearing  
LLA 4-03  
Tuesday, August 5, 2003  
2:30 p.m. Assistant City Manager's Office  
Third Floor, Garden Grove City Hall**

**Those present:       Matthew Fertal, Zoning Administrator  
                              Rosalinh Ung, Planning Division  
                              Aurie Duran, Recording Secretary**

The meeting was called to order at 2:35 p.m. by Matthew Fertal, Zoning Administrator.

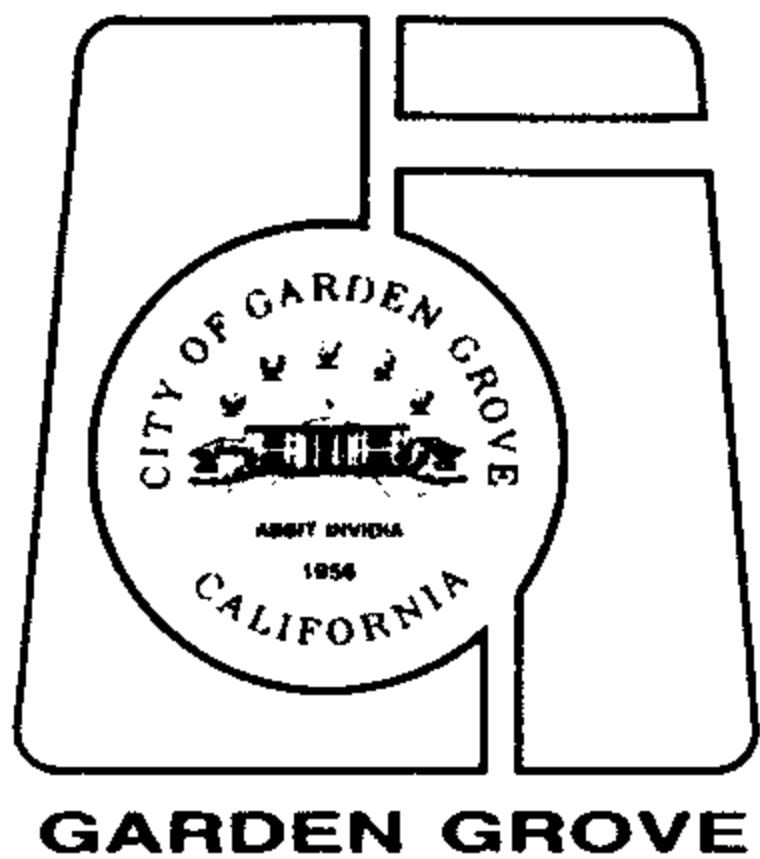
Ms. Ung stated that the hearing was to determine a lot line adjustment to consolidate two lots into one parcel at 11931 Harbor Boulevard, the Marriott Suites.

The issue was discussed and the request approved.

The meeting was adjourned at 2:45 p.m.



Aurie Duran  
Recording Secretary



# CITY OF GARDEN GROVE

Bruce A. Broadwater

*Mayor*

Mark Rosen

*Mayor Pro Tem*

William J. Dalton

*Councilman*

Mark Leyes

*Councilman*

Van T. Tran

*Councilman*

(714) 741-5121

August 5, 2003

MBP Land, LLC  
c/o Tarsadia Hotels  
650 Town Center Drive, Ste. 1720  
Costa Mesa, CA 92626

**SUBJECT: LOT LINE ADJUSTMENT FOR PROPERTIES LOCATED AT 11931  
HARBOR STREET, GARDEN GROVE.**

Dear Mr. Mayur Hotel:

The purpose of this letter is to inform you that pursuant to Zoning Administrator Decision No. 1459, your requested Lot Line Adjustment (LLA-4-03) has been approved. This approval is contingent upon recording the Lot Line Adjustment within thirty days of the decision becoming final. Please be advised that, due to a 21-day appeal period, this decision does not become final until August 26, 2003. Therefore, should no appeal occur, the Lot Line Adjustment must be recorded before September 25, 2003.

If you have any further questions regarding this matter, please contact the Planning Service Division at (714) 741-5312.

Sincerely,

  
Matthew Fertal  
Zoning Administrator

c: Planning Commission

DECISION NO. 1459

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE, APPROVING LOT LINE ADJUSTMENT NO. LLA-4-03, FOR PROPERTY LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD, NORTH OF CHAPMAN AVENUE AT 11931 HARBOR BOULEVARD, PARCEL NOS. 233-171-14 & 15

BE IT DETERMINED that the Zoning Administrator of the City of Garden Grove, does hereby approve Lot Line Adjustment No. LLA-4-03.

BE FURTHER DETERMINED in the matter of Lot Line Adjustment No. LLA-4-03, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by MBP Land, LLC.
2. The applicant is requesting approval for the Lot Line Adjustment to combine two (2) existing commercially zoned properties into one parcel in order to accommodate a hotel development.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act.
4. The property has a General Plan Land Use Designation of Recreation Commercial and is zoned PUD-104-82. The properties are currently improved with a 200-room hotel development.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. The Zoning Administrator gave due and careful consideration to the matter at its meeting on August 5, 2003, and

BE IT FURTHER FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.190, are as follows:

FACTS:

The subject properties have a General Plan Land Use Designation of Recreation Commercial and Zoning of PUD-104-82.

The applicants propose to combine the existing parcels into one parcel in order to accommodate a hotel development. After the lot consolidation, the property will have a total of 2.7 acres in size.

FINDINGS AND REASONS:

Finding:

The parcels, as a result of the Lot Line Adjustment, will conform to Title 9 zoning code pertaining to commercially zoned properties.

Reasons:

The subject parcels are located within the PUD-104-82 zone, which allowed hotel developments and related recreational uses. With the completion of the Lot Line Adjustment, the combined parcel would accommodate the existing hotel development and its related uses.

BE IT FURTHER DETERMINED that the Zoning Administrator does conclude:

The Lot Line Adjustment possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.190, and is hereby approved.

Dated: August 5, 2003

  
MATTHEW FERTAL  
ZONING ADMINISTRATOR

This decision becomes final if it is not timely appealed to the Planning Commission. The appeal deadline for this case is August 26, 2003.

PLEASE NOTE: Any request for Court review of this decision must be filed within 90 days of the date this decision become final (See Code of Civil Procedure, Section No. 1094.6).

**RECEIVED**

G-1064

JUN 3 0 2003

**P.W./ENGINEERING**

Case No.

LLA-4-03

Development Agreement

Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- Economic Development
- Fire Department
- Taorimina Ind.
- Comm. Dev. Director
- Plan Check
- Engineer Serv (2)
- Code Enforcement
- Police Department
- P/W - Utility Serv
- Planning Manager
- Planning Supervisor
- P/W - Streets

ATTN:	<b>Dan Candeleria</b>	
From:	Rosalinh Ung	Return By: 7/7/03
Applicant:	MBP Land, LLC	Date Out: 6/30/03
	A proposal t consolidate two lots into one parcel for the Marriott Residence Inn Hotel.	
Location:	west side of Harbor north of Chapman	
Address:	11931 Harbor Blvd.	Parcel No. 23317114 & 15
General Plan:	RC	Zone: PUD-104-82
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to be included in the Staff Report.		

Please list specific conditions of approval on reverse side.



When Recorded Forward To:

City Clerk  
City of Garden Grove  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, Ca. 92642

Above Reserved For County Recorder's Use

### Application For Lot Line Adjustment

## LLA

Record Owners:

Lots: 6, 7 / Tr. 12084

Name: MBP Land, LLC - c/o Tarsadia Hotels  
Address: 650 Town Center Dr., Ste. 1720  
Costa Mesa, CA 92626  
Phone: 714/708-6000

*Need current title report.  
Prelim date 10/15/01 shows  
RIGG HOTEL, LLC  
OR SHOW DEMONSTRATION THAT  
MBP IS SUCCESSOR.*

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application; 2) (I/We) have knowledge of and consent to the filing of this application; and 3) The information submitted in connection with this application is true and correct.

*(Notarize all signatures)*

**MBP Land, LLC, a California Limited Liability Company**

*DO WE HAVE  
ANYTHING FROM  
CORPORATION THAT  
SHOWS WHO IS SIGN  
WITH HOW  
MANY SIGS  
OR OFFICIALS IN  
REQ NEEDED?*

*Title*

Print Name/Title: Mayur Patel

Print Name/Title: \_\_\_\_\_

Contact Person: Hunsaker & Associates Irvine, Inc. - Lisa Gaston  
Address: 3 Hughes, Irvine, Ca. 92618  
Daytime Phone: (949) 583-1010

For Office Use Only

Date Received	Land Use Element Designation	C.E.Q.A. Status	Subdivision Committee Action:
			Date:
Zoning:	AP Numbers	Filing Fee	Recorded Date:
		Date Filed:	
		Receipt No.:	

**CERTIFICATION OF APPROVAL**  
**LOT LINE ADJUSTMENT NO. LLA**

(City provides this page)



**EXHIBIT 'A'**  
**LOT LINE ADJUSTMENT NO. 03-**  
 (LEGAL DESCRIPTION)

OWNERS	EXISTING PARCELS A.P. NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MBP LAND, LLC	LOTS 6 & 7, TRACT NO. 12084 233-171-014, 233-171-015	PARCEL 1

**PARCEL 1**

LOTS 6 AND 7 OF TRACT NO. 12084, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 520, PAGES 7 TO 12, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: There may be easements of record delineated and referenced on the underlying map or there may be other recorded easements within the area being adjusted, that are not shown on this document that could encumber said parcels herein.

*Rory S. Williams*  
 \_\_\_\_\_  
 Rory S. Williams, L.S. No. 6654  
 License Expires: 12-31-2003  
 Date: 5/27/03

