

**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

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

<b>Representative:</b> M-K Development Services, Inc. c/o Burt Mazelow	
<b>Address:</b> 2221 E. Winston Rd. #K	
<b>City:</b> Anaheim, CA 92806	
<b>Phone:</b> (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	_____

## MINUTE EXCERPT

### GARDEN GROVE PLANNING COMMISSION

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PUBLIC  
HEARING: TENTATIVE PARCEL MAP NO. PM-2002-193  
APPLICANT: ARROYO DEVELOPMENT PARTNERS LLC.  
LOCATION: EAST SIDE OF HASTER STREET NORTH OF LAMPSON AVENUE AT 12242  
THROUGH 12352 HASTER STREET  
DATE: DECEMBER 5, 2002

REQUEST: To allow the consolidation of 38 lots into one parcel for an existing apartment complex (Arroyo Vista Apartments) located in the R-3 (Multiple Family Residential) zone.

Staff report was reviewed and recommended approval, with the exclusion of condition C.3. which requires three existing drive approaches to the complex off of Haster Street be reconstructed.

Chair Butterfield opened the public hearing to receive testimony in favor of or in opposition to the request.

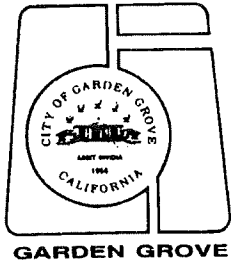
Mr. Chuck Fry, representative for Arroyo Development Partners, approached the Commission. He expressed his appreciation for the cooperation they have received from the city, noting the very troubled history of this property.

Chair Butterfield asked if they have read and agree with the conditions of approval. Mr. Fry stated yes.

There being no further comments, the public portion of the hearing was closed.

Commissioner Hutchinson moved to approve Tentative Parcel Map No. PM-2002-193, with an amendment to delete condition C.3., seconded by Commissioner Barry, pursuant to the facts and reasons contained in Resolution No. 5333 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

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



# 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

RESOLUTION NO. 5333

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-2002-193 FOR LAND LOCATED AT 12242-12352 HASTER STREET, ON THE EAST SIDE OF HASTER STREET, NORTH OF LAMPSON AVENUE, PARCEL NOS. 231-051-02 THRU 39

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on December 5, 2002, does hereby recommend approval of Tentative Parcel Map No. PM-2002-193.

BE IT FURTHER RESOLVED in the matter of Tentative Parcel Map No. PM-2002-193, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Arroyo Development Partners LLC.
2. The applicant is requesting approval of a Tentative Parcel Map in order to consolidate 38 parcels into one (1) parcel for an existing apartment complex named the "Arroyo Vista Apartments".
3. The City of Garden Grove has determined that this action is exempt pursuant to Section 15315 (Minor Land Divisions) of CEQA.
4. The property has a General Plan Land Use designation of Medium Density Residential and is zoned R-3 (Multiple Family Residential).
5. Existing Land Use, Zoning, and General Plan designation of property in the vicinity of the property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on December 5, 2002, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of December 5, 2002; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.060 are as follows:

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.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

The Tentative Parcel Map request possesses characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9.32.060 (Tentative Parcel Map).

CONDITIONS OF APPROVAL:

- A. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the conditions of approval require approval by the Planning Commission.
- B. Approval of Tentative Parcel Map No. PM-2002-193 shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all applicable requirements of the City of Garden Grove Municipal Code shall apply.
- C. All provisions of the Public Works Engineering Services Division shall met. These include, but are not limited to, the following:
  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.

- 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

/s/ TERESA POMEROY  
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is January 2, 2003.



- ~~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.

## City of Garden Grove

### INTER-DEPARTMENT MEMORANDUM

To: George L. Tindall  
Dept: City Manager  
Subject: **HOUSING REHABILITATION  
AGREEMENT WITH ARROYO  
VISTA**

From: Matthew Fertal  
Dept: Community Development  
Date: November 9, 1999

#### OBJECTIVE

The purpose of this report is to request that the City Council consider a Housing Rehabilitation Agreement (HRA) with Arroyo Vista for the rehabilitation of the Haster Gardens apartments.

#### BACKGROUND

The Haster Gardens apartments consist of thirty-seven (37) four-plex buildings (148 units) located on the east side of Haster Street between Lampson and Chapman Avenues. Each building is located on its own parcel, and all common area improvements are held under one parcel. The common area includes a large landscaped open space area with mature trees, two swimming pools, a recreation building, laundry rooms, a playground, and a perimeter road and two small access roads.

In 1996 the property ownership transferred from a single entity to many investor owners, and the conditions of the apartment units and the common area began to decline significantly. In 1998 Building staff began to respond to complaints regarding the habitability of the units. Efforts on the part of City staff to stem the decline included substantial documentation regarding building conditions, filing the Notice and Orders regarding the common area improvements, red-tagging inhabitable units and a successful effort to have a court-appointed receiver manage the properties until such time that a long term solution for the property is identified.

#### ANALYSIS/FINANCIAL IMPACT

Arroyo Vista is a development group specializing in ownership and management of multifamily residential communities. The principal for the company is Charles Fry. The communities selected are renovated and repositioned to offer safe, and secure housing for families and individuals complemented by well-maintained common facilities and amenities.. Charles Fry and the Agency have been partners in the Briar Crest and Arbor Glen apartments. In total, the company now owns and operates 168 multifamily apartment units in Garden Grove.

