

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. PM-2002-193 Case Planner Erin Webb

Related Case File Nos. _____

Date Filed 10-16-02 Hearing Date 12-5-02 Hearing Body PC

Applicant: Arroyo Development Partners LLC	Prop. Owner: Same
Address: 19800 MacArthur Blvd. #750	Address:
City: Irvine, CA 92612	City:
Phone: 949-474-1345	Phone:

Representative: M-K Development Services, Inc. c/o Burt Mazelow
Address: 2221 E. Winston Rd. #K
City: Anaheim, CA 92806
Phone: (714) 635-1966/fax (714) 635-1204

* * * * *

Site Address: 12242-12352 Haster **APN:** 23105102 thru 39

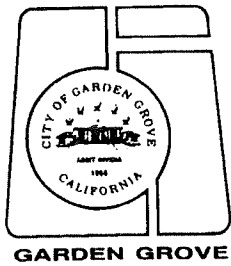
Location: e/s Haster St. s/o Allard Ave. **General Plan:** Medium Density Residential

Flood Zone: A **Current Zone:** R-3 (Multiple Family Residential)

Map/Panel No.: 06059C/0028F **Proposed Zone:** n/a

Processing Information

	<u>Date</u>		<u>Date</u>
Application Submitted	<u>10/16/02</u>	Resumes distributed	_____
App Correction Notice	_____	Legals sent to Newspaper	_____
App Determined Complete	_____	Radius Map	_____
Fees sent to cashier	<u>11/7/02</u>	Legal Notices sent	_____
ZAP review	_____	Final Staff Report	_____
PCC review	_____	Staff Report Delivered	_____
Site Inspection	_____	NOD sent to County	_____



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) 741-5312

December 6, 2002

Arroyo Development Partners LLC
19800 MacArthur Blvd. #750
Irvine, CA 92612

REFERENCE: Tentative Parcel Map No. PM-2002-193

Your request as referenced above has been provisionally approved. The final granting is contingent upon your complying with all of the conditions of approval listed in the enclosed Resolution.

Provided that you do comply with all conditions of approval and no appeals of the Planning Commission's decision are filed with the City Clerk, the earliest effective date will be January 2, 2003.

Sincerely,

Glen Krieger

Glen Krieger
Planning Services Manager

c: M-K Development Services, Inc. c/o Burt Mazelow

Enclosure

FACTS:

The site is improved with 37 fourplex buildings (148 units) located on individual parcels and a common area parcel that includes a large open space, two swimming pools, a recreation building, laundry rooms, a playground, a perimeter road and two interior access roads.

The site consists of 38 separate parcels.

The total lot area after consolidation will be approximately 9.87 acres.

The new parcel will exceed the required minimum lot size in the R-3, Multiple-Family Residential Zone.

FINDINGS AND REASONS:

TENTATIVE PARCEL MAP:

1. The Tentative Parcel Map is consistent with the General Plan as the applicant proposes to consolidate the 38 parcels into one (1) 9.87-acre lot. There will be no new construction on the site. The General Plan encourages lot consolidation and the R-3 zoning requires a minimum of 66,600 sq. ft. lot size.
2. The site development will remain the same. The property will be consolidated into a single parcel held under one owner in compliance with the terms of an approved Housing Rehabilitation Agreement.
3. The requirements of the California Environmental Quality Act have been satisfied as the proposed Tentative Parcel Map is exempt from CEQA requirements.
4. There will be no new construction or change of the existing residential facilities of the subdivision, and therefore, the site continues to be suitable for 37 residential units. There will be no increased need for public improvements such as drainage, sewer service, water and other utilities.
5. The proposal does not include any new construction. The existing development is not in conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of the property within the proposed subdivision.

- A. All provisions of the Garden Grove Public Works' Water Services Division shall be met. These include, but are not limited to, the following:
1. There shall be a blanket easement for the existing water facilities dedicated on the parcel map. There shall be a 25' foot wide easement for the sewer main located on the south and east side of the complex adjacent to the channel. The laterals between the building and the sewer main are the responsibility of the property owner.
 2. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for the landscape system. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector is to be notified for inspection after the installation is completed. The property owner shall have RPPD device tested once a year by a certified backflow device tester and the test results submitted to Public Works, Water Services Division.

ADOPTED this 5th day of December 2002.

/s/ LEE BUTTERFIELD
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on December 5, 2002, by the following votes:

AYES: COMMISSIONERS: BARRY, BUTTERFIELD, CALLAHAN, FREZE,
HUTCHINSON, JONES
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NGUYEN

- ~~3. Prior to recordation of a Final Parcel Map, the applicant shall reconstruct the three (3) existing driveway approaches on Haster Street in accordance with City Standard Plan B-120. Any obstructions (including utility poles and fire hydrants) affecting the construction of said approaches shall be relocated by the applicant and any associated costs shall be borne by the applicant.~~
- A. All provisions of the Garden Grove Public Works' Water Services Division shall be met. These include, but are not limited to, the following:
1. There shall be a blanket easement for the existing water facilities dedicated on the parcel map. There shall be a 25' foot wide easement for the sewer main located on the south and east side of the complex adjacent to the channel. The laterals between the building and the sewer main are the responsibility of the property owner.
 2. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for the landscape system. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector is to be notified for inspection after the installation is completed. The property owner shall have RPPD device tested once a year by a certified backflow device tester and the test results submitted to Public Works, Water Services Division.

Arroyo Vista HRA
November 9, 1999
Page 2

contract (note purchases), and offers pending have been made on two of the buildings. Mr. Fry is prepared to close on all of the properties within the next 30 days.

