

RECORDING REQUESTED BY

See below

When Recorded Mail To:

City Clerk
City of Garden Grove
P. O. Box 3070
Garden Grove, CA 92842

NOTICE OF COMPLETION
OF PUBLIC IMPROVEMENT AND WORK

NOTICE IS HEREBY GIVEN that the City of Garden Grove, a municipal corporation, located in Garden Grove, County of Orange, California, has caused a public improvement, to wit:

SITE C DEMOLITION PROJECT

To be executed on the preceding real property, more particularly described in Exhibit A attached hereto and made a part of. The contract for furnishing of all labor, services, materials, and equipment, and all utilities and transportation, including power, fuel, and water, and performing all work necessary to demolish all existing structures, in a good and workmanlike manner in strict accordance with the specifications, plans, and drawings therefore on file in the office of the City Clerk of the City of Garden Grove, for above-described public project and work, was heretofore made and entered into with, **Titan Consolidated Industries, Inc.**, on the 12th day of July 2016, and filed for record in the office of the City Clerk of the City of Garden Grove; that the work upon said real property has been completed, and that the Senior Real Property Agent and Building Inspector have notified the Garden Grove City Council that they have made and completed a final inspection of the demolition of said structures. The Senior Real Property Agent has certified in writing to the Garden Grove City Council that all the provisions of the contract and contract documents for the furnishing of all labor, materials, and equipment, and the performing of all work necessary for said public project above described has been fully complied with to his satisfaction as required by the contract document; that final acceptance of the of said public project above described was made on the 22nd day of November, 2016 that the nature of the title to said real property is as follows:

The City of Garden Grove, a municipal corporation, is the owner of said real property described in Exhibit A, in fee simple interest. The City of Garden Grove awarded a contract to **Titan Consolidated Industries, Inc.**, for the purpose of furnishing of all labor, services, materials, and equipment, and all utilities and transportation, including power, fuel, and water, and performing all work necessary to demolish of all existing structures.

NAME OF SURETY on Labor and Material Bond is: Nationwide Mutual Insurance Company
7777 Alvarado Rd. Suite 201
La Mesa, CA 91942
Tel No. (800) 822-3666

DATED this _____ day of _____ 20 _____

CITY OF GARDEN GROVE, a
municipal corporation

By _____
City Manager

ATTEST:

City Clerk

STATE OF CALIFORNIA
COUNTY OF ORANGE

I am the City Manager of the City of Garden Grove

I have read the foregoing Notice of Completion of said public project, and know the contents thereof; and I certify that the same is true of my own knowledge, except as to those matters, which are therein stated upon my information or belief, and as to those matters I believe to be true.

I certify (or declare), under penalty of perjury, that the foregoing is true and correct.

Executed on _____ at Garden Grove, California
(Date) (Place)

Scott C. Stiles
City Manager

Exhibit A

Legal Description

Real property in the City of Garden Grove, County of Orange, State of California, described as follows:

PARCEL A:

LOT 215 OF TRACT 2012, IN THE CITY OF GARDEN GROVE, AS PER MAP RECORDED IN BOOK 55, PAGES 47, 48 AND 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THE SOUTH 129.44 FEET OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, AS PER MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C:

PARCEL 1:

THE NORTH 12 FEET OF THE WEST 400 FEET OF THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

EXCEPTING THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN AND TO ALL OIL, GAS, MINERAL OR HYDROCARBON SUBSTANCES LYING IN, UNDER OR ON THE ABOVE DESCRIBED LAND, UNTIL FEBRUARY 02, 1974, AS EXCEPTED AND RESERVED BY WALTER R. GISLER AND OTHERS IN THE DEED FROM THEM RECORDED MARCH 31, 1949 IN BOOK 182, PAGE 196 OF OFFICIAL RECORDS, WHICH DEED PROVIDES THAT SHOULD OIL, GAS, MINERAL OR HYDROCARBON SUBSTANCES BE DISCOVERED PRIOR TO SAID FEBRUARY 02, 1974, OR BE DISCOVERED IN ANY WELL BEING DRILLED ON SAID LAND ON SAID DATE, OR BE DISCOVERED SUBSEQUENTLY TO SAID DATE IN ANY LEASE THAT IS IN EFFECT ON SAID FEBRUARY 02, 1974, COVERING SAID LAND OR ANY PART THEREOF, THEN AND IN THAT EVENT THE GRANTORS EXCEPT AND RESERVE TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, $\frac{1}{2}$ OF ALL OIL, GAS, MINERALS OR HYDROCARBON SUBSTANCES PRODUCED FROM SAID LAND DURING THE TERM OF SAID LEASE, AND SO LONG AS OIL, GAS, MINERAL OR HYDROCARBON SUBSTANCES ARE PRODUCED FROM SAID LAND;