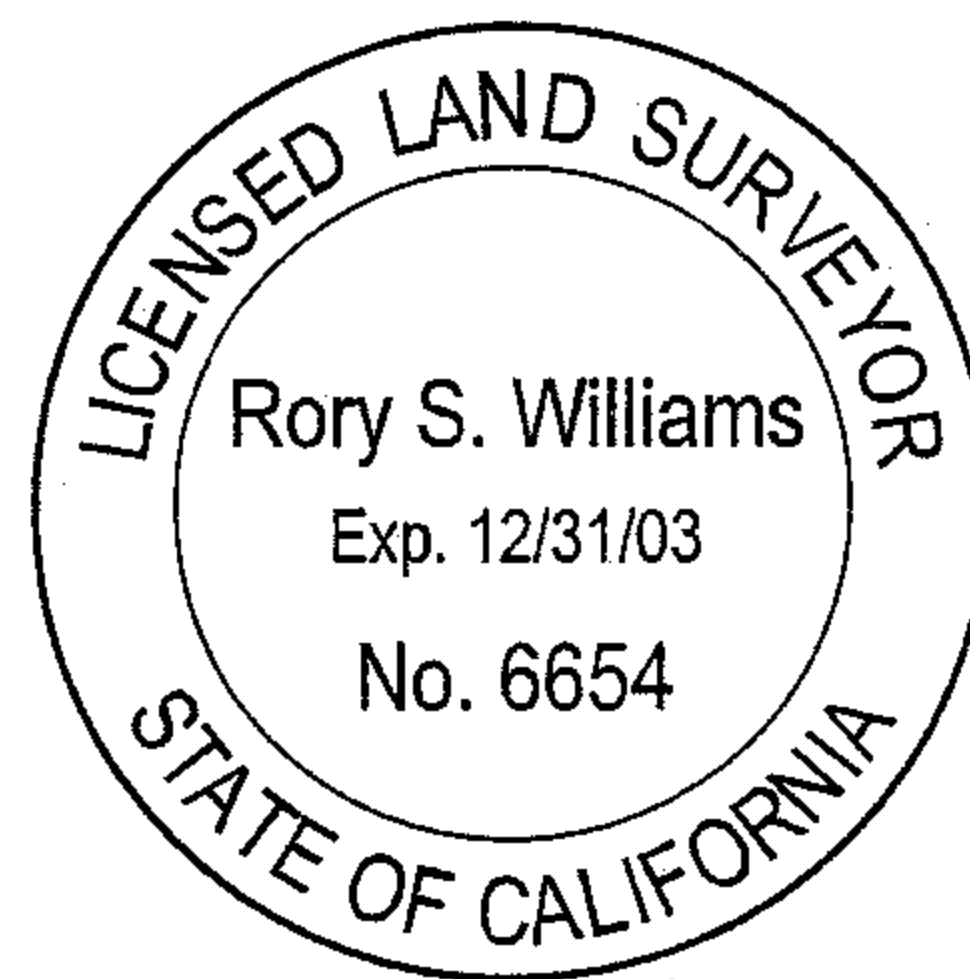


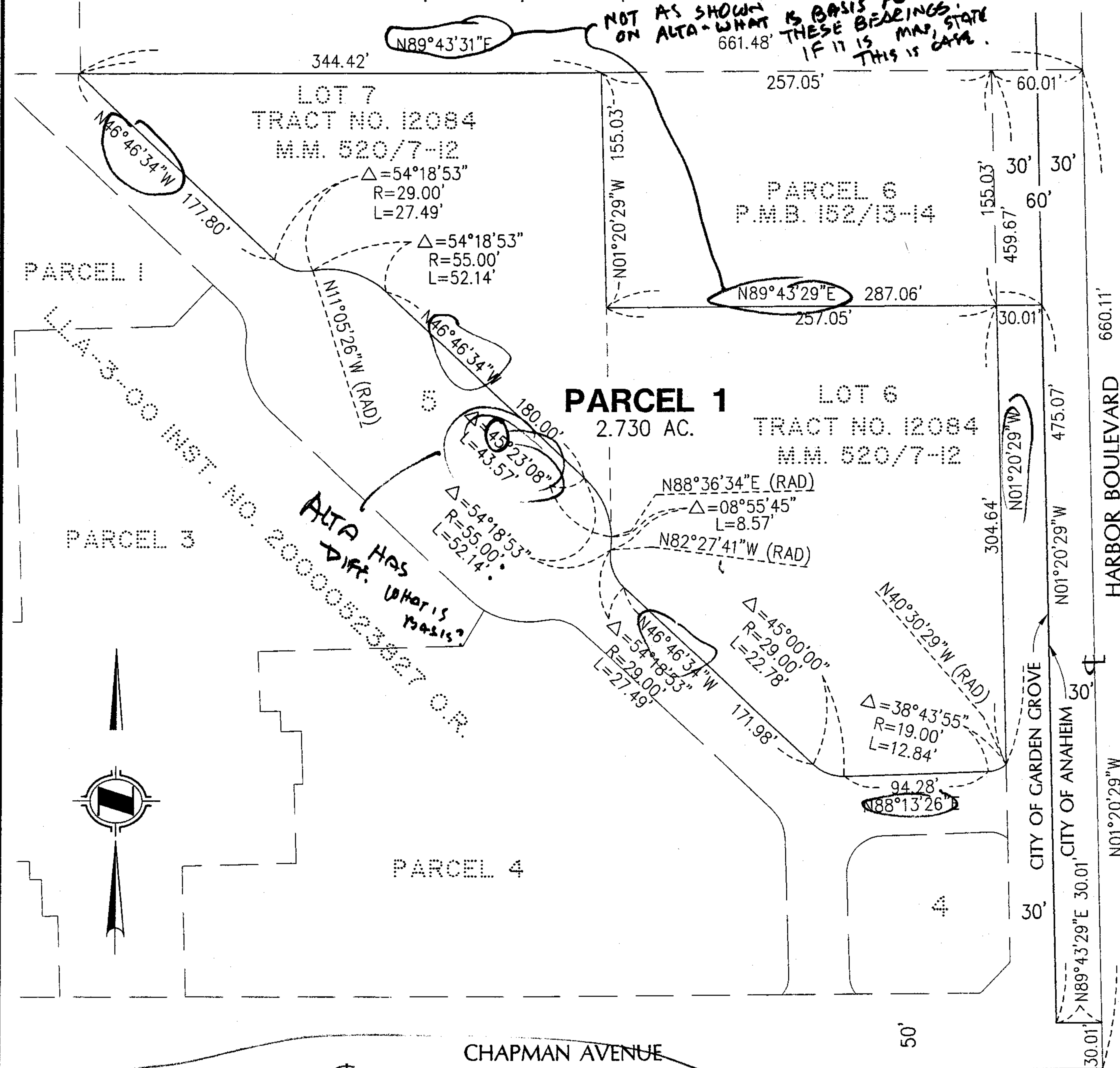
EXHIBIT "B"

LOT LINE ADJUSTMENT No. LLA-03-XXX  
(MAP)

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
MBP Land, LLC	233-171-014, 233-171-015	Parcel 1

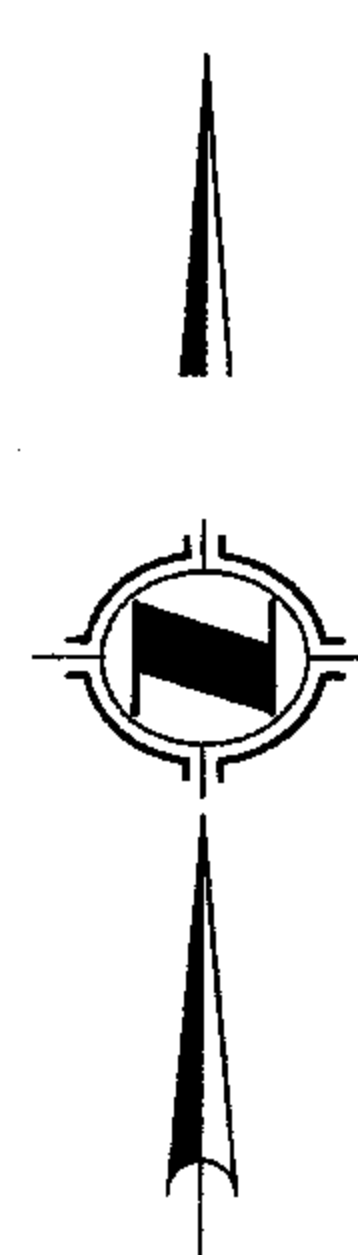
SHEET 1 OF 1 SHEETS  
SCALE: 1"=100'

POR. NE 1/4 SE 1/4 SW 1/4 SEC 27-4-10



*NOT AS SHOWN ON ALTA - WHAT IS BASIS FOR THESE BEARINGS? IF IT IS MAP, STATE THIS IS CASE.*

*ALTA HAS DIFF. WHAT IS BASIS?*



*LINE WEIGHT BOLDER. BASIS FOR BEARINGS?*

**LEGEND**  
 ——— LOT LINE TO REMAIN  
 - - - - - LOT LINE TO BE REVISED

H&A LLA NO. 1056  
 DWG BY: L. GASTON  
 CHECKED BY: R. WILLIAMS  
 I:\2139-1\LLA\1056\Sht01.dwg

Case No.

LLA-4-03

Development Agreement

Yes  No

### COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind.     |
| <input type="checkbox"/> Comm. Dev. Director  | <input type="checkbox"/> Plan Check                 | <input type="checkbox"/> Engineer Serv (2)  |
| <input type="checkbox"/> Code Enforcement     | <input type="checkbox"/> Police Department          | <input type="checkbox"/> P/W – Utility Serv |
| <input type="checkbox"/> Planning Manager     | <input type="checkbox"/> Planning Supervisor        | <input type="checkbox"/> P/W - Streets      |

ATTN:	<b>Nathan Brady</b>	
From:	Rosalinh Ung	Return By: 7/7/03
Applicant:	MBP Land, LLC	Date Out: 6/30/03
	A proposal t consolidate two lots into one parcel for the Marriott Residence Inn Hotel.	
Location:	west side of Harbor north of Chapman	
Address:	11931 Harbor Blvd.	Parcel No. 23317114 & 15
General Plan:	RC	Zone: PUD-104-82
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to be included in the Staff Report.		
<i>FIRE HAS NO CONDITIONS.</i>		

Please list specific conditions of approval on reverse side.



Recording Requested By

When Recorded Forward To:

City Clerk  
City of Garden Grove  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, Ca. 92642

Above Reserved For County Recorder's Use

## Application For Lot Line Adjustment

# LLA

Record Owners:


**Lots: 6, 7 /Tr. 12084**

Name: MBP Land, LLC - c/o Tarsadia Hotels  
Address: 650 Town Center Dr., Ste. 1720  
Costa Mesa, CA 92626  
Phone: 714/708-6000

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application; 2) (I/We) have knowledge of and consent to the filing of this application; and 3) The information submitted in connection with this application is true and correct.

*(Notarize all signatures)*

**MBP Land, LLC, a California Limited Liability Company**

  
Print Name/Title: Mayur Patel

Print Name/Title: \_\_\_\_\_

Contact Person: Hunsaker & Associates Irvine, Inc. - Lisa Gaston  
Address: 3 Hughes, Irvine, Ca. 92618  
Daytime Phone: (949) 583-1010

For Office Use Only			
Date Received	Land Use Element Designation	C.E.Q.A. Status	Subdivision Committee Action:
Zoning:	AP Numbers	Filing Fee	Date: Recorded Date:
		Date Filed: Receipt No.:	

**CERTIFICATION OF APPROVAL**  
**LOT LINE ADJUSTMENT NO. LLA**

(City provides this page)

**EXHIBIT 'A'**  
**LOT LINE ADJUSTMENT NO. 03-**  
 (LEGAL DESCRIPTION)

OWNERS	EXISTING PARCELS A.P. NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MBP LAND, LLC	LOTS 6 & 7, TRACT NO. 12084 233-171-014, 233-171-015	PARCEL 1

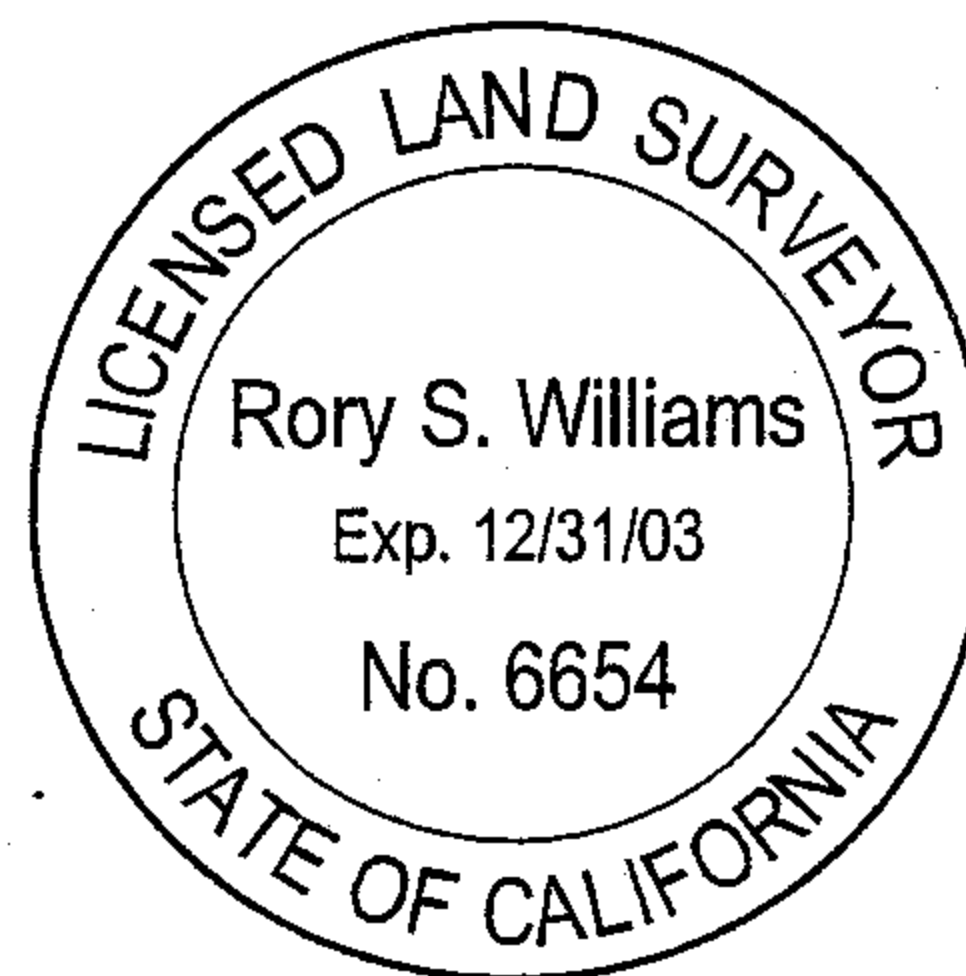
**PARCEL 1**

LOTS 6 AND 7 OF TRACT NO. 12084, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 520, PAGES 7 TO 12, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: There may be easements of record delineated and referenced on the underlying map or there may be other recorded easements within the area being adjusted, that are not shown on this document that could encumber said parcels herein.

*Rory S. Williams*  
 \_\_\_\_\_  
 Rory S. Williams, L.S. No. 6654  
 License Expires: 12-31-2003  
 Date: 5/27/03



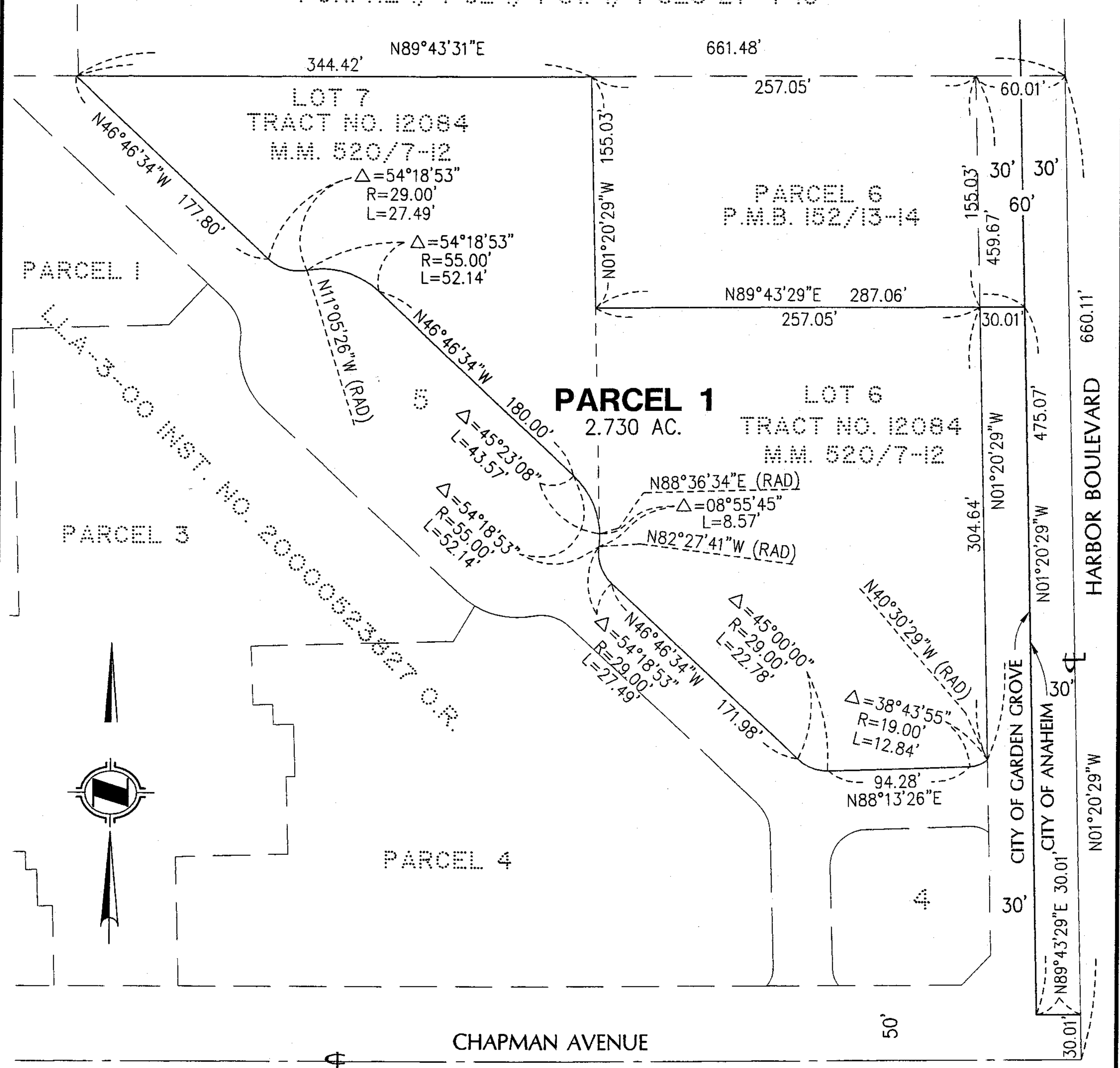
**EXHIBIT "B"**

**LOT LINE ADJUSTMENT No. LLA-03-XXX  
(MAP)**

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
MBP Land, LLC	233-171-014, 233-171-015	Parcel 1