Arroyo Vista has been successful in negotiations with existing lenders at Haster Gardens to acquire the majority of units. Presently, twenty seven buildings are in escrow, seven are under

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)

Red Book - Residential

NOTES FROM  
JOSAN

41 PLEXS

Nobody was in  
charge of property.  
There was a Manager.

Community Devco

City of Coarder = as part  
of our Housing Agreement.

Subdivided into the 70's -  
1960s - through the 90's  
single owner.

Investors = over-inflated  
Prices / to take money out.  
Kept collecting Rent → put  
no \$ into the units.

Complete Di3 Repair / Property  
Deteriorated  
1/3 of the properties were  
Red Tagged as not  
habitable

City of Coarder → part  
of Housing  
inst order to enter  
into Housing Agreement  
w/ the City

Receiver was  
paying for  
Maintenance

early to  
mid  
90's

Church  
Trust  
Appointed  
a Receiver  
on the  
property  
went to  
court to  
have this  
done  
law suit about maintenance.

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.</b> C.1.	<b>SITE LOCATION</b> 12242-12352 Haster Street, east side of Haster Street, north of Lampson Avenue
<b>HEARING DATE</b> December 5, 2002	<b>GENERAL PLAN</b> Medium Density Residential
<b>CASE NO.</b> PM-2002-193	<b>ZONE</b> R-3 (Multiple- Family Residential)
<b>APPLICANT &amp; PROPERTY OWNER</b> Arroyo Development Partners LLC	<b>CEQA DETERMINATION</b> 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>
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<u>LOT SIZE (Total):</u>	9.87 acres	X	
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**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.

**DISCUSSION:**

The applicant is requesting approval of a Tentative Parcel Map to consolidate 38 lots into a single parcel. The property was previously known as the "Haster Gardens" apartments and consists of 37 fourplex buildings (148 units) located on the east side of Haster, north of Lampson Avenue. Each fourplex building is located on its own parcel and all common areas are held under one parcel for a total of 38 lots. The common areas include a large open space area, two swimming pools, a recreation building, laundry rooms, a playground, a perimeter road and two small interior access roads. The proposal will not affect the existing facilities, and there will be no new construction on the site.

A Tentative Parcel Map is required where contiguous parcels of land are proposed for consolidation or merger. Tentative Parcel Map PM-2002-193 will consolidate all 38 parcels into a single parcel containing 9.87 acres. The Tentative Parcel Map meets all provisions of City codes and the Subdivision Map Act.

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve Tentative Parcel Map No. PM-2002-193 subject to the recommended conditions of approval.

GLEN KRIEGER   
Planning Services Manager

  
By: Erin Webb  
Senior Planner



RESOLUTION NO. 5333

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4. The property has a General Plan Land Use designation of Medium Density Residential and is zoned R-3 (Multiple Family Residential).
5. Existing Land Use, Zoning, and General Plan designation of property in the vicinity of the property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on December 5, 2002, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of December 5, 2002; and

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FACTS:

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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.
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GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

November 27, 2002

CERTIFIED MAIL

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

SUBJECT: For Public Hearing Before the Planning Commission  
Case No.: Tentative Parcel Map No. PM-2002-193  
Date & Time: December 5, 2002, 7:00 p.m.  
Place: City Council Chamber, Garden Grove Community Meeting  
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in conjunction with the subject public hearing.

If you have any questions concerning this report, please call the Planning Services Division of Community Development at (714) 741-5312.

Sincerely,

*Glen Krieger*

Glen Krieger  
Planning Services Manager

Enclosure

c: M-K Development Services, Inc.

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0000 1026 0313

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

**Total** **ARROYO DEVELOPMENT PARTNERS**  
 Sent To **1980 MACARTHUR BLVD. #750**  
**IRVINE CA 92612**  
 Street, or PO \_\_\_\_\_  
 City, State \_\_\_\_\_

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0000 1026 0306

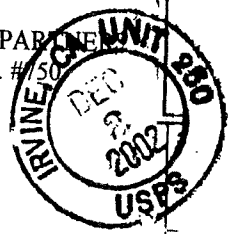
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

**Total Post:** **M-K DEVELOPMENT SERVICES INC.**  
 Sent To **C/O BURT MAZELOW**  
**2221 E. WINSTON RD. #K**  
**ANAHEIM, CA 92806**  
 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**



A. Signature *[Signature]*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_

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

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

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

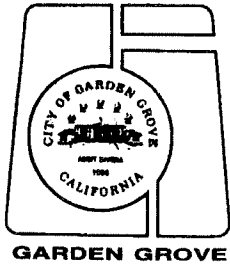
Type \_\_\_\_\_

Registered Mail  Express Mail

Insured Mail  Return Receipt for Merchandise

Signature Mail  C.O.D.

Signature Delivery? (Extra Fee)  Yes



**CITY OF GARDEN GROVE, CALIFORNIA**  
11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

November 18, 2002

CERTIFIED MAIL

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

SUBJECT: Case: Tentative Parcel Map No. PM-2002-193  
Date and Time: December 5, 2002, 7:00 p.m.

The Planning Commission of the City of Garden Grove will consider the referenced application at its meeting on the date and time stated above.

The meeting will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to attend this meeting, please have someone represent you. A representative must have your written authorization to speak and to agree to any conditions of approval on your behalf.