ALSO EXCEPTING THEREFROM THE RIGHT OF ENTRY UPON THE SURFACE AND INTO THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND PRODUCING SAID SUBSTANCES, OR ANY OF THEM; AND FURTHER RESERVING $\frac{1}{2}$ OF ANY BONUS OR RENTAL PAID BY ANY LESSEE ON ACCOUNT OF ANY SUCH OIL, GAS, MINERAL OR OTHER HYDROCARBON LEASE COVERING SAID LAND.

PARCEL 2:

THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION THIRTY-FOUR, TOWNSHIP FOUR SOUTH, RANGE TEN WEST, IN THE RANCHO LOS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THE NORTH 12 FEET.

ALSO EXCEPTING THEREFROM THE SOUTH 200 FEET.

EXCEPTING THEREFROM AN UNDIVIDED ½ INTEREST IN AND TO ALL OIL, GAS, MINERAL OR HYDROCARBON SUBSTANCES LYING IN, UNDER OR ON THE ABOVE DESCRIBED LAND, UNTIL FEBRUARY 02, 1974, AS EXCEPTED AND RESERVED BY WALTER R. GISLER AND OTHERS IN THE DEED FROM THEM RECORDED MARCH 31, 1949 IN BOOK 182, PAGE 196 OF OFFICIAL RECORDS, WHICH DEED PROVIDES THAT SHOULD OIL, GAS, MINERAL OR HYDROCARBON SUBSTANCES BE DISCOVERED PRIOR TO SAID FEBRUARY 02, 1974, OR BE DISCOVERED IN ANY WELL BEING DRILLED ON SAID LAND ON SAID DATE, OR BE DISCOVERED SUBSEQUENTLY TO SAID DATE IN ANY LEASE THAT IS IN EFFECT ON SAID FEBRUARY 02, 1974, COVERING SAID LAND OR ANY PART THEREOF, THEN AND IN THAT EVENT THE GRANTORS EXCEPT AND RESERVE TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, ½ OF ALL OIL, GAS, MINERALS OR HYDROCARBON SUBSTANCES PRODUCED FROM SAID LAND DURING THE TERM OF SAID LEASE, AND SO LONG AS OIL, GAS, MINERAL OR HYDROCARBON SUBSTANCES ARE PRODUCED FROM SAID LAND; ALSO RESERVING THE RIGHT OF ENTRY UPON THE SURFACE AND INTO THE SUBSURFACE OF SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND PRODUCING SAID SUBSTANCES, OR ANY OF THEM; AND FURTHER RESERVING ½ OF ANY BONUS OR RENTAL PAID BY ANY LESSEE ON ACCOUNT OF ANY SUCH OIL, GAS, MINERAL OR OTHER HYDROCARBON LEASE COVERING SAID LAND.

PARCEL 2A:

AN EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES OVER THE NORTH 12 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION THIRTY-FOUR, TOWNSHIP FOUR SOUTH, RANGE TEN WEST, IN THE RANCHO LOS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL D:

PARCEL 1:

THE NORTH 45 FEET OF THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, IN TOWNSHIP 4 SOUTH, RANGE 1.0 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 7, ET SEQ., MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATER PIPE LINES OVER THE EAST 6 FEET OF SAID WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THE NORTH 12 FEET.

ALSO EXCEPTING THE SOUTH 200 FEET THEREOF.