SHEET 1 OF 1 SHEETS  
SCALE: 1"=100'

POR. NE 1/4 SE 1/4 SW 1/4 SEC 27-4-10



**LEGEND**

- LOT LINE TO REMAIN
- - - - - LOT LINE TO BE REVISED

H&A LLA NO. 1056

DWG BY: L. GASTON

CHECKED BY: R. WILLIAMS

I:\2139-1\LLA\1056\Sht01.dwg



JUL 01 2003

PUBLIC WORKS WATER Case No.

LLA-4-03

Development Agreement  Yes  No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- Economic Development
- Fire Department
- Taorimina Ind.
- Comm. Dev. Director
- Plan Check
- Engineer Serv (2)
- Code Enforcement
- Police Department
- P/W - Utility Serv
- Planning Manager
- Planning Supervisor
- P/W - Streets

ATTN:	<b>Scott Lowe</b>	
From:	Rosalinh Ung	Return By: 7/7/03
Applicant:	MBP Land, LLC	Date Out: 6/30/03
	A proposal to consolidate two lots into one parcel for the Marriott Residence Inn Hotel.	
Location:	west side of Harbor north of Chapman	
Address:	11931 Harbor Blvd.	Parcel No. 23317114 & 15
General Plan:	RC	Zone: PUD-104-82
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to be included in the Staff Report.		
<i>1) NO COMMENTS</i>		

Please list specific conditions of approval on reverse side.



Recording Requested By

When Recorded Forward To:

City Clerk  
City of Garden Grove  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, Ca. 92642

Above Reserved For County Recorder's Use

## Application For Lot Line Adjustment

# LLA

Record Owners:

**Lots: 6, 7 /Tr. 12084**

Name: MBP Land, LLC - c/o Tarsadia Hotels  
Address: 650 Town Center Dr., Ste. 1720  
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Phone: 714/708-6000

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*(Notarize all signatures)*

**MBP Land, LLC, a California Limited Liability Company**

Print Name/Title:

  
Mayur Patel

Print Name/Title:

Contact Person: Hunsaker & Associates Irvine, Inc. - Lisa Gaston  
Address: 3 Hughes, Irvine, Ca. 92618  
Daytime Phone: (949) 583-1010

For Office Use Only

Date Received	Land Use Element Designation	C.E.Q.A. Status	Subdivision Committee Action:
Zoning:	AP Numbers	Filing Fee	Date: Recorded Date:
		Date Filed: Receipt No.:	

**CERTIFICATION OF APPROVAL  
LOT LINE ADJUSTMENT NO. LLA**

(City provides this page)

**EXHIBIT 'A'**  
**LOT LINE ADJUSTMENT NO. 03-**  
 (LEGAL DESCRIPTION)

OWNERS	EXISTING PARCELS A.P. NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
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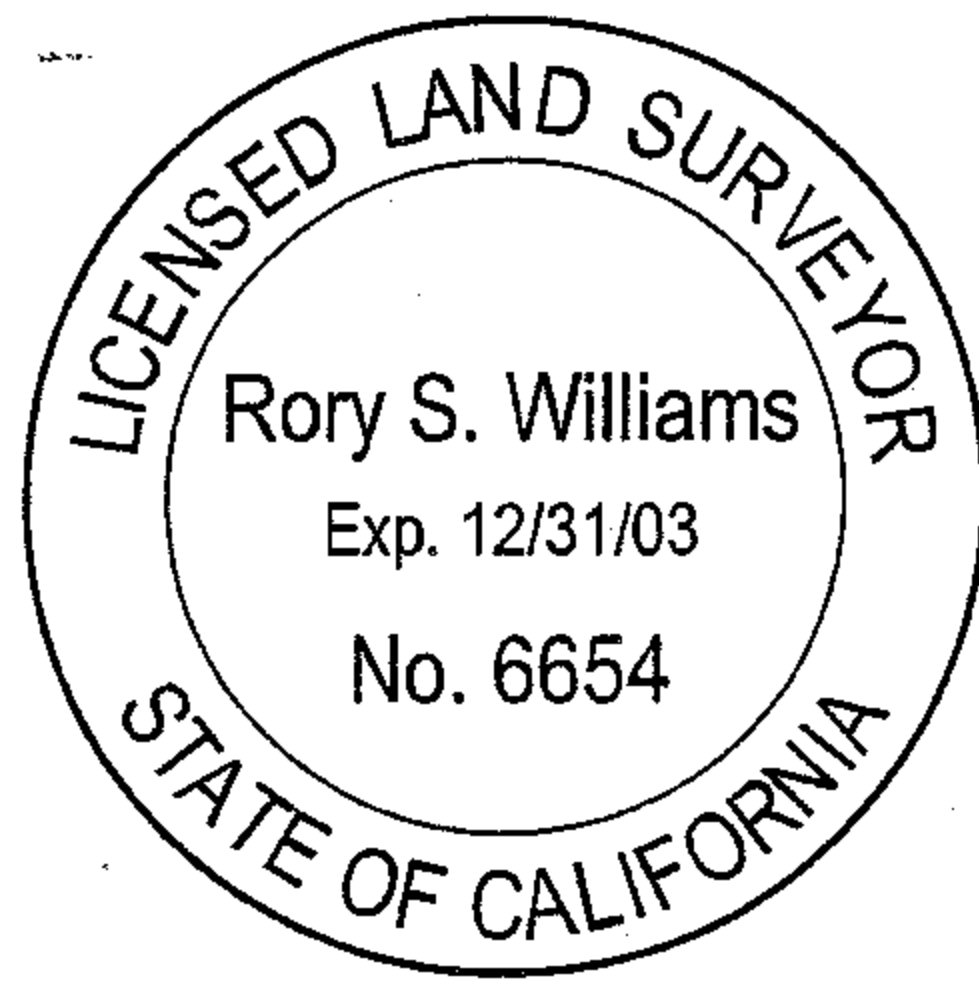
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AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: There may be easements of record delineated and referenced on the underlying map or there may be other recorded easements within the area being adjusted, that are not shown on this document that could encumber said parcels herein.

*Rory S. Williams*  
 \_\_\_\_\_  
 Rory S. Williams, L.S. No. 6654  
 License Expires: 12-31-2003  
 Date: 5/27/03

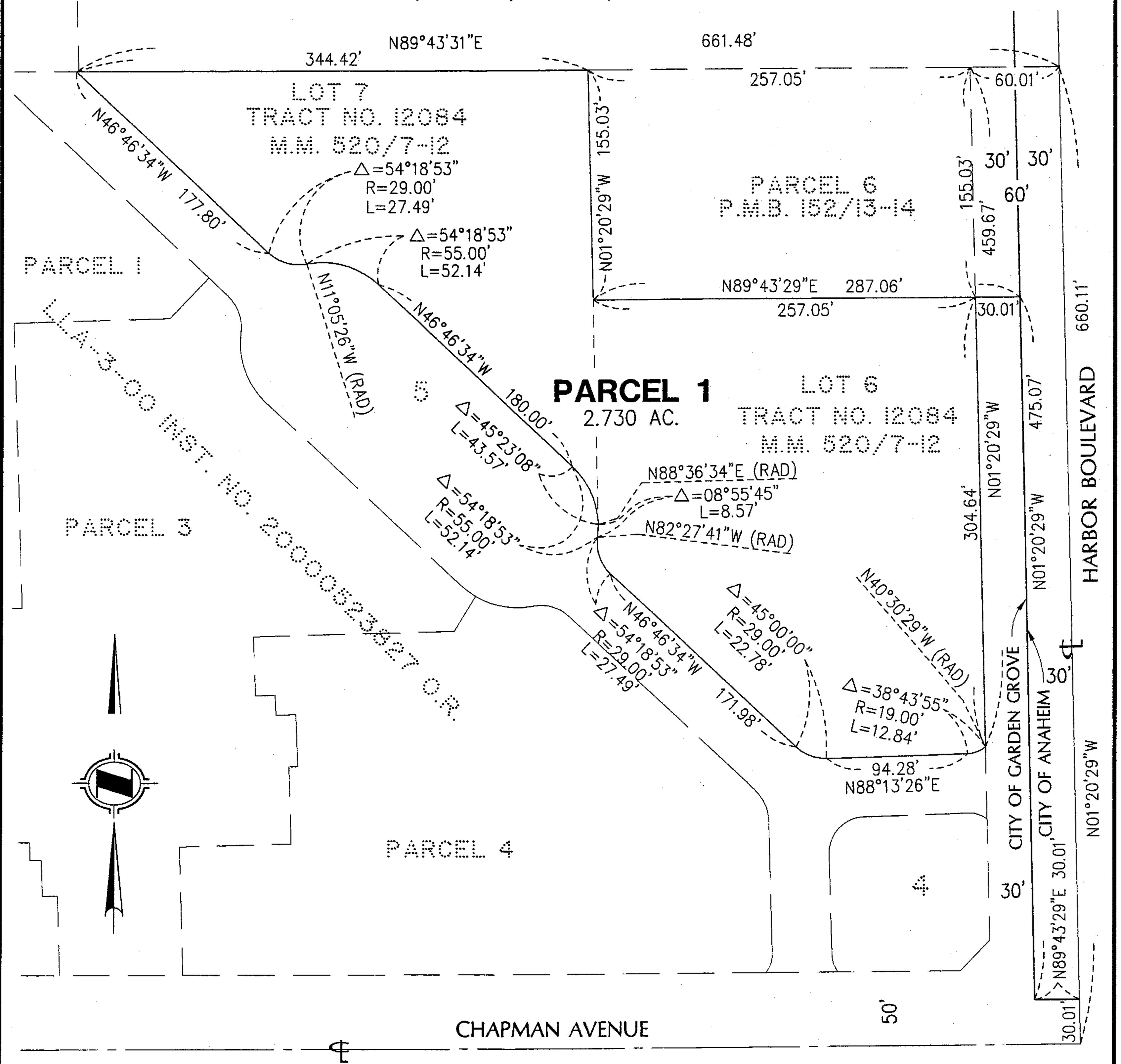


**EXHIBIT "B"**  
**LOT LINE ADJUSTMENT No. LLA-03-XXX**  
**(MAP)**

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
MBP Land, LLC	233-171-014, 233-171-015	Parcel 1

SHEET 1 OF 1 SHEETS  
SCALE: 1"=100'

POR. NE 1/4 SE 1/4 SW 1/4 SEC 27-4-10



**LEGEND**

- LOT LINE TO REMAIN
- LOT LINE TO BE REVISED

H&A LLA NO. 1056  
DWG BY: L. GASTON  
CHECKED BY: R. WILLIAMS  
I:\2139-1\LLA\1056\Sht01.dwg

Case No. \_\_\_\_\_

COMMUNITY DEVELOPMENT REVIEW  
AND COMMENT SHEET

DISTRIBUTION:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Economic Development    | <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind.               |
| <input type="checkbox"/> Community Dev. Director | <input checked="" type="checkbox"/> Plan Check      | <input checked="" type="checkbox"/> Engineer Serv(2)  |
| <input type="checkbox"/> Code Enforcement        | <input type="checkbox"/> Police Department          | <input checked="" type="checkbox"/> PW - Utility Serv |
| <input type="checkbox"/> Planning Manager        | <input type="checkbox"/> Planning Super             | <input type="checkbox"/> PW - Streets                 |

ATTN: \_\_\_\_\_

From: R. UNR Return By: \_\_\_\_\_

Applicant: MBP Land, LLC - c/o Tarsadia Hotels Date Out: \_\_\_\_\_

Request: lot line Adjustment application to consolidate 12 lots into one parcel for Marriott Residence Inn Hotel -

Location: w/s Harbor, N/o Chapman

Address: 11931 Harbor Parcel No: 233-171-14 & 15

Zone: POD-104-82 General Plan: RC

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list specific conditions of approval on reverse side.