Sincerely,

*Glen Krieger*

Glen Krieger  
Planning Services Manager

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

Enclosure: Public Notice

7002 0510 0003 1026 0375

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

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total P</b>		
Sent To	ARROYO DEVELOPMENT PARTNERS	
Street, A or PO Box	19800 MACARTHUR BLVD. #750	
City, State	IRVINE CA 92612	

7002 0510 0003 1026 0368

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

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total P</b>		
Sent To	M-K DEVELOPMENT SERVICES INC.	
Street, A or PO Box	C/O BURT MAZELOW	
City, State	2221 E. WINSTON RD. #K ANAHEIM, CA 92806	

**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  No  
If YES, enter delivery address below:

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)  
PS Form 3811, August 2001

**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

2. Article Number (Transfer from service label)

**SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name) M. S. ANAYA C. Date of Delivery 11-27-02

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

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes



# City of Garden Grove

## OFFICIAL NOTICE AFFECTS YOUR PROPERTY PLEASE READ!

«OWNER»  
«ADDRLINE1»  
«ADDRLINE2»  
«ADDRLINE3»

### OFFICIAL NOTICE OF PUBLIC HEARING

The City of Garden Grove Planning Commission will hold a Public Hearing in the Council Chamber, 11300 Stanford Avenue, Garden Grove, to consider the following request:

**PUBLIC HEARING DATE: THURSDAY, DECEMBER 5, 2002 AT 7:00 P.M.**

**PROJECT DESCRIPTION: A REQUEST TO CONSOLIDATE 38 LOTS INTO ONE PARCEL FOR AN EXISTING APARTMENT COMPLEX.**

**PROJECT LOCATION: EAST SIDE OF HASTER STREET SOUTH OF ALLARD AVENUE AT 12242 THROUGH 12352 HASTER STREET**

**CASE NUMBER: TENTATIVE PARCEL MAP NO. PM-2002-193**

**ZONE: R-3 (MULTIPLE FAMILY RESIDENTIAL)**

*The City of Garden Grove has determined that this project is exempt pursuant to CEQA.*

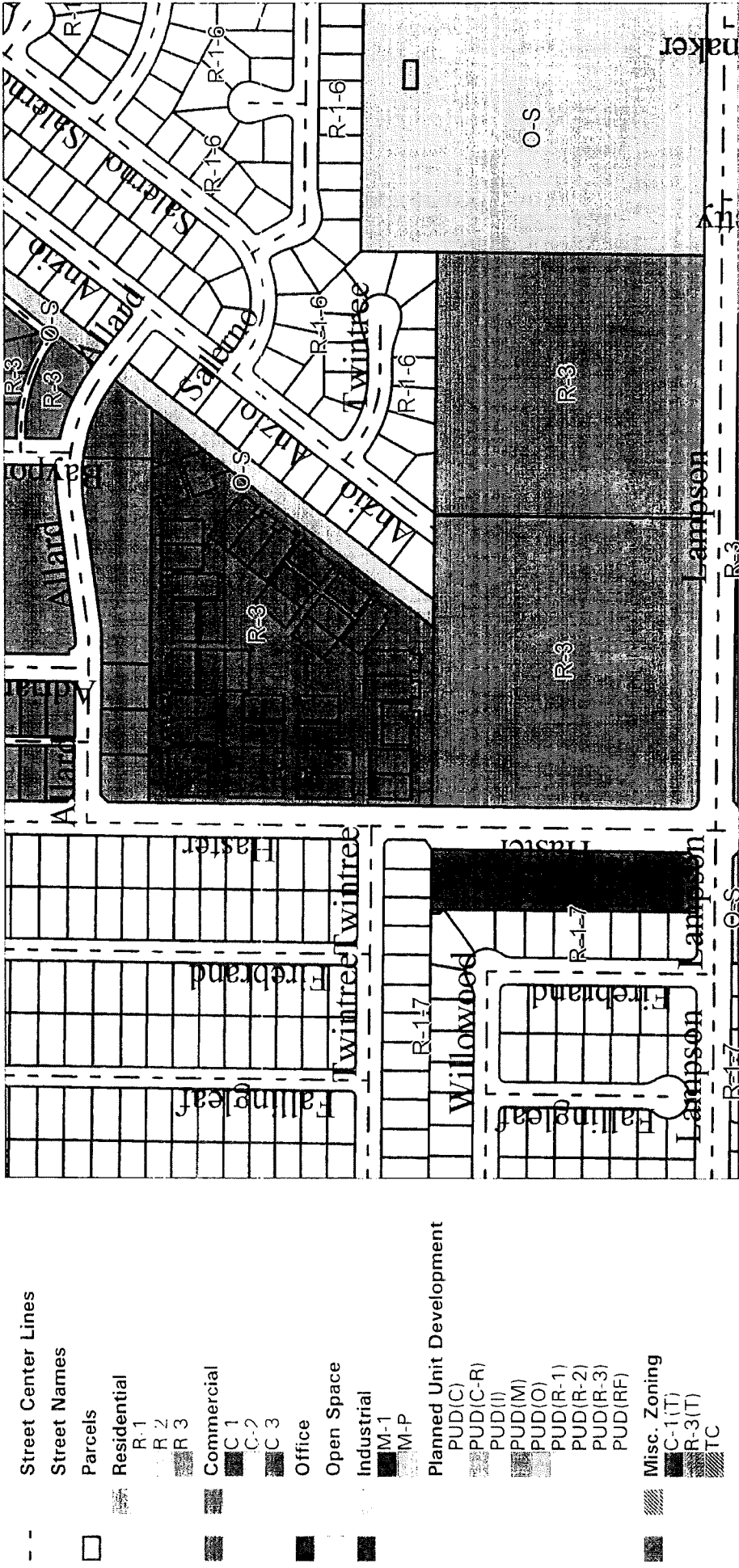
If you wish to provide comment on the above listed project, you may do so by attending the Public Hearing or submitting comments in writing to the Planning Division prior to the hearing date. Please reference the case number with all correspondence.