Staff has prepared a Housing Rehabilitation Agreement with Arroyo Vista for the acquisition and rehabilitation of the Haster Gardens property. The terms of the agreement are:

- The City provides a loan of \$620,000 from the city's HOME funds for the rehabilitation of the property. The loan will be repaid through the project's residual receipts (ten percent of net operating income after debt service and investor return) over 15 years. This term coincides with the 15 year affordability covenant required by HUD for the use of HOME funds. Eight (8) units will be available for very-low and low income families.
- Arroyo Vista will complete the renovation of the apartment buildings and common area improvements including new landscaping, improving the perimeter roads, renovating the recreation room and bringing all units to code compliance. The project will be operated under the name of Arroyo Vista apartments.
- MPMS will be the on-site property manager for the project. MPMS manages the Briarcrest/Rosecrest and Arbor Glen apartments in the city. The company has a reputation for quality management and for providing on-site amenities for residents such as tutoring and homework clubs, recreational activities and child care.
- In the event that the developer is able to acquire all thirty-eight (38) parcels, the property will be consolidated as a single parcel held under one owner at the time that permanent financing is completed.

RECOMMENDATION

Staff recommends that the City Council:

- approve the HRA with Arroyo Vista for the acquisition and renovation of the Haster Gardens apartments.

MATTHEW FERTAL, Director
Community Development



By: Susan Emery
Redevelopment Manager

Attachments: Housing Rehabilitation Agreement

SE:mm(h:susane/haster.hra)

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. C.1.	SITE LOCATION 12242-12352 Haster Street, east side of Haster Street, north of Lampson Avenue
HEARING DATE December 5, 2002	GENERAL PLAN Medium Density Residential
CASE NO. PM-2002-193	ZONE R-3 (Multiple- Family Residential)
APPLICANT & PROPERTY OWNER Arroyo Development Partners LLC	CEQA DETERMINATION Exemption

PROJECT DESCRIPTION/SUMMARY:

Approval of a Tentative Parcel Map to consolidate 38 lots into one (1) parcel containing 9.87 acres for an existing apartment complex named the "Arroyo Vista Apartments".

CODE SECTIONS:

The following code section applies to this project:

1. 9.32.030 C Tentative Parcel Maps

<u>PROJECT CRITERIA</u>	<u>ACTUAL</u>	<u>MEETS CODE</u>	<u>DOES NOT MEET CODE</u>	<u>VARIANCE REQUEST.</u>	<u>CONDITION of APPROVAL</u>
<u>LOT SIZE (Total):</u>	9.87 acres	X			

BACKGROUND :

In 1996, the ownership of the property was transferred from a single entity to a group of investor owners. The condition of the apartments and common areas began to decline significantly. In 1998, Building Services staff responded to complaints about the poor habitability of the units. In their efforts to reverse the decline of the properties, City staff provided substantial documentation about building conditions, filed Notice and Orders regarding the common area facilities, red-tagged inhabitable units and successfully obtained a court-appointed receiver to manage the properties until a long term solution could be found.

In 1999, City Council approved a Housing Rehabilitation Agreement with Arroyo Vista Development Group for the rehabilitation of the Haster Gardens apartments. The terms of the agreement included the requirement that in the event the developer acquired all 38 parcels, the property would be consolidated as a single parcel held under one ownership. The developer has acquired all the parcels and is requesting approval of this lot consolidation to meet the terms of the Housing Rehabilitation Agreement.

PM-2002-193 (12242-12352 Haster Street)



SCALE 1 : 3,068



FACTS:

The site is improved with 37 fourplex buildings (148 units) located on individual parcels and a common area parcel that includes a large open space, two swimming pools, a recreation building, laundry rooms, a playground, a perimeter road and two interior access roads.

The site consists of 38 separate parcels.

The total lot area after consolidation will be approximately 9.87 acres.

The new parcel will exceed the required minimum lot size in the R-3, Multiple-Family Residential Zone.

FINDINGS AND REASONS:

TENTATIVE PARCEL MAP:

1. The Tentative Parcel Map is consistent with the General Plan as the applicant proposes to consolidate the 38 parcels into one (1) 9.87-acre lot. There will be no new construction on the site. The General Plan encourages lot consolidation and the R-3 zoning requires a minimum of 66,600 sq. ft. lot size.
2. The site development will remain the same. The property will be consolidated into a single parcel held under one owner in compliance with the terms of an approved Housing Rehabilitation Agreement.
3. The requirements of the California Environmental Quality Act have been satisfied as the proposed Tentative Parcel Map is exempt from CEQA requirements.
4. There will be no new construction or change of the existing residential facilities of the subdivision, and therefore, the site continues to be suitable for 37 residential units. There will be no increased need for public improvements such as drainage, sewer service, water and other utilities.
5. The proposal does not include any new construction. The existing development is not in conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of the property within the proposed subdivision.

3. Prior to recordation of a Final Parcel Map, the applicant shall reconstruct the three (3) existing driveway approaches on Haster Street in accordance with City Standard Plan B-120. Any obstructions (including utility poles and fire hydrants) affecting the construction of said approaches shall be relocated by the applicant and any associated costs shall be borne by the applicant.
- D. All provisions of the Garden Grove Public Works' Water Services Division shall be met. These include, but are not limited to, the following:
1. There shall be a blanket easement for the existing water facilities dedicated on the parcel map. There shall be a 25' foot wide easement for the sewer main located on the south and east side of the complex adjacent to the channel. The laterals between the building and the sewer main are the responsibility of the property owner.
 2. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for the landscape system. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector is to be notified for inspection after the installation is completed. The property owner shall have RPPD device tested once a year by a certified backflow device tester and the test results submitted to Public Works, Water Services Division.

