



CITY OF GARDEN GROVE

7/22/2024

Permit Application# _____

and/or Code Enforcement Case # 193096

BETTY AND DONNA HANEY
10421 ORREY PL
GARDEN GROVE, CA 92844

RE: 13321 HALE AVE, GARDEN GROVE, CA 92844

Dear Property Owner:

On 7/22/2024 your property was released with an AS-IS Condition. Please provide the City of Garden Grove, in writing, the estimated closing date within ten (10) days of the date of this letter as well as contact information. However, if escrow has closed on the above address, please provide the closing date. As per the AS-IS Agreement provided by the City of Garden Grove, the buyer has thirty (30) days after the close of escrow to make the necessary corrections and contact the Building and Safety Division for a final inspection. Once the final inspection is complete the Code Enforcement case can be closed.

Please note that in completing this process and complying with the terms and conditions listed in the agreement, the City will agree to not record an Existence of Substandard with the County Recorder as well as will agree to not charge administrative fees against the above property. If you have any questions contact 714-741-5355 Monday through Thursday, from 7:30-8:30 a.m. and 4:30-5:30 p.m. City Hall offices are closed on alternating Fridays.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Dent', written over a blue circular stamp or seal.

David Dent
Chief Building Official

**RE: As-Built additions Permit Application: (N/A) and
Code Enforcement Case # 193096**

DATE: _____

**OWNER ACKNOWLEDGMENT
PURCHASING PROPERTY IN "AS IS" CONDITION**

PROPERTY ADDRESS: _____ 10421 Orrey Pl., Garden Grove, CA 92843 _____

I, _____, am the prospective buyer of the substandard property noted above and agree to purchase said property in an "AS IS" condition, contrary to the noted violations/conditions described by the City of Garden Grove's Building and Safety Division's report attached hereto and incorporated by reference:

Dated: _____ **by Inspector:** _____.

I understand and acknowledge the existence of the violations/conditions described in the above listed report and understand that by purchasing the property listed above, I will become responsible for the violations/conditions identified therein. Further, I understand and acknowledge that conditions at the Property constitute a violation of the City of Garden Grove's Municipal Code ("GGMC"). Violations of the GGMC are misdemeanors, punishable by a fine of up to \$1,000, six months in jail, or both. Further, each day that a violation exists may be charged as a separate offense. Moreover, the City may also choose to issue administrative citations for continued failure to comply with the GGMC, which carry a fine of up to \$1,000 per violation, per day. Finally, the City may choose to file a civil action against you in order to obtain compliance with the provisions of the GGMC including but not limited to requesting the Court to appoint a receiver to take possession and control of the Property and have the violations remedied.

It should be noted that this acknowledgement does not certify that the property described above has been abated, nor does this release the prospective buyer of the obligation to repair said property in conformance with the laws of the State of California and the Property Maintenance and/or building standards contained within the Garden Grove Municipal Code.

As the prospective buyer, I agree to obtain the permits required by the Building and Safety Division within **30 days** after the close of escrow. **Work is to commence immediately.** If corrections are not completed, a Record of Substandard may be recorded against the property along with applicable Administrative Fees.

ESTIMATED ESCROW CLOSING DATE: _____

*** Please sign the bottom of Correction Notice and return with this Notarized document to the City of Garden Grove Building and Safety Division. Please ensure your submitted document includes both the Correction Notice date as well as the Inspector's Name.**

PROSPECTIVE BUYER

Correction Notice

1. INTERIOR REMODEL TO LEGALIZE THREE (3) BEDROOMS AT NORTH SIDE OF FIRST FLOOR TO SINGLE BEDROOM.
2. EXTENSION OF ONE (1) ROOM TO INCLUDE PORTION OF EXISTING ENCLOSED PATIO

Received:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

Subscribed and sworn to (or affirmed) before me on this _____
day of _____, 2024, by _____
_____.

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

(Seal)

Signature