For further information, please call (714) 741-5312, or inquire at the Planning Services Division, City Hall, 11222 Acacia Parkway.

**ATTENTION MULTI-TENANT PROPERTY OWNERS: THIS NOTICE IS NOT MAILED TO YOUR TENANTS. PLEASE POST THIS WHERE IT WILL BE VISIBLE TO YOUR TENANTS.**



# City of Garden Grove



SCALE 1 : 4,101











# GARDEN GROVE JOURNAL

**PROOF OF PUBLICATION** (2015.5. C.C.P.)

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a part or interested in the above title matter. I am the principle clerk of The Garden Grove Journal, a newspaper of general circulation, published in the City of Garden Grove, County of Orange, and which a newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Orange, State of California on November 26, 1984, case number A124641; that the notice, of which the annexed is a printed copy, has been published in regular and entire issue of said newspaper and not run in supplement there of on the following date, to wit:

Nov. 14, 2002

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed at Garden Grove, California.

Date Nov. 14, 2002

Carol Jemin  
Signature

This space is for the County Clerk's Filing Stamp

## LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 1130 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THURSDAY, 7:00 P.M., DECEMBER 5, 2002 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBE BELOW:

**NEGATIVE DECLARATION**  
**PLANNED UNIT DEVELOPMENT NO. PUD-145-02**  
**SITE PLAN NO. SP-316-02**  
**TENTATIVE TRACT MAP NO. TT-1453**  
**DEVELOPMENT AGREEMENT**

A request to rezone approximately 5.8 acres in the CGSP/PR51 (Peripheral Residential District Area 5 of the Community Center Specific Plan) to PUD (Planned Unit Development), allow a 42 lot subdivision and construct 37 single-family homes. The site is located on the southeast corner of Century Boulevard and Teft Street.

**TENTATIVE PARCEL MAP NO. PM-2002-193**

A request to consolidate 38 lots into one parcel for an existing apartment complex located on the east side of Hester Street south of Allard Avenue at 12242 through 12352 Hester Street in the R-3 (Multiple Family Residential) zone.

**CONDITIONAL USE PERMIT NO. CUP-625-02**

A request to operate a 7,500 square foot adult day care facility with an outdoor patio in an existing retail shopping center located on the southwest corner of Westminster Avenue and Brookhurst Street at 988 Westminster Avenue in the C-1 (Neighborhood Commercial) zone.

Copies of the Negative Declaration, including the initial study and the documents used in the preparation of the initial study, and all documents referenced in the Negative Declaration are available for public review at the Garden Grove City Hall, 11222 Acacia Parkway.

**ALL INTERESTED PARTIES** are invited to attend said Hearing and express their views and objections in person or against the proposal as outlined above. If you challenge the application in the City of Garden Grove, your challenge must be filed with the Planning Commission at the public hearing. Your challenge may be limited to raising issues you or someone else raised at the public hearing. For more information, notice, in written correspondence delivered to the Planning Commission at or prior to the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741-5312.

DATE: NOVEMBER 11, 2002  
PUBLISH: NOVEMBER 14, 2002

Publish Nov. 14, 2002  
Garden Grove Journal (GG 02-462)

# GARDEN GROVE JOURNAL

12866 Main Street, Suite 203, Garden Grove, CA 92840  
Tel: (714) 539-6018 • Fax: (714) 892-7052

<b>PLANNING DIVISION</b>	City of Garden Grove
Community Development Department	<b>LAND USE PERMIT APPLICATION</b>

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

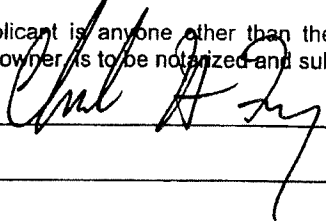
Phone: (949) 474-1345

**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: \_\_\_\_\_

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

**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING SERVICES DIVISION**

**LETTER OF AUTHORIZATION**

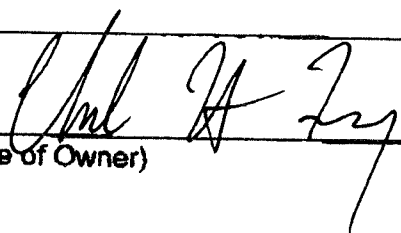
**TO BE NOTARIZED**

To: City of Garden Grove

Application for TENTATIVE PARCEL MAP N<sup>o</sup> 2002-193

CHARLES H. FRY FOR  
I, ARROYO DEVELOPMENT PARTNERS, owner of the below-described property, do hereby appoint MK DEVELOPMENT SERVICES as my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval. The conditions of approval may be required to be recorded on the title of the property in the form of a Notice of Discretionary Permit Approval. These conditions of approval run with the land and constitute express limitations and restriction on the use of the Property. These conditions of approval will be binding on all persons who own or occupy the Property.

LEGAL PROPERTY DESCRIPTION: LOTS 1 THROUGH 38, TRACT N<sup>o</sup> 5046  
M.M. 225/10-11

  
\_\_\_\_\_  
(Signature of Owner)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

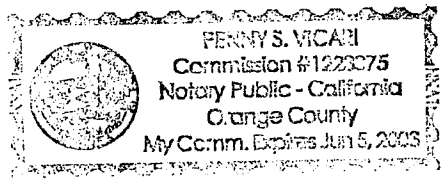
State of California }  
County of ORANGE } SS.