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

ETED 920T 1020T 0313
 7002 0510 2002

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		
ARROYO DEVELOPMENT PARTNERS		
1980 MACARTHUR BLVD. #750		
IRVINE CA 92612		
Sent To		
Street, Apt. A		
or PO Box No.		
City, State, Zi		

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

90EO 920T 1020T 0300
 0510 2002

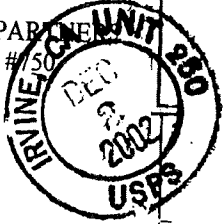
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post		
M-K DEVELOPMENT SERVICES INC.		
C/O BURT MAZELOW		
2221 E. WINSTON RD. #K		
ANAHEIM, CA 92806		
Sent To		
Street, Apt. A		
or PO Box No.		
City, State, Zi		

SENDER COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARROYO DEVELOPMENT PARTNERS
 1980 MACARTHUR BLVD. #750
 IRVINE CA 92612



2. Article Number
 (Transfer from service label) **7002 0510**

ADDRESSEE COMPLETE THIS SECTION

A. Signature *[Signature]* Agent Addressee

B. Received by (Printed Name) *[Signature]*

C. Date of Delivery *12-2-02*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

Type

Registered Mail Express Mail

Insured Return Receipt for Merchandise

Signature Mail C.O.D.

Signature Mail Delivery? (Extra Fee) Yes

7002 0510 0003 1026 0375

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

[Redacted]

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total P
 Sent To **ARROYO DEVELOPMENT PARTNERS**
19800 MACARTHUR BLVD. #750
 Street, Ap or PO Box
IRVINE CA 92612
 City, State

7002 0510 0003 1026 0368

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

[Redacted]

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total P
 Sent To **M-K DEVELOPMENT SERVICES INC.**
C/O BURT MAZELOW
2221 E. WINSTON RD. #K
 Street, Ap or PO Box
ANAHEIM, CA 92806
 City, State

SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) **M.S. ANAYA** C. Date of Delivery **11-26**
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

SENDER, COMPLETE IF THIS

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
M-K DEVELOPMENT SERVICES INC.
C/O BURT MAZELOW
2221 E. WINSTON RD. #K
ANAHEIM, CA 92806

2. Article Number
 (Transfer from service label)

Domestic Return Receipt
 PS Form 3811, August 2001
 102595-01-M-2509

SENDER COMPLETE

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

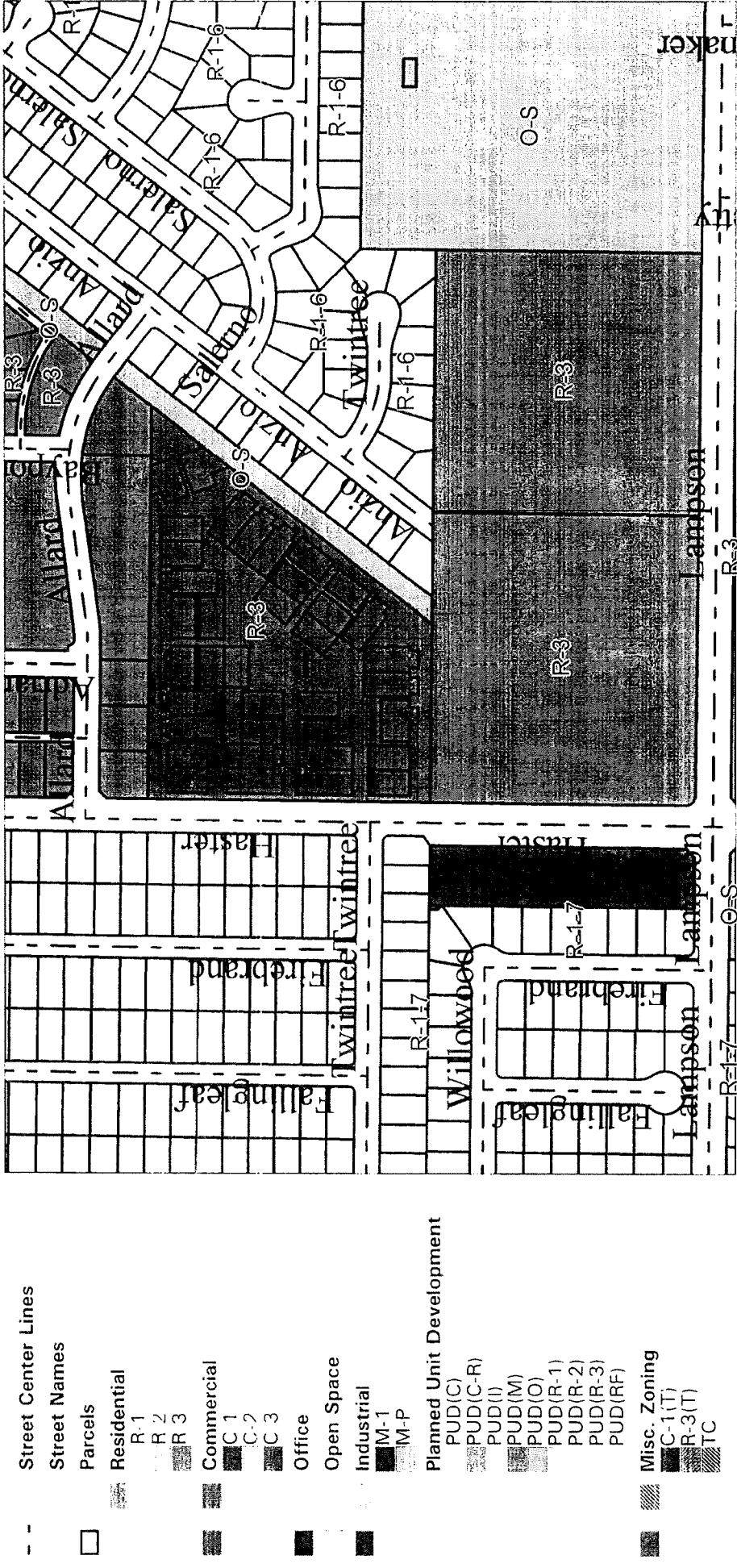
1. Article Addressed to:
ARROYO DEVELOPMENT PARTNERS
19800 MACARTHUR BLVD. #750
IRVINE CA 92612