# HUNSAKER & ASSOCIATES IRVINE, INC.

## Letter of Transmittal

PLANNING  
ENGINEERING  
SURVEYING  
GOVERNMENT  
RELATIONS

IRVINE  
RIVERSIDE  
SAN DIEGO

To: City of Garden Grove

Date: 7/31/2003

Project: LLA-4-03

#1056

Your OR #:

W.O. No.: 2671-7T

cc:

Attn: Rosalinh Ung

We are forwarding by:  Messenger  Mail  Your Pickup

### Description:

#### FOUNDING PARTNERS:

RICHARD HUNSAKER  
TOM R. McGANNON  
JOHN A. MICHLER  
DOUGLAS G. SNYDER

1	Original LLA, Quitclaim Deeds, Modification to Deed of Trust
2	Copies of revised LLA
1ea	Copy of Tr. 12084, updated title report, your check print

### Comments:

For final review and recordation. Once signed please forward to title company to have all documents recorded concurrently.

If you have any questions please give me a call.

Thanks ☺

PRINCIPALS:  
DAVID FRATTONE  
FRED GRAYLEE  
BRADLEY HAY  
PAUL HUDDLESTON  
KAMAL H. KARAM  
DOUGLAS L. STALEY  
JACK TARR  
KRIS WEBER  
JOSEPH E. WIGHTMAN

### This Material Sent For:

<input type="checkbox"/>	Your Files	<input checked="" type="checkbox"/>	Your Review
<input checked="" type="checkbox"/>	At Your Request	<input checked="" type="checkbox"/>	Your Approval
<input checked="" type="checkbox"/>	Your Action	Requested By: _____	

Three Hughes  
Irvine, CA  
92618-2021  
  
(949)583-1010 PH

By: Kellei Vogler  
Phone No: (949) 458-5431  
Direct Fax: (949) 465-1131  
E-mail: kvogler@hunsaker.com

RECEIVED

JUN 30 2003

KW G-1064  
7/23/03

P.W./ENGINEERING

Case No.

LLA-4-03

Development Agreement

Yes  No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- Economic Development
- Fire Department
- Taorimina Ind.
- Comm. Dev. Director
- Plan Check
- Engineer Serv (2)
- Code Enforcement
- Police Department
- P/W - Utility Serv
- Planning Manager
- Planning Supervisor
- P/W - Streets

ATTN:	<b>Dan Candeleria</b>	
From:	Rosalinh Ung	Return By: 7/7/03
Applicant:	MBP Land, LLC	Date Out: 6/30/03
	A proposal to consolidate two lots into one parcel for the Marriott Residence Inn Hotel.	
Location:	west side of Harbor north of Chapman	
Address:	11931 Harbor Blvd.	Parcel No. 23317114 & 15
General Plan:	RC	Zone: PUD-104-82
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to be included in the Staff Report.		

Please list specific conditions of approval on reverse side.

Recording Requested By

When Recorded Forward To:

City Clerk  
City of Garden Grove  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, Ca. 92642

Above Reserved For County Recorder's Use

### Application For Lot Line Adjustment

## LLA

Record Owners:

Lots: 6, 7 / Tr. 12084

Name: MBP Land, LLC - c/o Tarsadia Hotels

Address: 650 Town Center Dr., Ste. 1720

Costa Mesa, CA 92626

Phone: 714/708-6000

*Need current title report.  
Prelim date 10/15/01 shows  
RIGGS HOTEL, LLC  
OK SHOW DEMONSTRATION THAT  
MBP IS SUCCESSOR.*

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application; 2) (I/We) have knowledge of and consent to the filing of this application; and 3) The information submitted in connection with this application is true and correct.

*(Notarize all signatures)*

**MBP Land, LLC, a California Limited Liability Company**

*DO WE HAVE  
ANYTHING FROM  
CORPORATION THAT  
SHOWS WHO IS SIGN  
AUTH: HOW  
MAYBE SIGS  
OR OFFICIALS IN  
ARE NEEDED.*

Print Name/Title: Mayur Patel

Print Name/Title: \_\_\_\_\_

Contact Person: Hunsaker & Associates Irvine, Inc. - Lisa Gaston

Address: 3 Hughes, Irvine, Ca. 92618

Daytime Phone: (949) 583-1010

For Office Use Only

Date Received	Land Use Element Designation	C.E.Q.A. Status	Subdivision Committee Action:
Zoning:	AP Numbers	Filing Fee	Date: Recorded Date:
		Date Filed: Receipt No.:	

**CERTIFICATION OF APPROVAL  
LOT LINE ADJUSTMENT NO. LLA**

(City provides this page)

**EXHIBIT 'A'**  
**LOT LINE ADJUSTMENT NO. 03-**  
 (LEGAL DESCRIPTION)

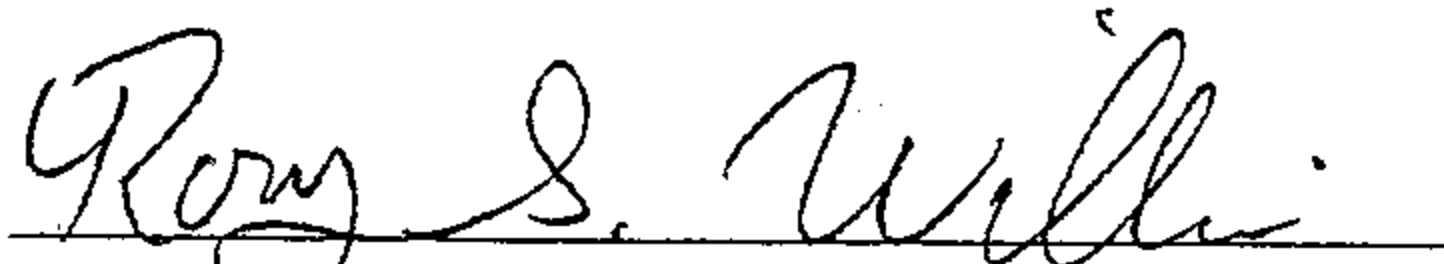
OWNERS	EXISTING PARCELS A.P. NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MBP LAND, LLC	LOTS 6 & 7, TRACT NO. 12084 233-171-014, 233-171-015	PARCEL 1

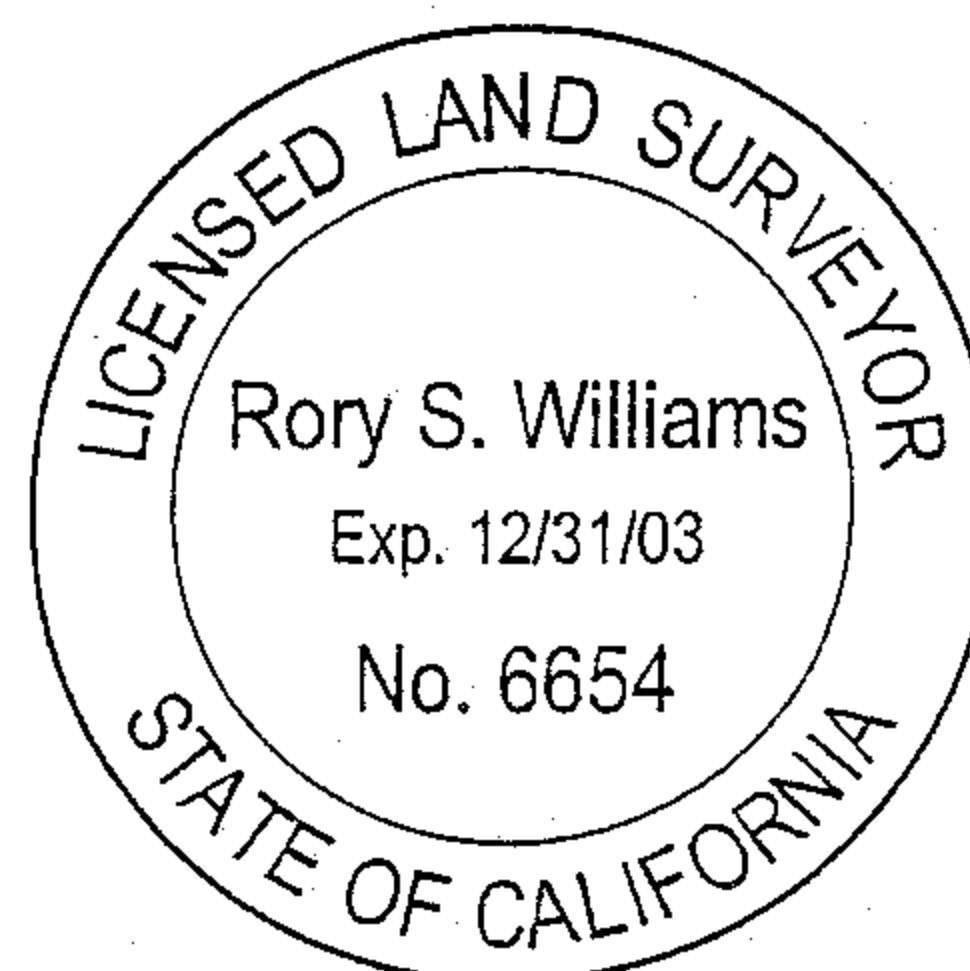
**PARCEL 1**

LOTS 6 AND 7 OF TRACT NO. 12084, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 520, PAGES 7 TO 12, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: There may be easements of record delineated and referenced on the underlying map or there may be other recorded easements within the area being adjusted, that are not shown on this document that could encumber said parcels herein.

  
 \_\_\_\_\_  
 Rory S. Williams, L.S. No. 6654  
 License Expires: 12-31-2003  
 Date: 5/27/03

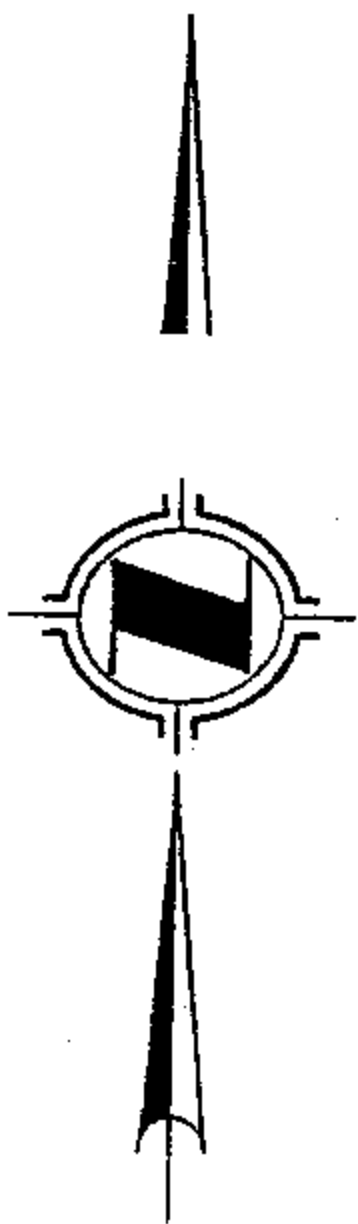
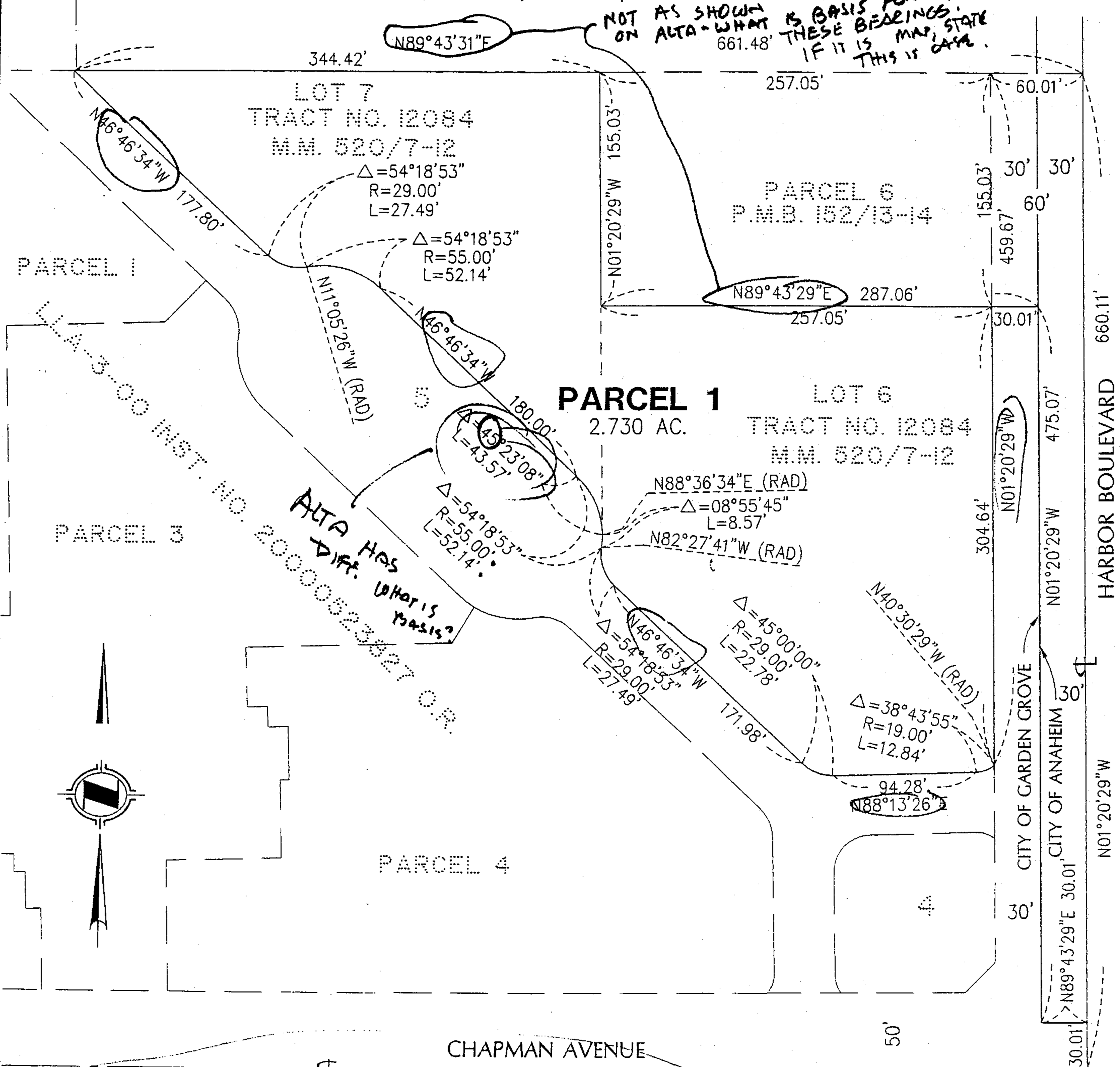


**EXHIBIT "B"**  
**LOT LINE ADJUSTMENT No. LLA-03-XXX**  
**(MAP)**



OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
MBP Land, LLC	233-171-014, 233-171-015	Parcel 1

SHEET 1 OF 1 SHEETS  
SCALE: 1"=100'

POR. NE 1/4 SE 1/4 SW 1/4 SEC 27-4-10



**LEGEND**

-  LOT LINE TO REMAIN
-  LOT LINE TO BE REVISED

H&A LLA NO. 1056  
DWG BY: L. GASTON  
CHECKED BY: R. WILLIAMS  
I:\2139-1\LLA\1056\Sht01.dwg

When Recorded Forward To:

City Clerk  
City of Garden Grove  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, Ca. 92642

Above Reserved For County Recorder's Use

### Application For Lot Line Adjustment

# LLA-4-03

Record Owners:

**Lots: 6, 7 /Tr. 12084**

Name: MBP Land, LLC - c/o Tarsadia Hotels  
Address: 650 Town Center Dr., Ste. 1720  
Costa Mesa, CA 92626  
Phone: 714/708-6000

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application; 2) (I/We) have knowledge of and consent to the filing of this application; and 3) The information submitted in connection with this application is true and correct.