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: \_\_\_\_\_

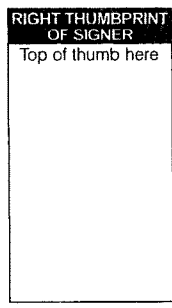
Signer(s) Other Than Named Above: \_\_\_\_\_

**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: \_\_\_\_\_



**ENVIRONMENTAL INFORMATION FORM**  
(To Be Completed By Applicant)

Date Filed: \_\_\_\_\_

**GENERAL INFORMATION:**

1. Name and address of developer or project sponsor: ARROYO DEVELOPMENT PARTNERS, LLC  
19800 MACARTHUR BLVD, #150  
IRVINE, CA. 92612
2. Address of project: 12242-12352 HASTER STREET
3. Assessor's Block and Lot Number: 231-051-2 THROUGH 39
4. Name, address, and telephone number of person to be contacted concerning this project:  
M-K DEVELOPMENT SERVICES, INC ATT'N: EURET MAZELON  
2221 E. WINSTON RD. #K  
ANAHEIM, CA. 92806 (714)635-1966 (714)635-1204 FAX
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: NONE
6. Existing zoning district and General Plan designation: \_\_\_\_\_
7. Proposed use of site (project for which this form is filed): TO REMAIN AS MULTI-FAMILY

**PROJECT DESCRIPTION:**

9. Site size (gross acres/square feet): ±430,158 SF.
10. Square footage of structures/buildings: EXISTING TO REMAIN
11. Number of floors of construction: EXISTING TO REMAIN
12. Amount of off-street parking provided: EXISTING TO REMAIN.
13. Proposed scheduling (phasing): N/A
14. Associated projects: NONE
15. Anticipated phased development: N/A

- 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:	<b>Robert Fowler</b>	
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		
<b>ANALYSIS</b>		
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"/> <b>Code Enforcement</b> | <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		
<b>ANALYSIS</b>		
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:	<b>Glen Krieger</b>	
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		
<b>ANALYSIS</b>		
Please provide any information you would like to be included in the Staff Report.		
• <i>SUD PM COA'S</i>		
<i>(SK)</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.

Joe [Signature] Jim [Signature]

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

**RECEIVED**

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET** NOV 08 2002

DISTRIBUTION:

PUBLIC WORKS

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

ATTN:	<b>Keith Jones</b>	
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		
<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.



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:	<b>Patrick Collins</b>	
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		
<b>ANALYSIS</b>		
Please provide any information you would like to be included in the Staff Report.		
<i>No Comments. All in all.</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 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>Patrick Collins</b>	
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		
<b>ANALYSIS</b>		
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 18 2002

Case No. PM-2002-193

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:	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.

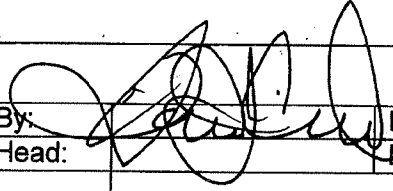
There appears to be a shortage of ~~parking~~ available off street parking for the apartment complex. Cars from the complex are regularly parked on both sides of Haster Street. Traffic Engineering is taking a ~~rel~~ curb request to Traffic Commission on 11/14/02 to improve sight distance for vehicles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

Conditions of Approval to be included in the Planning Commission Resolution:

See attached

Prepared By:		Date:	11/12/02	Ext.:	5185
Div/Dept. Head:		Date:		Ext.:	
Signature:		Date:		Ext.:	

**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  
 WTR ATLAS T. 10  
 SEWER " NE18

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

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

**RECEIVED**

DISTRIBUTION:

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

NOV 08 2002

PUBLIC WORKS  
 UTILITIES

ATTN:	<b>Scott Webb</b>	
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		
<b>ANALYSIS</b>		
Please provide any information you would like to be included in the Staff Report.		
1) <del>SEE</del> COA		

Please list specific conditions of approval on reverse side.

REF  
 475-2546-1110  
 SEWER " NEIS

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

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

**RECEIVED**

DISTRIBUTION:

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

NOV 08 2002

PUBLIC WORKS  
 UTILITIES

ATTN:	<b>Scott Lowe</b>	
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		
<b>ANALYSIS</b>		
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.

ORANGE COAST TITLE COMPANY  
640 NORTH TUSTIN #208  
SANTA ANA, CA 92705  
(714) 558-2836 (800) 540-3515

00002  
Rec'd 5/25/02  
SANTA ANA, CA 92705  
5/25/02

PRELIMINARY REPORT

VISTA COMMUNITIES  
19800 MACARTHUR BOULEVARD #750  
IRVINE, CA 92612

ATTENTION: BEVERLY SCHUBERTH  
YOUR REF.: ARROYO DEVELOPMENT

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, ORANGE COAST 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 BELOW 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 EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

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.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AS OF AUGUST 21, 2002 AT 7:30 A.M.



KEVIN REICHLING  
TITLE OFFICER  
FAX #: 714-836-0349



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 --

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.

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.

- F. 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. 231-051-31  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 5.

- G. 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. 231-051-32  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 6.

- H. 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 \$1,838.80  
1ST INSTALLMENT \$919.40  
2ND INSTALLMENT \$919.40  
CODE AREA 18-108  
PARCEL NO. 231-051-33  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 7.

- I. 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. 231-051-34  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 8.

- J. 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. 231-051-35  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 9.

- 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.

- P. 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. 231-061-04  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 15.

- Q. 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. 231-051-05  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 16.

- R. 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. 231-051-06  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 17.

- S. 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. 213-051-07  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 18.

- T. 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. 231-051-08  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 19.