PARCEL 3:

THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 7, ET SEQ., MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

EXCEPT THE NORTH 45 FEET THEREOF;

ALSO EXCEPT THEREFROM THE SOUTH 84 FEET THEREOF;

PARCEL 4:

THE SOUTH 84 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 10 ET SEQ., OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

EXCEPT ALL RIGHT, TITLE AND INTEREST IN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS LYING IN AND UNDER THE SURFACE OF THE FOLLOWING DESCRIBED PROPERTY, BELOW THE DEPTH OF FIVE HUNDRED FEET, UNTIL FEBRUARY 02, 1974. PROVIDED, HOWEVER THAT SHOULD OIL, GAS, MINERAL OR HYDROCARBON SUBSTANCES BE DISCOVERED BELOW THE DEPTH OF FIVE HUNDRED FEET PRIOR TO FEBRUARY 02, 1974, OR BE DISCOVERED IN ANY WELL BEING DRILLED ON SAID DATE OR BE DISCOVERED SUBSEQUENTLY TO SAID DATE IN ANY LEASE THAT IS IN EFFECT ON FEBRUARY 02, 1974, COVERING SAID PROPERTY, OR ANY PART THEREOF, THEN AND IN THAT EVENT, THE ABOVE NAMED GRANTEE HEREIN, OR THEIR SUCCESSORS AND ASSIGNS, SHALL BE ENTITLED TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES PRODUCED FROM SAID PROPERTY BELOW SAID FIVE HUNDRED FOOT DEPTH DURING THE TERM OF SAID LEASE AND SO LONG AS OIL, GAS, MINERAL OR HYDROCARBON SUBSTANCES ARE SO PRODUCED, THEY HAVING THE RIGHT OF ENTRY INTO THE SUBSURFACE OF SAID LAND BELOW THE DEPTH OF FIVE HUNDRED FEET BY THE METHOD COMMONLY KNOWN AS WHIPSTOCKING OR SLANT DRILLING FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND PRODUCING SAID SUBSTANCES OR ANY OF THEM.

PARCEL E:

LOTS 216 AND 217 OF TRACT NO. 2012, AS SHOWN ON A MAP RECORDED IN BOOK 55, PAGES 47, 48 AND 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

ALSO EXCEPT THEREFROM ALL WATER AND SUBSURFACE WATER RIGHTS, WITHOUT THE RIGHT OF SURFACE ENTRY, BELOW A DEPTH OF 500 FEET, AS DEDICATED OR RESERVED IN INSTRUMENTS OF RECORD.

PARCEL F:

LOT 214 OF TRACT NO 2012, AS PER MAP RECORDED IN BOOK 55, PAGE 47 TO 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT $\frac{1}{2}$ OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXPLORING FOR, BORING, EXTRACTING, DRILLING, MINING, PROSPECTING FOR, REMOVING OR MARKETING SAID SUBSTANCES, AS RESERVED IN VARIOUS DEEDS OF RECORD.

ALSO EXCEPT AN UNDIVIDED $\frac{1}{4}$ INTEREST IN ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHTS OF ENTRY UPON ANY PORTION OF THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, BORING, EXCAVATING, DRILLING, MINING, PROSPECTING FOR, REMOVING, OR MARKETING SAID SUBSTANCES, AS RESERVED IN VARIOUS DEEDS OF RECORD.

PARCEL G:

LOT 213 OF TRACT NO. 2012, AS PER MAP RECORDED IN BOOK 55, PAGE 47 TO 49 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT $\frac{1}{2}$ OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXPLORING FOR, BORING, EXTRACTING, DRILLING, MINING, PROSPECTING FOR, REMOVING OR MARKETING SAID SUBSTANCES, AS RESERVED IN VARIOUS DEEDS OF RECORD.

ALSO EXCEPT AN UNDIVIDED $\frac{1}{4}$ INTEREST IN ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHTS OF ENTRY UPON ANY PORTION OF THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, BORING, EXCAVATING, DRILLING, MINING, PROSPECTING FOR, REMOVING, OR MARKETING SAID SUBSTANCES, AS RESERVED IN VARIOUS DEEDS OF RECORD.