*(Notarize all signatures)*

**MBP Land, LLC, a California Limited Liability Company**

  
Print Name/Title: Mayur Patel

Print Name/Title: \_\_\_\_\_

Contact Person: Hunsaker & Associates Irvine, Inc. - Lisa Gaston  
Address: 3 Hughes, Irvine, Ca. 92618  
Daytime Phone: (949) 583-1010



**LAND USE**  
APPROVED

BY:

Date Received		Land Use Element Designation		GARDEN GROVE P.O. Box 3070 C.E. Status Garden Grove, California 92842		ON:		Subdivision Committee Action:	
6/9/03		Recreation Commercial (RC)		Exempt				Zoning Administrator	
Zoning:		AP Numbers		Filing Fee		Date Filed:		Recorded Date:	
PUD-104-82		233-171-144 15		\$900 <sup>00</sup>		6/9/03			
				Date Filed:		Receipt No.:			
				6/9/03		106004			

**EXHIBIT 'A'**  
**LOT LINE ADJUSTMENT NO. LLA-4-03**  
 (LEGAL DESCRIPTION)

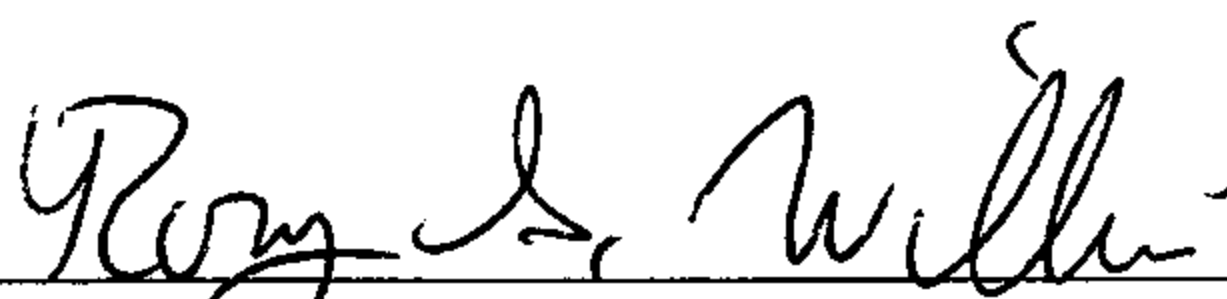
OWNERS	EXISTING PARCELS A.P. NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
MBP LAND, LLC	LOTS 6 & 7, TRACT NO. 12084 233-171-014, 233-171-015	PARCEL 1

**PARCEL 1**

LOTS 6 AND 7 OF TRACT NO. 12084, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 520, PAGES 7 TO 12, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

NOTE: There may be easements of record delineated and referenced on the underlying map or there may be other recorded easements within the area being adjusted, that are not shown on this document that could encumber said parcels herein.

  
 \_\_\_\_\_  
 Rory S. Williams, L.S. No. 6654  
 License Expires: 12-31-2003  
 Date: 7/25/03



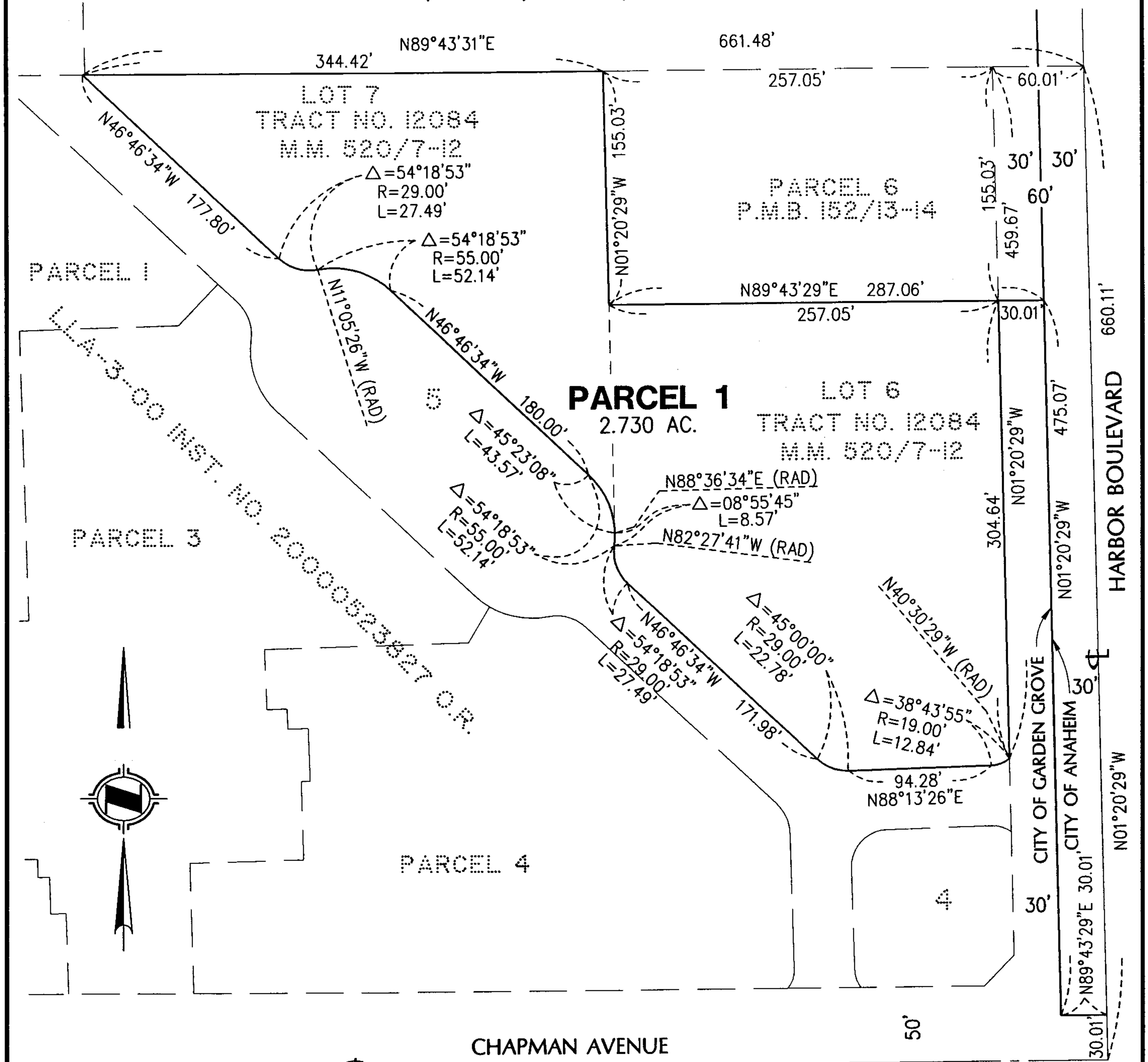


**EXHIBIT "B"**  
**LINE ADJUSTMENT No. LLA-4-03**  
**(MAP)**

OWNERS	EXISTING PARCELS A.P. NUMBER	PROPOSED PARCELS REFERENCE NUMBER
MBP Land, LLC	233-171-014, 233-171-015	Parcel 1

SHEET 1 OF 1 SHEETS  
SCALE: 1"=100'

POR. NE 1/4 SE 1/4 SW 1/4 SEC 27-4-10



**BASIS OF BEARINGS**

THE BEARING OF N89°43'29"E ALONG THE CENTERLINE OF CHAPMAN AVENUE AS SHOWN ON TRACT 12084, M.M. 520/7-12, RECORDS OF ORANGE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**LEGEND**

- LOT LINE TO REMAIN
- LOT LINE TO BE REVISED

H&A LLA NO. 1056  
 DWG BY: L. GASTON  
 CHECKED BY: R. WILLIAMS  
 I:\2139-1\LLA\1056\Sht01.dwg

ENVIRONMENTAL INFORMATION FORM  
(To Be Completed By Applicant)

Date Filed: 5-28-03

GENERAL INFORMATION:

1. Name and address of developer or project sponsor: MBP Land, LLC - c/o  
Tarsadia Hotels, 650 Town Center Drive, Suite 1720,  
Costa Mesa, CA 92626
2. Address of project: Residence Inn Garden Grove, 11931 Harbor  
Boulevard, Garden Grove, CA 92840
3. Assessor's Block and Lot Number: lots 6 and 7 / Tr-12084
4. Name, address, and telephone number of person to be contacted concerning this project:  
Tarsadia Hotels, 650 Town Center Drive, Ste 1720,  
Costa Mesa, CA 92626, 714-708-6110, Attn: Lori  
Donald
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: N/A
6. Existing zoning district and General Plan designation: Zoning = land =  
(Rec. Comm) Planned Unit Development
7. Proposed use of site (project for which this form is filed): Hotel

PROJECT DESCRIPTION:

9. Site size (gross acres/square feet): lot 6 = 1.621 acres ; lot 7 = 1.109 acres
10. Square footage of structures/buildings: 173,000 sq. Ft.
11. Number of floors of construction: 8
12. Amount of off-street parking provided: 171
13. Proposed scheduling (phasing): 6/20/03
14. Associated projects: N/A
15. Anticipated phased development: 6/30/03

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected: N/A

17. If commercial, indicate the type, whether neighborhood, city, or regionally-oriented, square footage, and loading and trash facilities: Commercial Recreational -

Hotel (173,000 sq. ft) 200 units

18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A

20. If the project involves a Variance, Conditional Use Permit, or rezoning application, state this and indicate clearly why the application is required: N/A

**ENVIRONMENTAL CHECKLIST:**

Are the following items applicable to the project or its effects? Discuss below all items checked "Yes" (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.	_____	_____X_____
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	_____	_____X_____
23. Change in pattern, scale or character of general area of project.	_____	_____X_____
24. Significant amounts of solid waste or litter.	_____	_____X_____
25. Change in dust, ash, smoke, fumes or odors in vicinity.	_____	_____X_____
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	_____	_____X_____
27. Substantial change in existing noise or vibration levels in the vicinity.	_____	_____X_____
28. Site on filled land or slope of 10 percent or more.	_____	_____X_____

- 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammable or explosives. Yes            No X
- 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). X
- 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). X
- 32. Relationship to a larger project or series of projects.            X

**ENVIRONMENTAL SETTING:**

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Parking lot

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Hotel district.

**CERTIFICATION:**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Garden Grove to complete my review.

[Signature]  
Signature

6.9.03  
Date

p:\planning\envform.doc



GARDEN GROVE  
CALIFORNIA 92640  
11391 ACADA PARKWAY

# RECEIPT

DATE 6/25/03 19\_\_ No. 106004

RECEIVED FROM MBP LAND, LLC dba: Residence Inc

ADDRESS 650 Town Center Dr., Ste 1720, Costa Mesa, CA 92626

THE SUM OF Nine Hundred 00 DOLLARS \$ 900.00

FOR LOT LINE Adjustment FOR LOTS 6+7, TRACT No. 12084

CASH	MONEY ORDER	CHECK	<u>10196</u>
------	-------------	-------	--------------

PAID ON 30 Jul 2003 AT 11:32  
 TRANSFER OPERATOR: LARINEN STR/DW/150/15/20/15/5  
 VALIDATION CHECKS: MULTIPLE IN THE AMOUNT OF \$900.00  
 TOTAL PAID = \$900.00

GENERAL LEDGER NO. 111-32117-1725  
 ACCOUNT NUMBER 111-32150-1175

CITY OF GARDEN GROVE, CALIF.  
 BY M. PALLA CD  
 DEPARTMENT

FORM NO. 148-1-98

KV  
7/24/03

NORTH AMERICAN TITLE COMPANY  
505 SOUTH MAIN STREET, SUITE 101  
ORANGE, CALIFORNIA 92868  
(800) 464-6282 (714) 550-6500  
FAX NO. (714) 667-0338 E-MAIL: mwardle@nat.com

.TARSADIA HOTELS  
.650 TOWN CENTER DRIVE SUITE 1720  
.COSTA MESA, CALIFORNIA 92626  
.ATTENTION: RENEE MOLLOY YOUR REF: RESIDENCE INN GARDEN GROVE  
OUR NO. 70-01935-23

UPDATED

DATED AS OF JULY 3, 2003 AT 7:30 A.M.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE,

NORTH AMERICAN TITLE 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 IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN THE ATTACHED LIST. 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.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT A OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY -

  
TITLE OFFICER: MARK WARDLE

I M P O R T A N T   N O T I C E

California Assembly Bill 512 ("AB 512") is effective on January 1, 1990. Under AB 512, all title companies may only make funds available for monetary disbursement in accordance with the following rules:

1.     Same Day Availability. Disbursement on the date of deposit is allowed only when funds are deposited to NATC in cash or by electronic transfer (wire). Bear in mind that cash will be accepted from customers only under special circumstances as individually approved by management.
  