A. Signature Agent
 Addressee
 B. Received by (Printed Name) **M.S. ANAYA** C. Date of Delivery **11-22-02**
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

City of Garden Grove



- Street Center Lines
- Street Names
- Parcels
- Residential
 - R-1
 - R-2
 - R-3
- Commercial
 - C-1
 - C-2
 - C-3
- Office
- Open Space
- Industrial
 - M-1
 - M-P
- Planned Unit Development
 - PUD(C)
 - PUD(C-R)
 - PUD(I)
 - PUD(M)
 - PUD(O)
 - PUD(R-1)
 - PUD(R-2)
 - PUD(R-3)
 - PUD(RF)
- Misc. Zoning
 - C-1(T)
 - R-3(T)
 - TC

SCALE 1 : 4,101



PLANNING DIVISION	City of Garden Grove
Community Development Department	LAND USE PERMIT APPLICATION

Project Address: 12242-12352 HASTER STREET

Project Location: HASTER STREET, N/O LAMPSON, S/O CHAPMAN

Application For:	
<input type="checkbox"/> Code Amendment	\$1,475
<input type="checkbox"/> Conditional Use Permit	\$1,875
<input type="checkbox"/> Director's Review (R-1)	175
<input type="checkbox"/> Director's Review, Others	\$ 375
<input type="checkbox"/> Front Yard Determination	\$ 175
<input type="checkbox"/> General Plan Amendment	\$1,850
<input type="checkbox"/> Interpretation of Use - PC	\$ 550
<input type="checkbox"/> Lot Line Adjustment	\$ 725
<input type="checkbox"/> Modification to Conditions	1/2 cost
<input type="checkbox"/> Modification to Plans	1/2 cost
<input type="checkbox"/> Planned Unit Development	\$3,000
<input type="checkbox"/> Site Plan	\$2,000
<input type="checkbox"/> Specific Plan	cost+15%
<input type="checkbox"/> Street Vacation	\$1,750
<input checked="" type="checkbox"/> Tentative Parcel Map	\$1,350 + \$15 lot
<input type="checkbox"/> Tentative Tract Map	\$2,400 + \$15 lot
<input type="checkbox"/> Variance - all others	\$1,600
<input type="checkbox"/> Variance Single Family	\$ 850
<input type="checkbox"/> Zone Change	\$1,700
<input type="checkbox"/> Time Extension	1/2 fee
Environmental Review:	
<input type="checkbox"/> Environmental Impact Report	cost + 15%
<input type="checkbox"/> Mitigated Neg Dec	\$ 1,000
<input checked="" type="checkbox"/> Negative Declaration	\$ 750
<input type="checkbox"/> Notice of Exemption	\$ 175
<input type="checkbox"/> County Recording Fee	\$ 43

Applicant/Owner Information:

Applicant:

Name: ARROYO DEVELOPMENT PARTNERS, LLC

Address: 19800 MACARTHUR BLVD, #750

City/State/Zip: IRVINE, CA. 92612

Phone: (949) 474-1345

Representative:

Name: M-K DEVELOPMENT SERVICES, INC.
ATTN: BURT MAZELOW

Address: 2221 E. WINSTON RD, #K

City/State/Zip: ANAHEIM, CA. 92806

Phone: (714) 635-1966 - 635-1204 FAX

Property Owner:

Name: ARROYO DEVELOPMENT PARTNERS, LLC

Address: 19800 MACARTHUR BLVD, #750

City/State/Zip: IRVINE, CA. 92612

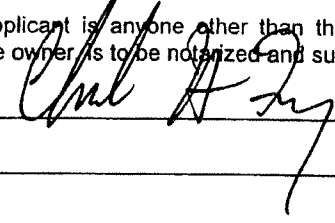
Phone: (949) 474-1345

Status of Applicant:

<input checked="" type="checkbox"/> Recorded Property Owner	<input type="checkbox"/> Lessee
<input type="checkbox"/> Purchasing/Escrow Subject to Case Approval	<input type="checkbox"/> Authorized Agent of One of The Above

AUTHORIZED SIGNATURES

Important Note: If the applicant is anyone other than the recorded owner of the property, a letter of authorization, signed by the owner is to be notarized and submitted as a part of the application.

Owner's Signature:  Date: 10-16-02

Applicant's Signature: _____ Date: _____

Application Accepted By: _____ Date: _____

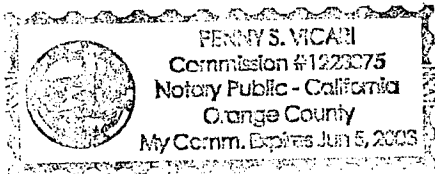
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of ORANGE } ss.