- 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.

- Z. 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. 231-051-14  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 25.

- AA. 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. 231-051-15  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 26.

- AB. 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. 231-051-16  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 27.

- AC. 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. 231-051-17  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 28.

- AD. 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. 231-051-18  
EXEMPTION NONE

SAID MATTER AFFECTS LOT 29.



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.

AJ. 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. 231-051-24  
 EXEMPTION NONE

SAID MATTER AFFECTS LOT 35.

AK. 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. 231-051-25  
 EXEMPTION NONE

SAID MATTER AFFECTS LOT 36.

AL. 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. 231-051-26  
 EXEMPTION NONE

SAID MATTER AFFECTS LOT 37.

AM. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ. OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

1. EASEMENTS FOR INGRESS AND EGRESS, PARKING, PIPELINE, DRAINAGE, SANITARY SEWERS, PUBLIC UTILITIES, SLOPES AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED BY INSTRUMENTS OF RECORD AND THE MAP OF SAID TRACT, AFFECTING ONLY THE COMMON AREA.

2. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT,  
 RECORDED: IN BOOK 6463, PAGE 320, OFFICIAL RECORDS  
 AFFECTS: HASTER STREET

NOTE: AND AS AMENDED BY A QUITCLAIM DEED RECORDED IN BOOK 7812, PAGE 884, OFFICIAL RECORDS.

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

ITEM NO. 7 CONTINUED --

THE LIEN OR CHARGE OF SAID INSTRUMENT WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST SHOWN IN PARAGRAPH 10  
RECORDED: JUNE 4, 2001 AS INSTRUMENT NO. 20010362776, OFFICIAL RECORDS

SAID MATTER AFFECTS LOTS 2-7, 9-12, 14, 16-21, 23, 27-31 AND 33-36.

8. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AN INSTRUMENT ENTITLED "REGULATORY AGREEMENT" EXECUTED BY AND BETWEEN CITY OF GARDEN GROVE, A CALIFORNIA MUNICIPAL CORPORATION AND ARROYO DEVELOPMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED DECEMBER 3, 1999 AS INSTRUMENT NO. 19990828003, OFFICIAL RECORDS.

THE LIEN OR CHARGE OF SAID INSTRUMENT WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST SHOWN IN PARAGRAPH 10  
RECORDED: JUNE 4, 2001 AS INSTRUMENT NO. 20010362776, OFFICIAL RECORDS

9. A LAUNDRY ROOM LEASE FOR THE TERM OF NO LESS THAN 3 YEARS AND NO MORE THAN 20 YEARS UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED  
DATED: FEBRUARY 16, 2000  
LESSOR: ARROYO DEVELOPMENT PARTNERS, LLC, AS OWNER OF SAID LAND AND BY OTHER PERSONS AS OWNERS OF OTHER LANDS IN THE COMMUNITY AREA.  
LESSEE: WEB SERVICE COMPANY, INC.  
RECORDED: FEBRUARY 9, 2001 AS INSTRUMENT NO. 20010076756, 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.

THE LIEN OR CHARGE OF SAID INSTRUMENT WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST SHOWN IN PARAGRAPH 10  
RECORDED: JUNE 4, 2001 AS INSTRUMENT NO. 20010362775, OFFICIAL RECORDS.

10. A DEED OF TRUST TO SECURE AN INDEBTEDNESS.  
AMOUNT: \$9,200,000.00  
TRUSTOR: ARROYO DEVELOPMENT PARTNERS, LLC  
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION  
BENEFICIARY: BERKSHIRE MORTGAGE FINANCE LIMITED PARTNERSHIP  
DATED: JUNE 1, 2001  
RECORDED: JUNE 4, 2001 AS INSTRUMENT NO. 20010362773, OFFICIAL RECORDS

THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED  
TO: FANNIE MAE  
BY ASSIGNMENT  
RECORDED: JUNE 4, 2001 AS INSTRUMENT NO. 20010362774, 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  
GRANIOR: 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.

THE LAND REFERRED TO 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 --

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.