2.     Next Day Availability. If funds are deposited to NATC by cashier's checks, certified checks, or teller's checks, disbursement may be on the next business day following deposit. A "teller's check" is one drawn by an insured financial institution against another insured financial institution (e.g., a savings and loan funding with a check drawn against an FDIC insured bank).
  
3.     3-7 Banking Days Availability (Regulation CC). If the deposit is made by checks other than those described in Paragraphs 1 and 2 above, disbursement may occur on the day when funds must be made available to depositors under Federal Reserve Regulation CC. This requires a "hold" on some checks of 2-7 banking days or longer in some instances. Personal checks, drafts, private corporation and company checks, and funding checks from mortgage companies that are not teller's checks are among those checks subject to such holds.

(For further details, consult Chapter 598, statutes of 1989.)

Note: The above guidelines are in conformity with those issued by the Department of Insurance for all California Title Insurers.

ORDER NO. 70-01935-23

SCHEDULE A

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

A FEE

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

MBP LAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

SEE EXHIBIT "A" ATTACHED HERewith AND MADE A PART HEREOF



EXHIBIT "A"  
(LEGAL DESCRIPTION)

LOTS 6 AND 7 OF TRACT NO. 12084, IN THE CITY OF GARDEN GROVE,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED  
IN BOOK 520 PAGES 7 TO 12, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL  
RIGHTS, AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN,  
TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY  
RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF  
THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR  
RESERVED IN INSTRUMENTS OF RECORD.

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, INCLUDING UTILITY ASSESSMENTS, ARE A LIEN NOT YET PAYABLE TO BE LEVIED FOR THE FISCAL YEAR 2003/2004.
2. GENERAL AND SPECIAL PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW HAVE BEEN PAID. AMOUNTS FOR PRORATION PURPOSES ARE:

FISCAL YEAR: 2002-2003  
TOTAL AMOUNT: \$3,294.22  
FIRST INSTALLMENT: \$1,647.11  
SECOND INSTALLMENT: \$1,647.11  
EXEMPTION: NONE  
CODE NO.: 18156  
PARCEL NO.: 233-171-14

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2002-2003  
FIRST INSTALLMENT: \$938.64 PAID  
SECOND INSTALLMENT: \$938.63 PAID  
COST: \$10.00  
CODE NUMBER: 18156  
PARCEL NUMBER: 233-171-14

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2002-2003  
FIRST INSTALLMENT: \$3,721.27  
SECOND INSTALLMENT: \$3,721.27  
COST: \$10.00  
CODE NUMBER: 18156  
PARCEL NUMBER: 233-171-14

SAID MATTER AFFECTS: LOT 7

3. GENERAL AND SPECIAL PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW HAVE BEEN PAID. AMOUNTS FOR PRORATION PURPOSES ARE:

FISCAL YEAR: 2002-2003  
TOTAL AMOUNT: \$4,862.94  
FIRST INSTALLMENT: \$2,431.47  
SECOND INSTALLMENT: \$2,431.47  
EXEMPTION: NONE  
CODE NO.: 18156  
PARCEL NO.: 233-171-15

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2002-2003  
FIRST INSTALLMENT: \$1,369.55 PAID  
SECOND INSTALLMENT: \$1,369.54 PAID  
COST: \$10.00  
CODE NUMBER: 18156  
PARCEL NUMBER: 233-171-15

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2002-2003  
FIRST INSTALLMENT: \$5,429.07  
SECOND INSTALLMENT: \$5,429.07  
COST: \$10.00  
CODE NUMBER: 18156  
PARCEL NUMBER: 233-171-15

SAID MATTER AFFECTS: LOT 6

4. 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.
5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

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

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

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

FOR: ELECTRIC LINES AND APPURTENANCES  
RECORDED: IN BOOK 3022 PAGE 289,  
OF OFFICIAL RECORDS  
AFFECTS: A STRIP OF LAND 12 FEET IN WIDTH WITHIN  
LOTS 5 AND 6 OF PARCEL B, AS DELINEATED  
ON THE MAP OF TRACT NO. 12084.

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

IN FAVOR OF: GARDEN GROVE SANITARY DISTRICT

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

FOR: WATER LINES AND APPURTENANCES  
RECORDED: IN BOOK 3223 PAGE 224,  
OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF THE NORTH 5 FEET OF LOTS 5  
AND 7 OF PARCEL B, AS DELINEATED ON THE  
MAP OF TRACT NO. 12084

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

IN FAVOR OF: GARDEN GROVE SANITARY DISTRICT

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

FOR: WATER LINES AND APPURTENANCES  
RECORDED: IN BOOK 3273 PAGE 587, OF OFFICIAL  
RECORDS  
AFFECTS: A PORTION OF LOTS 5 AND 7 OF PARCEL 2, AS  
DELINEATED ON THE MAP OF TRACT NO.  
12084.

9. A DECLARATION AND COVENANT IN FAVOR THE CITY OF GARDEN GROVE, AFFECTING A PORTION OF THE NORTH 5.50 FEET OF LOT 6 OF PARCEL B, TO THE EFFECT THAT IT SHALL NOT AT ANY TIME B BUILT UPON, RECORDED DECEMBER 31, 1964, IN BOOK 7366 PAGE 915, OF OFFICIAL RECORDS.

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

IN FAVOR OF: GARDEN GROVE SANITARY DISTRICT

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

FOR: SANITARY SEWERS AND ALL APPURTENANCES THERETO

RECORDED: IN BOOK 7869 PAGE 525, OF OFFICIAL RECORDS

AFFECTS: A STRIP OF LAND 30 FEET IN WIDTH WITHIN LOTS 1, 5 AND 6 OF PARCEL B, AND A STRIP OF LAND 20 FEET IN WIDTH WITHIN LOT 1 OF PARCEL B, AS MORE PARTICULARLY DESCRIBED THEREIN

AN INSTRUMENT PURPORTING TO QUITCLAIM THE 20 FOOT WIDE PORTION OF SAID EASEMENT WAS RECORDED AUGUST 28, 1984 AS INSTRUMENT NO. 84-359791, OF OFFICIAL RECORDS.

11. ANY CONSEQUENCE OF THE FACT THAT SAID LAND LIES WITHIN AN AREA SUBJECT TO REDEVELOPMENT UNDER THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW, AS DISCLOSED BY INSTRUMENTS RECORDED JULY 23, 1974, IN BOOK 11202 PAGE 1669, OCTOBER 25, 1974, IN BOOK 11274 PAGE 739, DECEMBER 13, 1974, IN BOOK 11305 PAGE 167, OCTOBER 23, 1979, IN BOOK 13365 PAGE 348, AND JULY 16, 1992 AS INSTRUMENT NO. 92-476859, ALL OF OFFICIAL RECORDS.

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

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

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

FOR: POLE LINES AND APPURTENANT STRUCTURES  
RECORDED: IN BOOK 12636 PAGE 142, OF OFFICIAL RECORDS

AFFECTS: A STRIP OF LAND 6 FEET IN WIDTH WITHIN PARCEL 1 AND LOTS 5 AND 7 OF PARCEL B, AS DELINEATED ON THE MAP OF TRACT NO. 12084

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

IN FAVOR OF: THE CITY OF GARDEN GROVE

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

FOR: WATER PIPE LINES AND APPURTENANT STRUCTURES

RECORDED: IN BOOK 12636 PAGE 142, OF OFFICIAL RECORDS

AFFECTS: A STRIP OF LAND 30 FEET IN WIDTH WITHIN PARCEL 1 AND LOTS 5 AND 7 AS DELINEATED ON THE MAP OF TRACT NO. 12084

14. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DEDICATION PROVISIONS ON THE MAP OF SAID TRACT.

AFFECTS: HARBOUR BOULEVARD AND CHAPMAN AVENUE, EXCEPT AT APPROVED LOCATIONS

15. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED EXECUTED BY THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT RECORDED APRIL 27, 1984 AS INSTRUMENT NO. 84-175277, OF OFFICIAL RECORDS.

16. MATTERS IN AN UNRECORDED INSTRUMENT ENTITLED "DEVELOPMENT AGREEMENT" UPON THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN PROVIDED, DATED APRIL 2, 2002, AS DISCLOSED BY A MEMORANDUM THEREOF:

EXECUTED BY: THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, GATEWAY PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, AND COVE DEVELOPMENT COMPANY, INC., A CALIFORNIA CORPORATION

RECORDED: OCTOBER 18, 2002 AS INSTRUMENT NO. 02-0902366, OF OFFICIAL RECORDS

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

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

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

FOR: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS

RECORDED: MAY 12, 1986 AS INSTRUMENT NO. 86-190836, OF OFFICIAL RECORDS

AFFECTS: NORTHERLY 16 FEET OF SOUTHERLY 76 FEET OF EASTERLY 18 FEET OF SAID LOT 10

18. TERMS, CONDITIONS, PROVISIONS, AND EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY TUSHAR PATEL AND URVASHI PATEL, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS GRANTOR AND RIGG HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS GRANTEE, RECORDED NOVEMBER 28, 2000 AS INSTRUMENT NO. 20000645027, OF OFFICIAL RECORDS.

19. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN AN INSTRUMENT ENTITLED "DEVELOPMENT AGREEMENT", EXECUTED BY AND BETWEEN THE CITY OF GARDEN GROVE, A MUNICIPAL CORPORATION AND RIGG HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED OCTOBER 18, 2002 AS INSTRUMENT NO. 20020902366, OF OFFICIAL RECORDS.

20. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AND ANY OTHER OBLIGATIONS SECURED THEREBY:

AMOUNT: \$19,000,000.00  
DATED: OCTOBER 23, 2002  
TRUSTOR: MBP LAND, LLC, A CALIFORNIA LIMITED

LIABILITY

COMPANY  
TRUSTEE: NORTH AMERICAN TITLE COMPANY  
BENEFICIARY: FAR EAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION  
RECORDED: OCTOBER 23, 2002 AS INSTRUMENT NO. 02-0924038 OF OFFICIAL RECORDS

AN ASSIGNMENT OF ALL MONIES DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATION SECURED BY THE ABOVE MENTIONED DEED OF TRUST:

EXECUTED BY: MBP LAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
RECORDED: 10/23/02 AS INSTRUMENT NO. 20020924039, OF OFFICIAL RECORDS

ASSIGNED TO: FAR EAST NATIONAL BANK, A NATIONAL BANK

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

IN FAVOR OF: CITY OF GARDEN GROVE, A MUNICIPAL CORPORATION

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

FOR: PUBLIC STREET AND HIGHWAY  
RECORDED: 12/05/02 AS INSTRUMENT NO.  
2002001099118, OF OFFICIAL RECORDS  
AFFECTS: THE EAST 11.00 FEET OF LOT 6 OF TRACT  
NO. 12084

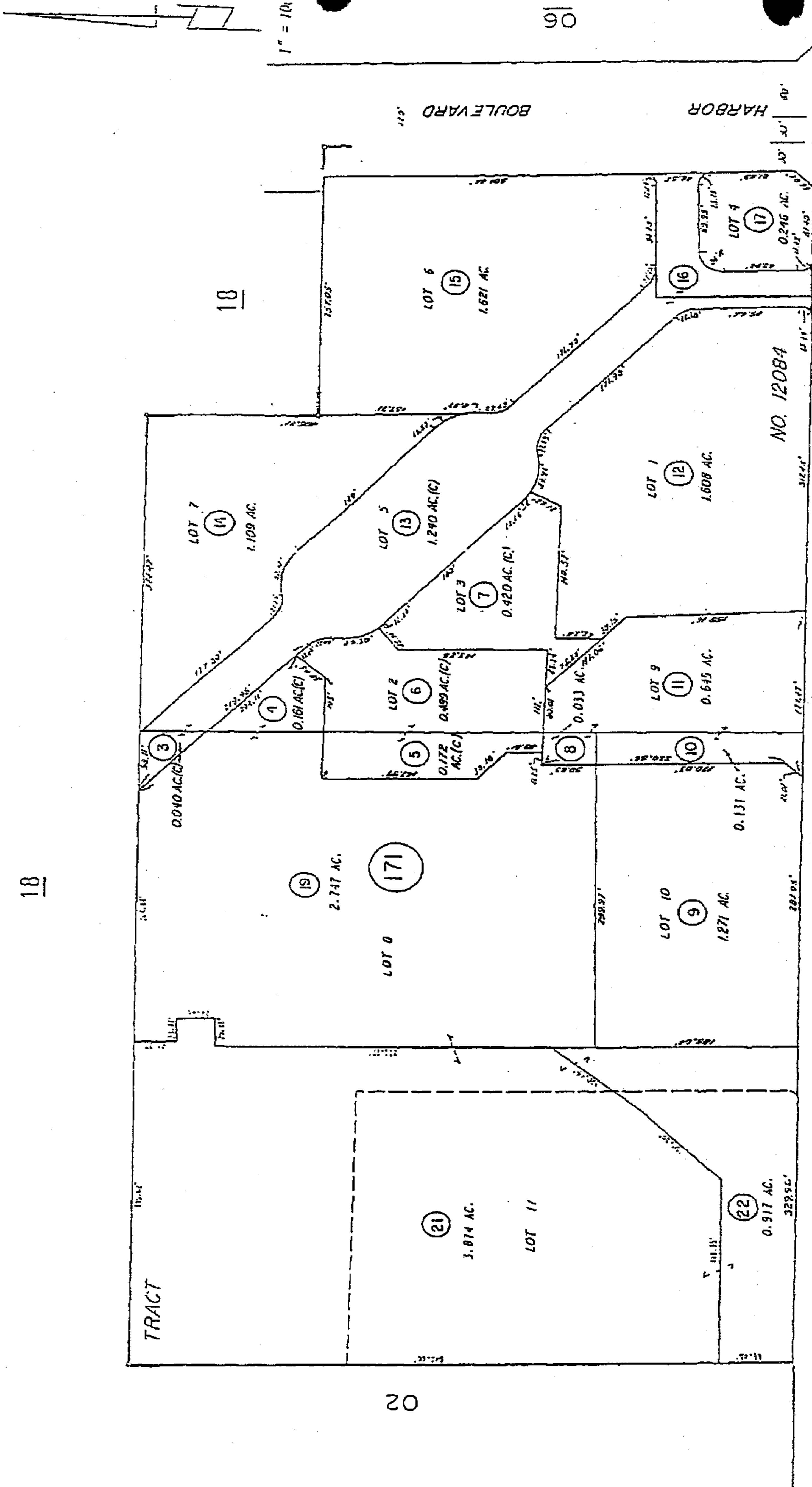
22. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH A CORRECT SURVEY WOULD SHOW.