On OCT. 16, 2002, before me, PENNY S. VICARI, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared CHARLES H. FRY,
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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

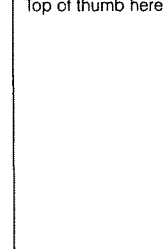
Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER



- 16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected: EXISTING TO REMAIN
- 17. If commercial, indicate the type, whether neighborhood, city, or regionally-oriented, square footage, and loading and trash facilities: N/A
- 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.	_____	_____ ✓
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	_____	_____ ✓
23. Change in pattern, scale or character of general area of project.	_____	_____ ✓
24. Significant amounts of solid waste or litter.	_____	_____ ✓
25. Change in dust, ash, smoke, fumes or odors in vicinity.	_____	_____ ✓
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	_____	_____ ✓
27. Substantial change in existing noise or vibration levels in the vicinity.	_____	_____ ✓
28. Site on filled land or slope of 10 percent or more.	_____	_____ ✓

Case No. PM-2002-193 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|---|---|---|
| <input type="checkbox"/> Economic Development | <input 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 checked="" 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:	Robert Fowler	
From:	Erin Webb	Return By: 11-14-02
Applicant:	Arroyo Development Partners LLC	Date Out: 11-7-02
Request:	A request to consolidate 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 zone. No new construction is proposed.	
Location:	e/s Haster St. s/o Allard Ave.	
Address:	12242-12352 Haster	Parcel No. 23105102 thru 39
Zone:	R-3 (Multiple Family Residential)	General Plan: MDR
Environmental Determination: Negative Declaration		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
<i>No comments from PD.</i>		

Please list specific conditions of approval on reverse side.

Case No. PM-2002-193 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Economic Development | <input 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 checked="" 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:		
From:	Erin Webb	Return By: 11-14-02
Applicant:	Arroyo Development Partners LLC	Date Out: 11-7-02
Request:	A request to consolidate 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 zone. No new construction is proposed.	
Location:	e/s Haster St. s/o Allard Ave.	
Address:	12242-12352 Haster	Parcel No. 23105102 thru 39
Zone:	R-3 (Multiple Family Residential)	General Plan: MDR
Environmental Determination: Negative Declaration		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
<i>NO COMMENTS</i>		


Please list specific conditions of approval on reverse side.

Case No. PM-2002-193 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input 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 checked="" type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W - Streets |

ATTN:	Glen Krieger	
From:	Erin Webb	Return By: 11-14-02
Applicant:	Arroyo Development Partners LLC	Date Out: 11-7-02
Request:	A request to consolidate 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 zone. No new construction is proposed.	
Location:	e/s Haster St. s/o Allard Ave.	
Address:	12242-12352 Haster	Parcel No. 23105102 thru 39
Zone:	R-3 (Multiple Family Residential)	General Plan: MDR
Environmental Determination: Negative Declaration		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
• <i>SEE PM COA'S</i>		
		

Please list specific conditions of approval on reverse side.

DEPARTMENT OF PUBLIC WORKS
WATER SERVICES DIVISION
DEVELOPMENT REVIEW AND
CONDITIONS OF APPROVAL

Arroyo Vista Apt consolidation of 38 lots to 1, 12242-12352 Haster, PM-2002-193

1. There is to be a blanket easement for the existing water facilities dedicated on the parcel map. There is to be a 25' wide easement for the sewer main located on the south and east side of the complex adjacent to the channel. The laterals between the buildings and the sewer main are the responsibility of the property owner. The repair and maintenance of all other sewer facilities will be the responsibility of the property owner.
2. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for the landscape system. Installation to be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector is to be notified for inspection after the installation is completed. Owner is to have RPPD device tested once a year by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division.

Case No. PM-2002-193 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:	Patrick Collins	
From:	Erin Webb	Return By: 11-14-02
Applicant:	Arroyo Development Partners LLC	Date Out: 11-7-02
Request:	A request to consolidate 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 zone. No new construction is proposed.	
Location:	e/s Haster St. s/o Allard Ave.	
Address:	12242-12352 Haster	Parcel No. 23105102 thru 39
Zone:	R-3 (Multiple Family Residential)	General Plan: MDR
Environmental Determination: Negative Declaration		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
<i>No Comments. Subdivision</i>		

Please list specific conditions of approval on reverse side.



 REC'D NOV 11 2002

Case No. PM-2002-193 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Comm. Dev. Director | <input type="checkbox"/> Plan Check | <input checked="" 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:	Dan Candelaria	
From:	Erin Webb	Return By: 11-14-02
Applicant:	Arroyo Development Partners LLC	Date Out: 11-7-02
Request:	A request to consolidate 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 zone. No new construction is proposed.	
Location:	e/s Haster St. s/o Allard Ave.	
Address:	12242-12352 Haster	Parcel No. 23105102 thru 39
Zone:	R-3 (Multiple Family Residential)	General Plan: MDR
Environmental Determination: Negative Declaration		

ANALYSIS

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

There appears to be a shortage of ~~parking~~ available off street parking for the apartment complex. Cars from the complex are regularly parked on both sides of Haster Street. Traffic Engineering is taking a ~~request~~ request to Traffic Commission on 11/14/02 to improve sight distance for vehicles exiting Twintree onto Haster. A review of the

Please list specific conditions of approval on reverse side.

complex's parking situation would be appropriate at this time.