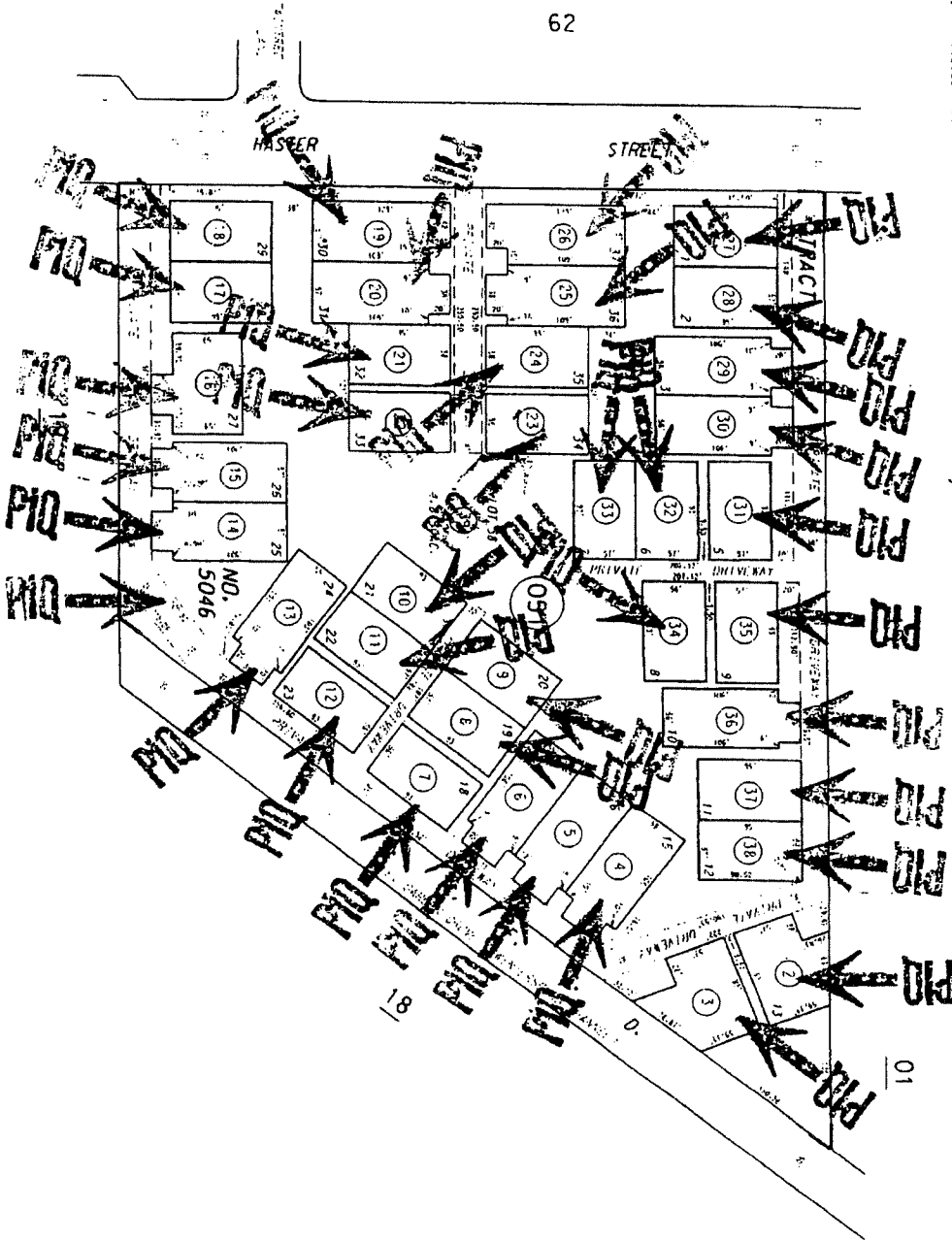
ALSO EXCEPT THEREFROM ANY UNDERGROUND WATER WHICH MAY BE DEVELOPED IN, UNDER, OR UPON SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED(S) RECORDED IN BOOK 7892, PAGE(S) 589, OFFICIAL RECORDS.

MARCH 1967

TRACT NO. 5046

M.M. 225-10.11

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES  
ASSESSOR'S MAP BOOK 231 PAGE 05 COUNTY OF ORANGE



62

Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to street and other land. No liability is assumed by reason of any reliance hereon.

231-05





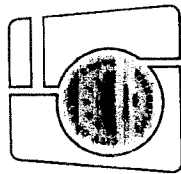




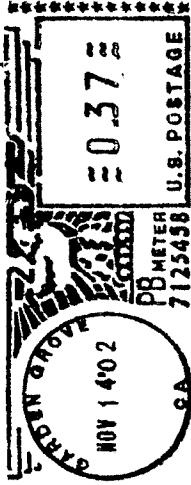








P.O. BOX 3070  
GARDEN GROVE, CA 92842

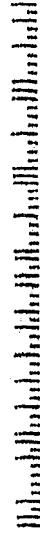


*Moved  
from Mrs. Nguyen*

*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





# City of Garden Grove

## OFFICIAL NOTICE AFFECTS YOUR PROPERTY

### PLEASE READ!

TUNG T NGUYEN & NANCY L NGUYEN



### OFFICIAL NOTICE OF PUBLIC HEARING

The City of Garden Grove Planning Commission will hold a Public Hearing in the Council Chamber, 11300 Stanford Avenue, Garden Grove, to consider the following request:

- PUBLIC HEARING DATE:** THURSDAY, DECEMBER 5, 2002 AT 7:00 P.M.
- PROJECT DESCRIPTION:** A REQUEST TO CONSOLIDATE 38 LOTS INTO ONE PARCEL FOR AN EXISTING APARTMENT COMPLEX.
- PROJECT LOCATION:** EAST SIDE OF HASTER STREET SOUTH OF ALLARD AVENUE AT 12242 THROUGH 12352 HASTER STREET
- CASE NUMBER:** TENTATIVE PARCEL MAP NO. PM-2002-193
- ZONE:** R-3 (MULTIPLE FAMILY RESIDENTIAL)

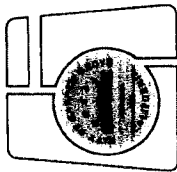
*The City of Garden Grove has determined that this project is exempt pursuant to CEQA.*

If you wish to provide comment on the above listed project, you may do so by attending the Public Hearing or submitting comments in writing to the Planning Division prior to the hearing date. Please reference the case number with all correspondence.

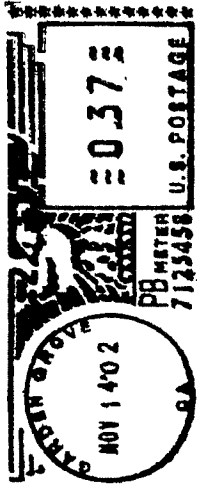
For further information, please call (714) 741-5312, or inquire at the Planning Services Division, City Hall, 11222 Acacia Parkway.