\*\*\*\*\* END OF REPORT \*\*\*\*\*



SECTION 18 T4 S1 R10 W

233-



CHAPMAN AVENUE

TRACT NO. 12084

NO. 12084

231-48

231-33

BURO STREET

HARBOR BOULEVARD

1" = 100'

S. 1/4 COR. SEC. 27-4-10

MARCH 1985

TRACT NO. 12084 M.M. 520-7 to 12 inc.

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

ASSESSOR'S MAP BOOK 233 PAGE 17 COUNTY OF ORANGE

10/5/70

Recording Requested By

When Recorded Mail To:

MBP Land, LLC  
C/o Tarsadia Hotels  
650 Town Center Drive  
Suite 1720  
Costa Mesa, CA 92626  
Attn: Laurie Donald

Jan, Bob 7/10  
Here are some of the documents that you had asked for as part of the UA's comments - please review & return them to me when you have finished - thx. Pos.

e) \_\_\_\_\_

\$. 0 \* No consideration

# QUITCLAIM DEED

TAX  
..... Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The Undersigned Grantor  
Signature of Declarant or Agent determining tax -- Firm Name

\*Deed given to clear title after lot line adjustment

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MBP Land, LLC, a California Limited Liability Company**, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **MBP Land, LLC, a California Limited Liability Company**, the real property in the City of Garden Grove, County of Orange, State of California, described as

Parcel 1 as shown on Exhibit 'B' of Lot Line Adjustment No. 2003-\_\_\_\_\_, recorded concurrently herewith in the Official Records Of Orange County, California.

Dated \_\_\_\_\_

**MBP Land, LLC, a California Limited Liability Company**

STATE OF CALIFORNIA  
COUNTY OF Orange

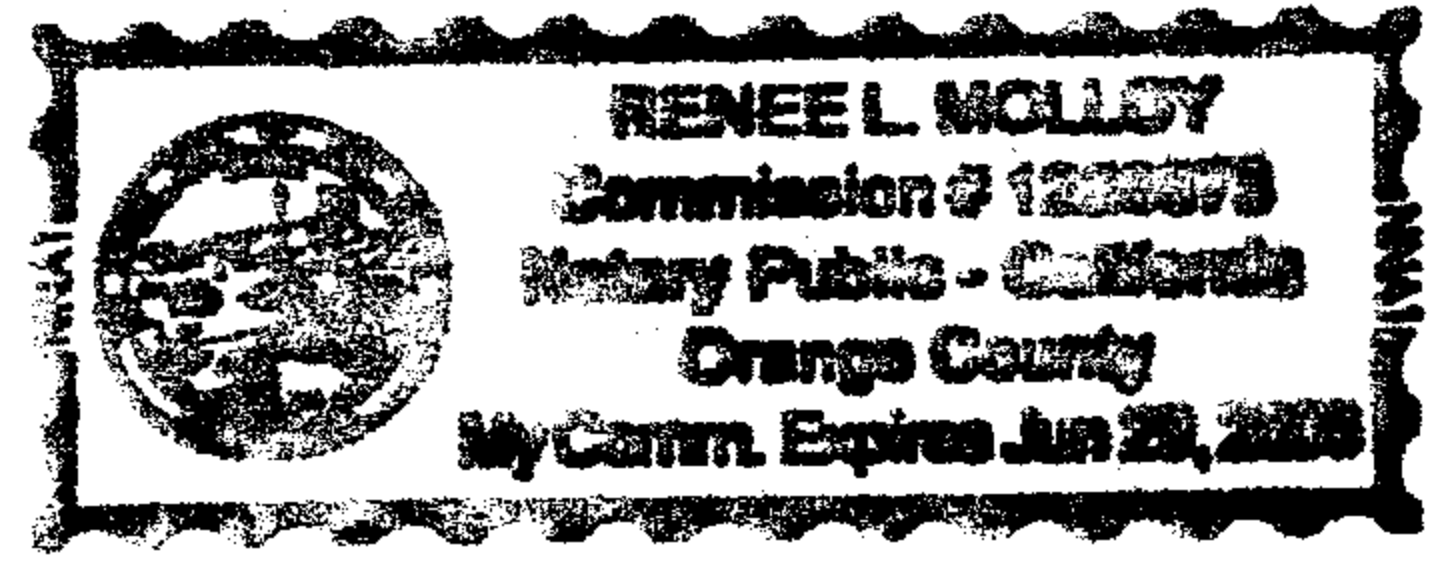
On 6.9.03 before me, Renee L. Molloy, notary public, personally appeared Mayur B. Patel and \_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

By \_\_\_\_\_  
Print Name/ Title Mayur B. Patel  
Member / Manager

By \_\_\_\_\_  
Print Name/ Title

WITNESS my hand and official seal.

Renee L. Molloy  
Signature of Notary



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: \_\_\_\_\_  
h&a lla #1056 Name same as above Address



**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

(To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.) A Preliminary Change in 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: MBP Land, LLC  
 Buyer/Transferee: MBP Land, LLC  
 Assessor's Parcel No(s): 233-171-14, 15  
 Legal Description: Parcel 1 - LLA  
 Address/Location Of Property: Harbor Blvd. / Chapman Ave  
 Mail Tax Information To: Name MBP Land, LLC  
 Address: 650 Town Center Dr., Ste. 1720, Costa Mesa, CA 92626  
 Phone No. (8 am - 5 pm) 714/708-6000

FOR ASSESSOR'S USE ONLY	
APN	
RA	Y <input type="checkbox"/> N <input type="checkbox"/>
GRID	MULT <input type="checkbox"/>
REC DATE	
PP	
NV	

**NOTICE:** A lien for property taxes applies to your property on March 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 MARCH 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 Orange County Assessor. For further information on your supplemental roll obligation, please call the Orange County Assessor at 834-2941.

**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 checked="" type="checkbox"/> | B. Is this transaction only a correction of the names(s) of the person(s) holding title to the property? (For example, a name change upon marriage) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g., cosigner)?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?                                    |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. Is this transfer of property:  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. to a trust for the benefit of the grantor, or grantor's spouse?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. to a trust revocable by the transferor?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. to a trust from which the property reverts to the grantor within 12 years?   |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | J. Is this a transfer from parents to children or from children to parents?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. Is this transaction to replace a principal residence by a person 55 years of age or older?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. Is this transaction to replace a principal residence by a person severely disabled as defined by the Revenue and Taxation Code Section 69.5?     |

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. Failure to file a claim results in the reassessment of the property.

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

**Deed given to clear title after lot line adjustment**

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS, EXCEPT J, K OR L, PLEASE SIGN AND DATE; OTHERWISE COMPLETE BALANCE OF THE FORM.

**PART II: OTHER TRANSFER INFORMATION**

- A. Date of transfer if other than recording date \_\_\_\_\_
- B. Type of transfer. Please check appropriate box.
- |   |   |                               |  |  |
|---|---|-------------------------------|--|--|
| <input type="checkbox"/> Purchase   | <input type="checkbox"/> Foreclosure  | <input type="checkbox"/> Gift | <input type="checkbox"/> Trade or Exchange | <input type="checkbox"/> Merger, Stock, or Partnership Acquisition |
| <input type="checkbox"/> Contract of Sale -- Date of Contract _____   |   |                               |  |  |
| <input type="checkbox"/> Inheritance -- Date of Death _____   | <input checked="" type="checkbox"/> Other: Please explain: <u>Lot Line Adjustment</u> |                               |  |  |
| <input type="checkbox"/> Creation of Lease: <input type="checkbox"/> Assignment of a Lease; <input type="checkbox"/> Termination of a Lease | <input type="checkbox"/> Sale/Leaseback   |                               |  |  |
| <input type="checkbox"/> Date lease began _____   |   |                               |  |  |
| <input type="checkbox"/> Original term in years (including written options) _____   |   |                               |  |  |
| <input type="checkbox"/> Remaining term in years (including written options) _____  |   |                               |  |  |
- 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: TRANSFER INFORMATION** N/A

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing cost) Amount \$ \_\_\_\_\_
- B. FIRST DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Paymts./Mo. (Prin. & Int. only) = \$ \_\_\_\_\_ Loan 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. Paymts./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. Paymts./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 \$ \_\_\_\_\_

G. PROPERTY PURCHASED:  Through a broker;  Direct from seller;  From a family member  Other (explain) \_\_\_\_\_

If purchased through a broker, provide broker's name and phone no.: \_\_\_\_\_

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. \_\_\_\_\_

**PART IV: PROPERTY INFORMATION** N/A

- 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: \_\_\_\_\_)
- B. IS THE PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE?  Yes  No
- If yes, enter the date of occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_
- Month Day Month Day
- C. IS PERSONAL PROPERTY INCLUDED IN THE 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 (explain): \_\_\_\_\_
- F. WHAT WAS THE CONDITION OF THE 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.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed \_\_\_\_\_ Date: 6.9.03  
MBP Land, LLC (New Owner/Corporate Officer)

Please Print Name of New Owner/Corporate Officer MBP Land, LLC Phone No. (8:00 a.m.-5:00 p.m.) 714.708.6117  
(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).

NORTH AMERICAN TITLE COMPANY  
505 SOUTH MAIN STREET, SUITE 101  
ORANGE, CALIFORNIA 92868  
(800) 464-6282 (714) 550-6500  
FAX NO. (714) 667-0338 E-MAIL: mwardle@nat.com

.TARSADIA HOTELS  
.650 TOWN CENTER DRIVE SUITE 1720  
.COSTA MESA, CALIFORNIA 92626  
.ATTENTION: RENEE MOLLOY YOUR REF: RESIDENCE INN GARDEN GROVE  
OUR NO. 70-01935-23

---

DATED AS OF APRIL 24, 2003 AT 7:30 A.M.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE,

**NORTH AMERICAN TITLE 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 IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN THE ATTACHED LIST. 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.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT A OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY -

  
TITLE OFFICER: MARK WARDLE

SCHEDULE A

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

A FEE

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

MBP LAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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

SEE EXHIBIT "A" ATTACHED HERewith AND MADE A PART HEREOF

EXHIBIT "A"  
(LEGAL DESCRIPTION)

LOTS 6 AND 7 OF TRACT NO. 12084, IN THE CITY OF GARDEN GROVE,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED  
IN BOOK 520 PAGES 7 TO 12, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. FILED

EXCEPT THEREFROM, ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL  
RIGHTS, AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN,  
TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT, HOWEVER, ANY  
RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF  
THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR  
RESERVED IN INSTRUMENTS OF RECORD.

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

1. GENERAL AND SPECIAL PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, INCLUDING UTILITY ASSESSMENTS, ARE A LIEN NOT YET PAYABLE TO BE LEVIED FOR THE FISCAL YEAR 2003/2004.
2. GENERAL AND SPECIAL PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW HAVE BEEN PAID. AMOUNTS FOR PRORATION PURPOSES ARE:

FISCAL YEAR: 2002-2003  
TOTAL AMOUNT: \$3,294.22  
FIRST INSTALLMENT: \$1,647.11  
SECOND INSTALLMENT: \$1,647.11  
EXEMPTION: NONE  
CODE NO.: 18156  
PARCEL NO.: 233-171-14

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2002-2003  
FIRST INSTALLMENT: \$938.64 PAID  
SECOND INSTALLMENT: \$938.63 PAID  
COST: \$10.00  
CODE NUMBER: 18156  
PARCEL NUMBER: 233-171-14

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2002-2003  
FIRST INSTALLMENT: \$3,721.27  
SECOND INSTALLMENT: \$3,721.27  
COST: \$10.00  
CODE NUMBER: 18156  
PARCEL NUMBER: 233-171-14

SAID MATTER AFFECTS: LOT 7



3. GENERAL AND SPECIAL PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW HAVE BEEN PAID. AMOUNTS FOR PRORATION PURPOSES ARE:

FISCAL YEAR: 2002-2003  
TOTAL AMOUNT: \$4,862.94  
FIRST INSTALLMENT: \$2,431.47  
SECOND INSTALLMENT: \$2,431.47  
EXEMPTION: NONE  
CODE NO.: 18156  
PARCEL NO.: 233-171-15

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2002-2003  
FIRST INSTALLMENT: \$1,369.55 PAID  
SECOND INSTALLMENT: \$1,369.54 PAID  
COST: \$10.00  
CODE NUMBER: 18156  
PARCEL NUMBER: 233-171-15

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR SHOWN BELOW, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

FISCAL YEAR: 2002-2003  
FIRST INSTALLMENT: \$5,429.07  
SECOND INSTALLMENT: \$5,429.07  
COST: \$10.00  
CODE NUMBER: 18156  
PARCEL NUMBER: 233-171-15

SAID MATTER AFFECTS: LOT 6

4. 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.
5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

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

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

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

FOR: ELECTRIC LINES AND APPURTENANCES  
RECORDED: IN BOOK 3022 PAGE 289,  
OF OFFICIAL RECORDS  
AFFECTS: A STRIP OF LAND 12 FEET IN WIDTH WITHIN  
LOTS 5 AND 6 OF PARCEL B, AS DELINEATED  
ON THE MAP OF TRACT NO. 12084.