**DEPARTMENT OF PUBLIC WORKS - ENGINEERING SECTION
CONDITIONS OF APPROVAL**

**PM 2002-193
ARROYO VISTA APARTMENTS
CONSOLIDATION OF 38 LOTS INTO 1 PARCEL
12242-12352 HASTER STREET**

1. TIES TO HORIZONTAL CONTROL:

Prior to recordation of a final parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

2. DIGITAL MAP SUBMISSION:

Prior to recordation of a final parcel map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

- 3. Prior to the recordation of a final parcel map, the applicant shall remove the three (3) existing driveway approaches on Haster Street and construct new driveway approaches in accordance with City Standard Plan B-120. Any obstructions (including utility poles and fire hydrants) affecting the construction of said approaches shall be relocated by the applicant and any associated costs shall be borne by the applicant.**

REF
 VTD- ALLAS TO ID
 SEWER " NEIS

Case No. PM-2002-193 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

RECEIVED

DISTRIBUTION:

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

NOV 08 2002

PUBLIC WORKS
 UTILITIES

ATTN:	Scott Lowe	
From:	Erin Webb	Return By: 11-14-02
Applicant:	Arroyo Development Partners LLC	Date Out: 11-7-02
Request:	A request to consolidate 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 zone. No new construction is proposed.	
Location:	e/s Haster St. s/o Allard Ave.	
Address:	12242-12352 Haster	Parcel No. 23105102 thru 39
Zone:	R-3 (Multiple Family Residential)	General Plan: MDR
Environmental Determination: Negative Declaration		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
1) SEE COA		

Please list specific conditions of approval on reverse side.

DEPARTMENT OF PUBLIC WORKS
WATER SERVICES DIVISION
DEVELOPMENT REVIEW AND
CONDITIONS OF APPROVAL

Arroyo Vista Apt consolidation of 38 lots to 1, 12242-12352 Haster, PM-2002-193

1. There is to be a blanket easement for the existing water facilities dedicated on the parcel map. There is to be a 25' wide easement for the sewer main located on the south and east side of the complex adjacent to the channel. The laterals between the buildings and the sewer main are the responsibility of the property owner. The repair and maintenance of all other sewer facilities will be the responsibility of the property owner.
2. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for the landscape system. Installation to be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector is to be notified for inspection after the installation is completed. Owner is to have RPPD device tested once a year by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division.

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

A SUBDIVISION GUARANTEE FOR TENTATIVE TRACT TO BE DETERMINED

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

A FEE.

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

ARROYO DEVELOPMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCEL A;

PROVIDENT/HASTER PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP, AS TO PARCEL B

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

PARCEL A:

PARCEL 1:

LOT(S) 1 THROUGH 37 OF TRACT NO. 5046, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 225 PAGE(S) 10 AND 11 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED(S) RECORDED IN BOOK 8654 PAGE(S) 789, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ANY UNDERGROUND WATER WHICH MAY BE DEVELOPED IN, UNDER, OR UPON SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED(S) RECORDED IN BOOK 7892 PAGE(S) 589, OFFICIAL RECORDS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ENJOYMENT, REPAIR, MAINTENANCE, DRAINAGE, ENCROACHMENT AND FOR OTHER PURPOSES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HASTER GARDENS ("DECLARATION") RECORDED OCTOBER 15, 1992 AS INSTRUMENT NO. 92-699820, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL B:

LOT 38 OF TRACT NO. 5046, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 225, PAGE(S) 10 AND 11 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION CONTINUED --

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

- A. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2002-2003, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES. A LIEN NOT YET PAYABLE.
- B. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.
- | | |
|-----------------|------------|
| TOTAL AMOUNT | \$2,062.80 |
| 1ST INSTALLMENT | \$1,031.40 |
| 2ND INSTALLMENT | \$1,031.40 |
| CODE AREA | 18-108 |
| PARCEL NO. | 231-051-27 |
| EXEMPTION | NONE |

SAID MATTER AFFECTS LOT 1.

- C. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.
- | | |
|-----------------|------------|
| TOTAL AMOUNT | \$2,062.80 |
| 1ST INSTALLMENT | \$1,031.40 |
| 2ND INSTALLMENT | \$1,031.40 |
| CODE AREA | 18-108 |
| PARCEL NO. | 231-051-28 |
| EXEMPTION | NONE |

SAID MATTER AFFECTS LOT 2.

- D. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.
- | | |
|-----------------|------------|
| TOTAL AMOUNT | \$2,062.80 |
| 1ST INSTALLMENT | \$1,031.40 |
| 2ND INSTALLMENT | \$1,031.40 |
| CODE AREA | 18-108 |
| PARCEL NO. | 231-051-29 |
| EXEMPTION | NONE |

SAID MATTER AFFECTS LOT 3.

- E. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.
- | | |
|-----------------|------------|
| TOTAL AMOUNT | \$2,062.80 |
| 1ST INSTALLMENT | \$1,031.40 |
| 2ND INSTALLMENT | \$1,031.40 |
| CODE AREA | 18-108 |
| PARCEL NO. | 231-051-30 |
| EXEMPTION | NONE |

SAID MATTER AFFECTS LOT 4.

K. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-36
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 10.

L. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-037
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 11.

M. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-38
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 12.

N. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-02
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 13.

O. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-03
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 14.

- U. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT \$2,062.80
1ST INSTALLMENT \$1,031.40
2ND INSTALLMENT \$1,031.40
CODE AREA 18-108
PARCEL NO. 231-051-09
EXEMPTION NONE

SAID MATTER AFFECTS LOT 20.

- V. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT \$2,062.80
1ST INSTALLMENT \$1,031.40
2ND INSTALLMENT \$1,031.40
CODE AREA 18-108
PARCEL NO. 231-051-10
EXEMPTION NONE

SAID MATTER AFFECTS LOT 21.

- W. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT \$2,062.80
1ST INSTALLMENT \$1,031.40
2ND INSTALLMENT \$1,031.40
CODE AREA 18-108
PARCEL NO. 231-051-11
EXEMPTION NONE

SAID MATTER AFFECTS LOT 22.