**ATTENTION MULTI-TENANT PROPERTY OWNERS: THIS NOTICE IS NOT MAILED TO YOUR TENANTS. PLEASE POST THIS WHERE IT WILL BE VISIBLE TO YOUR TENANTS.**

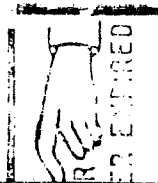




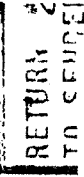
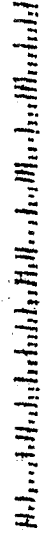
P.O. BOX 3070  
GARDEN GROVE, CA 92842



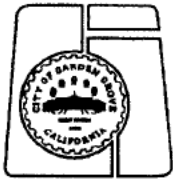
PM-2002-1983



32660+132843/3070



DE



# City of Garden Grove

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ARROYO DEV PARTNERS LLC



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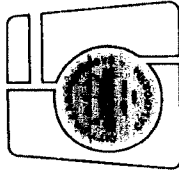
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- PROJECT LOCATION: EAST SIDE OF HASTER STREET SOUTH OF ALLARD AVENUE AT 12242 THROUGH 12352 HASTER STREET**
- CASE NUMBER: TENTATIVE PARCEL MAP NO. PM-2002-193**
- ZONE: R-3 (MULTIPLE FAMILY RESIDENTIAL)**

*The City of Garden Grove has determined that this project is exempt pursuant to CEQA.*

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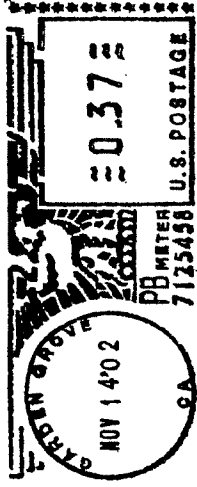


P.O. BOX 3070  
GARDEN GROVE, CA 92842

Rt. # \_\_\_\_\_  
Carr. Init. \_\_\_\_\_  
Date \_\_\_\_\_

- 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 1002-193

66442+7840 03



# City of Garden Grove

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GORDON R HANSHAW & SHELBA J HANSHAW



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# City of Garden Grove

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WANDA FRAME



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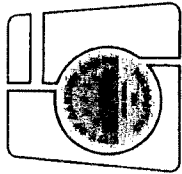
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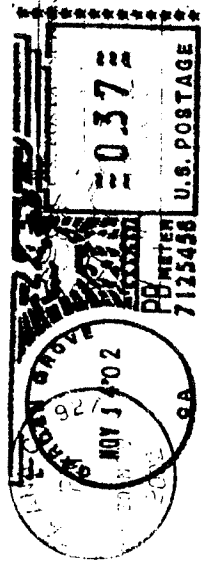
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P.O. BOX 3070  
GARDEN GROVE, CA 92842

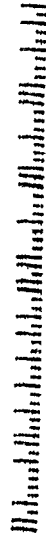
*Handwritten signature*



G

RETURN  
TO SENDER

92842-3070





# City of Garden Grove

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ALBERTO SOLARES



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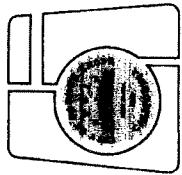
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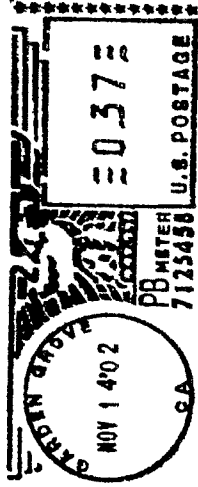
**ATTENTION MULTI-TENANT PROPERTY OWNERS: THIS NOTICE IS NOT MAILED TO YOUR TENANTS. PLEASE POST THIS WHERE IT WILL BE VISIBLE TO YOUR TENANTS.**



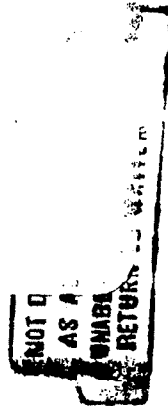


P.O. BOX 3070  
GARDEN GROVE, CA 92842

FX



PM-2002-193



90501+435522/3070



# City of Garden Grove

**OFFICIAL NOTICE AFFECTS YOUR PROPERTY  
PLEASE READ!**

PROVIDENT & HASTER PARTNERSHIP



## OFFICIAL NOTICE OF PUBLIC HEARING

The City of Garden Grove Planning Commission will hold a Public Hearing in the Council Chamber, 11300 Stanford Avenue, Garden Grove, to consider the following request:

**PUBLIC HEARING DATE: THURSDAY, DECEMBER 5, 2002 AT 7:00 P.M.**

**PROJECT DESCRIPTION: A REQUEST TO CONSOLIDATE 38 LOTS INTO ONE PARCEL FOR AN EXISTING APARTMENT COMPLEX.**

**PROJECT LOCATION: EAST SIDE OF HASTER STREET SOUTH OF ALLARD AVENUE AT 12242 THROUGH 12352 HASTER STREET**

**CASE NUMBER: TENTATIVE PARCEL MAP NO. PM-2002-193**

**ZONE: R-3 (MULTIPLE FAMILY RESIDENTIAL)**

*The City of Garden Grove has determined that this project is exempt pursuant to CEQA.*

If you wish to provide comment on the above listed project, you may do so by attending the Public Hearing or submitting comments in writing to the Planning Division prior to the hearing date. Please reference the case number with all correspondence.

For further information, please call (714) 741-5312, or inquire at the Planning Services Division, City Hall, 11222 Acacia Parkway.

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