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

IN FAVOR OF: GARDEN GROVE SANITARY DISTRICT

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

FOR: WATER LINES AND APPURTENANCES  
RECORDED: IN BOOK 3223 PAGE 224,  
OF OFFICIAL RECORDS  
AFFECTS: A PORTION OF THE NORTH 5 FEET OF LOTS 5  
AND 7 OF PARCEL B, AS DELINEATED ON THE  
MAP OF TRACT NO. 12084

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

IN FAVOR OF: GARDEN GROVE SANITARY DISTRICT

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

FOR: WATER LINES AND APPURTENANCES  
RECORDED: IN BOOK 3273 PAGE 587, OF OFFICIAL  
RECORDS  
AFFECTS: A PORTION OF LOTS 5 AND 7 OF PARCEL 2, AS  
DELINEATED ON THE MAP OF TRACT NO.  
12084.

9. A DECLARATION AND COVENANT IN FAVOR THE CITY OF GARDEN GROVE, AFFECTING A PORTION OF THE NORTH 5.50 FEET OF LOT 6 OF PARCEL B, TO THE EFFECT THAT IT SHALL NOT AT ANY TIME B BUILT UPON, RECORDED DECEMBER 31, 1964, IN BOOK 7366 PAGE 915, OF OFFICIAL RECORDS.
10. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: GARDEN GROVE SANITARY DISTRICT

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

FOR: SANITARY SEWERS AND ALL APPURTENANCES  
THERE TO  
RECORDED: IN BOOK 7869 PAGE 525, OF OFFICIAL  
RECORDS  
AFFECTS: A STRIP OF LAND 30 FEET IN WIDTH WITHIN  
LOTS 1, 5 AND 6 OF PARCEL B, AND A STRIP  
OF LAND 20 FEET IN WIDTH WITHIN LOT 1 OF  
PARCEL B, AS MORE PARTICULARLY DESCRIBED  
THEREIN

AN INSTRUMENT PURPORTING TO QUITCLAIM THE 20 FOOT WIDE PORTION OF SAID EASEMENT WAS RECORDED AUGUST 28, 1984 AS INSTRUMENT NO. 84-359791, OF OFFICIAL RECORDS.

11. ANY CONSEQUENCE OF THE FACT THAT SAID LAND LIES WITHIN AN AREA SUBJECT TO REDEVELOPMENT UNDER THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW, AS DISCLOSED BY INSTRUMENTS RECORDED JULY 23, 1974, IN BOOK 11202 PAGE 1669, OCTOBER 25, 1974, IN BOOK 11274 PAGE 739, DECEMBER 13, 1974, IN BOOK 11305 PAGE 167, OCTOBER 23, 1979, IN BOOK 13365 PAGE 348, AND JULY 16, 1992 AS INSTRUMENT NO. 92-476859, ALL OF OFFICIAL RECORDS.
12. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A  
CORPORATION

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

FOR: POLE LINES AND APPURTENANT STRUCTURES  
RECORDED: IN BOOK 12636 PAGE 142, OF OFFICIAL  
RECORDS  
AFFECTS: A STRIP OF LAND 6 FEET IN WIDTH WITHIN  
PARCEL 1 AND LOTS 5 AND 7 OF PARCEL B, AS  
DELINEATED ON THE MAP OF TRACT NO. 12084

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

IN FAVOR OF: THE CITY OF GARDEN GROVE

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

FOR: WATER PIPE LINES AND APPURTENANT STRUCTURES

RECORDED: IN BOOK 12636 PAGE 142, OF OFFICIAL RECORDS

AFFECTS: A STRIP OF LAND 30 FEET IN WIDTH WITHIN PARCEL 1 AND LOTS 5 AND 7 AS DELINEATED ON THE MAP OF TRACT NO. 12084

14. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE ANY RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DEDICATION PROVISIONS ON THE MAP OF SAID TRACT.

AFFECTS: HARBOUR BOULEVARD AND CHAPMAN AVENUE, EXCEPT AT APPROVED LOCATIONS

15. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DEED EXECUTED BY THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT RECORDED APRIL 27, 1984 AS INSTRUMENT NO. 84-175277, OF OFFICIAL RECORDS.

16. MATTERS IN AN UNRECORDED INSTRUMENT ENTITLED "DEVELOPMENT AGREEMENT" UPON THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN PROVIDED, DATED APRIL 2, 2002, AS DISCLOSED BY A MEMORANDUM THEREOF:

EXECUTED BY: THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, GATEWAY PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP, AND COVE DEVELOPMENT COMPANY, INC., A CALIFORNIA CORPORATION

RECORDED: OCTOBER 18, 2002 AS INSTRUMENT NO. 02-0902366, OF OFFICIAL RECORDS

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

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

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

FOR: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS

RECORDED: MAY 12, 1986 AS INSTRUMENT NO. 86-190836, OF OFFICIAL RECORDS

AFFECTS: NORTHERLY 16 FEET OF SOUTHERLY 76 FEET OF EASTERLY 18 FEET OF SAID LOT 10

18. TERMS, CONDITIONS, PROVISIONS, AND EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY TUSHAR PATEL AND URVASHI PATEL, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS GRANTOR AND RIGG HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS GRANTEE, RECORDED NOVEMBER 28, 2000 AS INSTRUMENT NO. 20000645027, OF OFFICIAL RECORDS.

19. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN AN INSTRUMENT ENTITLED "DEVELOPMENT AGREEMENT", EXECUTED BY AND BETWEEN THE CITY OF GARDEN GROVE, A MUNICIPAL CORPORATION AND RIGG HOTEL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED OCTOBER 18, 2002 AS INSTRUMENT NO. 20020902366, OF OFFICIAL RECORDS.

20. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW AND ANY OTHER OBLIGATIONS SECURED THEREBY:

AMOUNT: \$19,000,000.00  
DATED: OCTOBER 23, 2002  
TRUSTOR: MBP LAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
TRUSTEE: NORTH AMERICAN TITLE COMPANY  
BENEFICIARY: FAR EAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION  
RECORDED: OCTOBER 23, 2002 AS INSTRUMENT NO. 02-0924038 OF OFFICIAL RECORDS

AN ASSIGNMENT OF ALL MONIES DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATION SECURED BY THE ABOVE MENTIONED DEED OF TRUST:

EXECUTED BY: MBP LAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

RECORDED: 10/23/02 AS INSTRUMENT NO. 20020924039, OF OFFICIAL RECORDS

ASSIGNED TO: FAR EAST NATIONAL BANK, A NATIONAL BANK

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

IN FAVOR OF: CITY OF GARDEN GROVE, A MUNICIPAL CORPORATION

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

FOR: PUBLIC STREET AND HIGHWAY  
RECORDED: 12/05/02 AS INSTRUMENT NO.  
2002001099118, OF OFFICIAL RECORDS  
AFFECTS: THE EAST 11.00 FEET OF LOT 6 OF TRACT  
NO. 12084

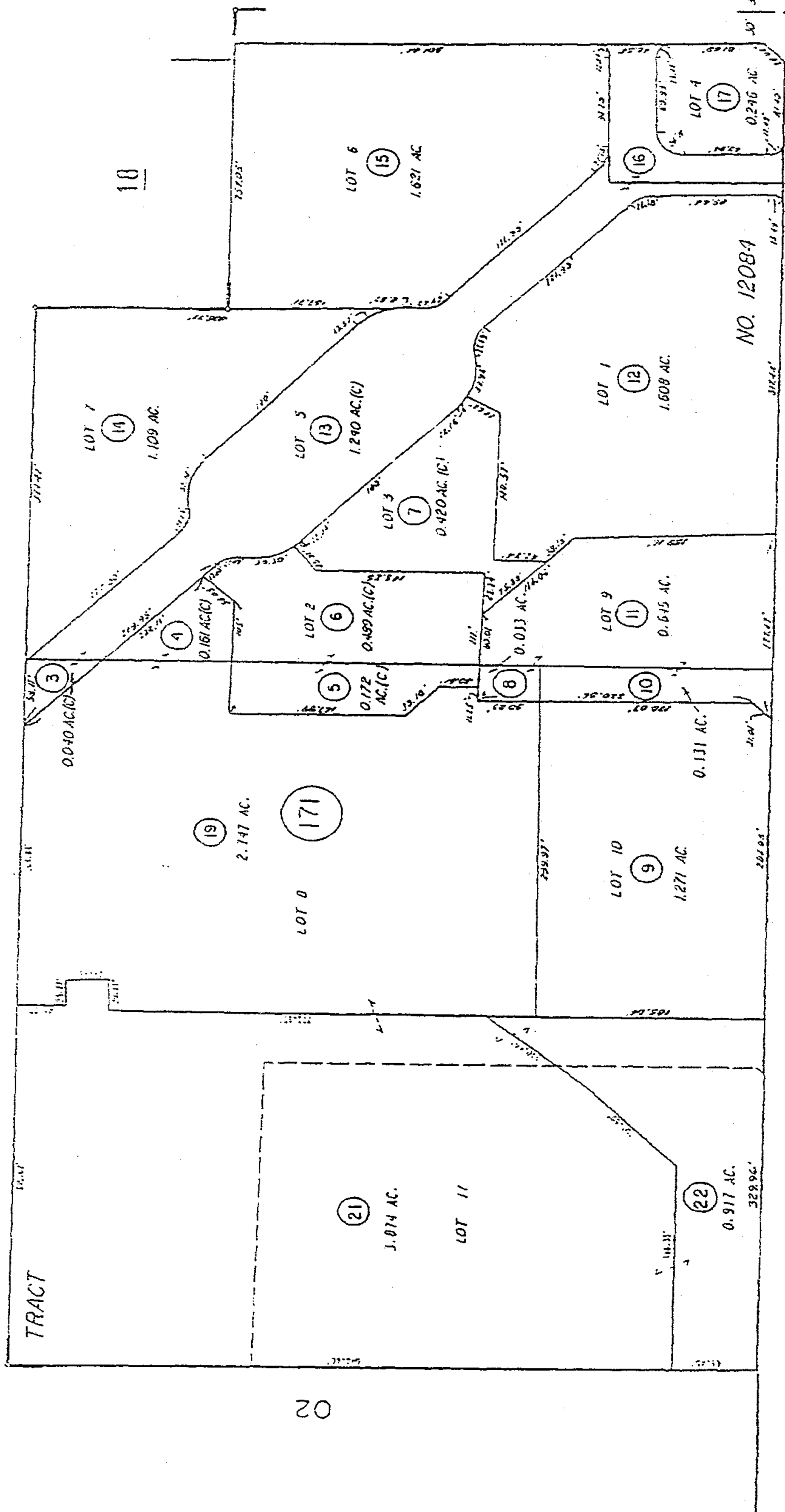
22. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH A CORRECT SURVEY WOULD SHOW.

\*\*\*\*\* END OF REPORT \*\*\*\*\*

19 20 10 W

233

18



CHAPMAN AVENUE

BURO STREET

231-33

MARCH 1985

231-48

TRACT NO. 12084 M.M. 520-7 to 12 inc.

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

ASSESSOR'S MAP BOOK 233 PAGE 17 COUNTY OF ORANGE

10/5/0



# HUNSAKER & ASSOCIATES IRVINE, INC.

## Letter of Transmittal

PLANNING  
ENGINEERING  
SURVEYING  
GOVERNMENT  
RELATIONS

IRVINE  
RIVERSIDE  
SAN DIEGO

To: City of Garden Grove

Date: 6/23/2003

Project: LLA 1056

Your OR #:

W.O. No.: 2671-7T

cc:

Attn: Planning Dept.

We are forwarding by:  Messenger  Mail  Your Pickup

### Description:

#### FOUNDING PARTNERS:

RICHARD HUNSAKER  
TOM R. McGANNON  
JOHN A. MICHLER  
DOUGLAS G. SNYDER

5	Copies of LLA
1ea	Title report, copy of quitclaim & MDT
1	Checking fees \$425.00

### Comments:

As submitted for 1<sup>st</sup> check.

If you have any questions please call Lisa Gaston, 949/458-5445.

Thanks ☺

#### PRINCIPALS:

DAVID FRATTONE  
FRED GRAYLEE  
BRADLEY HAY  
PAUL HUDDLESTON  
KAMAL H. KARAM  
DOUGLAS L. STALEY  
JACK TARR  
KRIS WEBER  
JOSEPH E. WIGHTMAN

### This Material Sent For:

<input type="checkbox"/> Your Files	<input checked="" type="checkbox"/> Your Review
<input type="checkbox"/> At Your Request	<input checked="" type="checkbox"/> Your Approval
<input checked="" type="checkbox"/> Your Action	Requested By: _____

Three Hughes  
Irvine, CA  
92618-2021

(949)583-1010 PH

By: Kellei Vogler  
Phone No: (949) 458-5431  
Direct Fax: (949) 465-1131  
E-mail: kvogler@hunsaker.com