- X. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT \$2,094.40
1ST INSTALLMENT \$1,047.20
2ND INSTALLMENT \$1,047.20
CODE AREA 18-108
PARCEL NO. 231-051-12
EXEMPTION NONE

SAID MATTER AFFECTS LOT 23.

- Y. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT \$2,062.80
1ST INSTALLMENT \$1,031.40
2ND INSTALLMENT \$1,031.40
CODE AREA 18-108
PARCEL NO. 231-051-13
EXEMPTION NONE

SAID MATTER AFFECTS LOT 24.

AE. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	213-051-19
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 30.

AF. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-20
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 31.

AG. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-21
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 32.

AH. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-22
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 33.

AI. THE FOLLOWING TAXES HAVE ALL BEEN PAID AND ARE REPORTED FOR PRORATION PURPOSES ONLY. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2001-2002.

TOTAL AMOUNT	\$2,062.80
1ST INSTALLMENT	\$1,031.40
2ND INSTALLMENT	\$1,031.40
CODE AREA	18-108
PARCEL NO.	231-051-23
EXEMPTION	NONE

SAID MATTER AFFECTS LOT 34.

3. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT
FOR: ELECTRIC LINES

AFFECTS: THOSE CERTAIN STRIPS OF LAND 10.00 FEET IN WIDTH LYING WITHIN LOT 38, THE CENTERLINES AND WIDTHS OF SAID STRIPS OF LAND ARE DESIGNATED AND DELINEATED AS "CENTERLINE OF EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY" ON A DRAWING OF SAID TRACT MAP MARKED EXHIBIT "A" ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF
RECORDED: IN BOOK 8034, PAGE 101, OFFICIAL RECORDS.

4. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: IN BOOK 11298, PAGE 1603, OFFICIAL RECORDS
FOR: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
IN FAVOR OF: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
AFFECTS: A PORTION OF SAID LAND.

REFERENCE IS HEREBY MADE TO THE ABOVE DOCUMENT FOR FULL PARTICULARS.

5. MATTERS IN AN INSTRUMENT WHICH, AMONG OTHER THINGS, CONTAIN OR PROVIDE FOR ASSESSMENTS, EASEMENTS, LIENS AND THE SUBORDINATION THEREOF, PROVISIONS RELATING TO PARTITION, COVENANTS, CONDITIONS AND RESTRICTIONS, A PROVISION THAT NO VIOLATION THEREOF AND NO ENFORCEMENTS OF ANY LIEN PROVIDED FOR HEREIN SHALL DEFEAT OR RENDER INVALID THE LIEN OF A FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT WHICH, HOWEVER, DO NOT CONTAIN RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN
RECORDED: OCTOBER 15, 1992, AS INSTRUMENT NO. 92-699820, OF OFFICIAL RECORDS

6. A LAUNDRY ROOM LEASE FOR THE TERM AND UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED;
LESSOR: SHIH-YUAN CHEN AND ANNA LEE CHEN, AS TRUSTEES OF THE AMENDED TRUST OF SHIH-YUAN AND ANNA LEE CHEN, AS OWNER OF SAID LAND AND BY OTHER PERSONS AS OWNERS OF OTHER LANDS IN THE COMMUNITY AREA.
LESSEE: WEB SERVICE COMPANY, INC.
RECORDED: JUNE 15, 1992, AS INSTRUMENT NO. 92-401703, OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

SAID MATTER AFFECTS ALL LOTS.

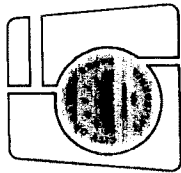
7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF
AMOUNT: \$620,278.00
TRUSTOR: ARROYO DEVELOPMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: ORANGE COAST TITLE COMPANY
BENEFICIARY: CITY OF GARDEN GROVE, A CALIFORNIA MUNICIPAL CORPORATION
DATED: NOVEMBER 30, 1999
RECORDED: DECEMBER 3, 1999 AS INSTRUMENT NO. 19990828002, OFFICIAL RECORDS

11. A WRIT OF EXECUTION RECORDED NOVEMBER 19, 2001, AS INSTRUMENT NO. 20010825697, OFFICIAL RECORDS.
CASE NO.: 235840
COURT: SUPERIOR COURT
JUDICIAL DISTRICT: WEST ORANGE COUNTY SUPERIOR COURT JUSTICE CENTER
AMOUNT: \$53,575.15, PLUS INTEREST AND COSTS
PLAINTIFF: WEB SERVICE COMPANY, INC.
DEFENDANT: PROVIDENT HASTER
ATTORNEY FOR PLAINTIFF: STANLEY R. JONES
12. THE EFFECT OF A SHERIFF'S DEED
GRANTOR: MICHAEL S. CARONA
GRANTEE: ARROYO DEVELOPMENT PARTNERS, LLC
RECORDED: JUNE 28, 2002 AS INSTRUMENT NO. 20020550477, OFFICIAL RECORDS
13. A LIEN FOR UNSECURED PROPERTY TAXES IN FAVOR OF THE TAX COLLECTOR, COUNTY OF ORANGE
AMOUNT: \$372.93
TAXPAYER: PROVIDENT FINANCIAL SERVICES INC., ET AL/PROVIDENT/HASTER PARTNERSHIP
YEAR/ACCOUNT NO.: 01-778445
RECORDED: DECEMBER 4, 2001 AS INSTRUMENT NO. 2001-878647, OFFICIAL RECORDS
- SAID MATTER AFFECTS PARCEL B.
14. PRIOR TO THE RECORDATION OF THE MAP OF TO BE DETERMINED, ALL CURRENT AND DELINQUENT TAXES, BONDED AND ASSESSMENTS, IF ANY, MUST BE PAID.

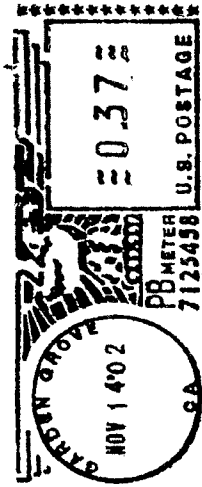
LEGAL DESCRIPTION CONTINUED --

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED(S) RECORDED IN BOOK 8654, PAGE(S) 789, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ANY UNDERGROUND WATER WHICH MAY BE DEVELOPED IN, UNDER, OR UPON SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED(S) RECORDED IN BOOK 7892, PAGE(S) 589, OFFICIAL RECORDS.



P.O. BOX 3070
GARDEN GROVE, CA 92842

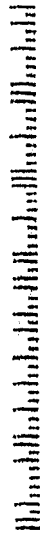


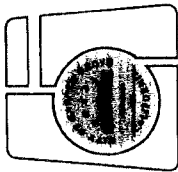
Moved
See meter

PM-2002-193

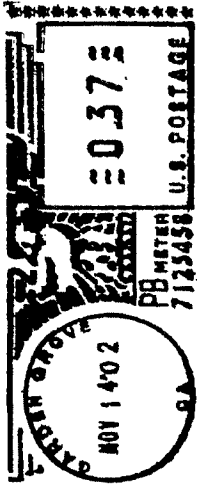
NGUYEN NGUYEN
928405019 1A02 40 11/21/02
RETURN TO SENDER
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

92840+462222/3070

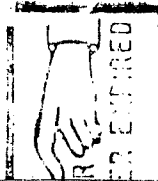




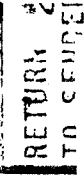
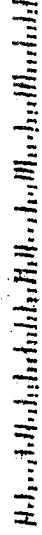
P.O. BOX 3070
GARDEN GROVE, CA 92842



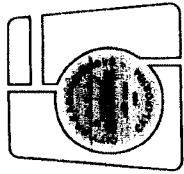
PM-2002-1983



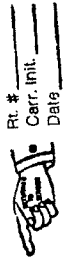
32660+132842/3070



DE



P.O. BOX 3070
GARDEN GROVE, CA 92842

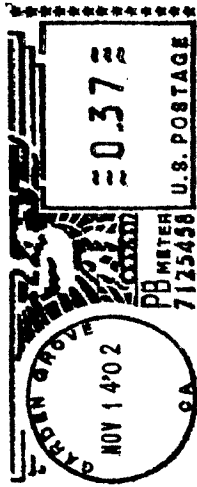


Rt. # _____
Carr. Init. _____
Data _____

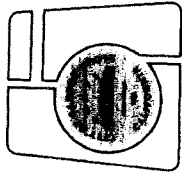
- Not Deliverable As Addressed
- Unable To Forward
- Insufficient Address
- Moved, Left No Address
- Unclaimed Refused
- Attempted-Not Known
- No Such Street Number
- Vacant Illegible
- No Mail Receipts

No. Order _____
Address _____

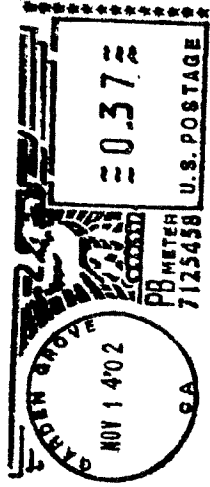
PM 2002-193



66442+7860 03



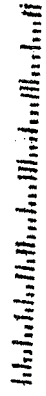
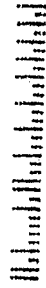
P.O. BOX 3070
GARDEN GROVE, CA 92842

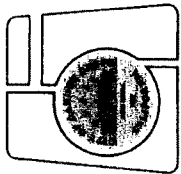


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES
INSUFFICIENT
POSTAGE
UNABLE TO
DELIVER
ROUTE NUMBER
70

AM-2002-193

92842/3070

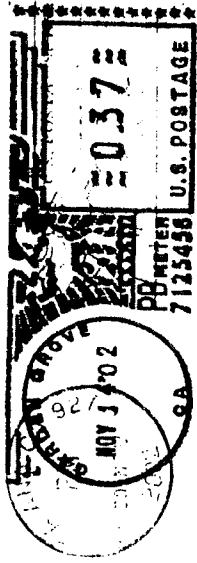




P.O. BOX 3070
GARDEN GROVE, CA 92842

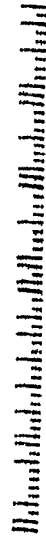
Plum

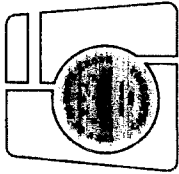
G



RETURN TO SENDER

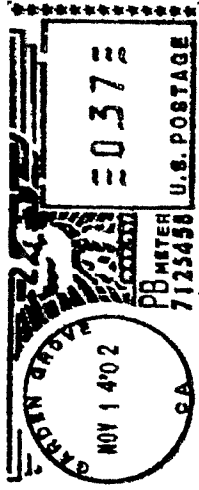
43970



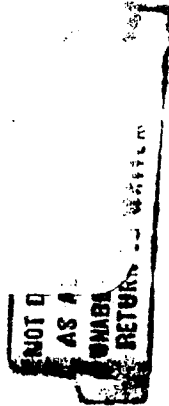


P.O. BOX 3070
GARDEN GROVE, CA 92842

FX



PM-2002-193



90501+435852/3070