

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: At the end of the cul-de-sac on Sorrell Drive just south of Banner Drive, at 11831 Trask Avenue
HEARING DATE: May 17, 2018	GENERAL PLAN: Low Density Residential
CASE NOS.: Lot Line Adjustment No. LLA-016-2018, and Variance No. V-020-2018	ZONE: R-1 (Single-Family Residential)
APPLICANT: George and Beverly Paras	CEQA DETERMINATION: Exempt – CEQA Guidelines § 15061(b)(3) and 15305
PROPERTY OWNER: Same as applicant	APN NO.: 100-352-28 and 31

REQUEST:

The applicant is requesting: (1) Lot Line Adjustment approval to remove an existing lot line between two (2) adjoining parcels (Assessor's Parcel Nos. 100-352-28 and 31), thereby consolidating the two (2) lots into a single lot, for the purposes of constructing a new single-family dwelling; and (2) Variance approvals to allow: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone.

BACKGROUND:

The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28), as legally described in the attached title report and the submitted lot line adjustment plans. Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. Parcel 1 is vacant and Parcel 2 is improved with a detached accessory structure.

Both properties are zoned R-1 (Single-Family Residential) and have General Plan Land Use Designations of Low Density Residential. The site abuts R-1 zoned properties to the north and to the west, across Sorrell Drive, and Trask Avenue to the south. Adjacent to, and above the site, is the Garden Grove SR-22 Freeway.

The applicant is proposing to consolidate the two (2) subject properties for the purposes of developing the site with a single-family residential dwelling.

The property owners acquired Parcel 1 from CalTrans (California Department of Transportation) in 2014 and Parcel 2 from a private property owner in 1999. Over the years, both parcels have undergone several modifications for public roadway improvements, through several recorded instruments, since 1954. As shown in Tract No. 2166 (attached as Exhibit B), Parcel 1 is a portion of the original Lot 9. Originally, Lot 9 had a lot size of approximately 7,620 square feet. However, due to subsequent modifications for road and highway improvements relating to, but not limited to, the installation of a cul-de-sac at the intersection of Sorrell Drive and Trask Avenue, the installation of a storm drain at the end of the cul-de-sac, the widening of the Trask Avenue roadway, and the construction of the Garden Grove SR-22 Freeway, Lot 9 had been significantly modified and reduced in size to its current state, currently known as Parcel 1. Additionally, due to similar circumstances relating primarily to the construction of the Garden Grove SR-22 Freeway, a remnant and triangular-shaped parcel had been created, currently known as Parcel 2, which is landlocked (no frontage to an accessible street) and undevelopable. A remnant detached accessory structure remains on Parcel 2, which will be removed to accommodate the proposed project.

The property owners, Mr. and Mrs. George and Beverly Paras, currently own the abutting property to the north, located at 13452 Sorrell Drive (APN: 100-352-08), which is improved with a single-family dwelling. For many years, the property owners had witnessed and observed several issues occurring on the abutting vacant property (the two subject properties) such as, but not limited to: dumping, graffiti, drug use, and homeless encampments. Due to the shape and private orientation of the property, inadvertently aided by the adjacent sound wall of the freeway/bridge, the vacant property, which has limited visibility from Trask Avenue, has become a common place for chronic issues and nuisances. The property owners acquired the two (2) properties intending to develop the property with a single-family dwelling, and to improve the blighted area.

DISCUSSION:

LOT LINE ADJUSTMENT:

In order for the project to move forward and in accordance with the State Subdivision Map Act, the applicant is requesting approval of a Lot Line Adjustment to consolidate the two (2) properties (Parcel 1 and Parcel 2, as described in the attached title report) into one, for the purpose of constructing a new single-family dwelling.

The ultimate right-of-way of Sorrell Drive is 60 foot (60'-0") in width between property lines, which includes a twelve foot (12'-0") public right-of-way, as measured from the face of curb to the subject property line. Currently, the property with frontage along Sorrell Drive (Parcel 1) does not have the required public right-of-way. As part of this application, the property owner will dedicate the required twelve foot (12'-0") public right-of-way to the City of Garden Grove, which contains an area of 718 square feet.

Parcel 1 (APN: 100-352-31) is 3,083 square feet in area. Parcel 2 (APN: 100-352-28) is 3,286 square feet in area. The combined lot area of the two (2) parcels would be 6,369 square feet. The subject properties are zoned R-1-7, which has a minimum lot size requirement of 7,200 square feet. After consolidation, and after the required public right-of-way dedication of twelve feet (12'-0"), the site will maintain a lot area of 5,651 square feet, which is 1,549 square feet short of the minimum lot size requirement (7,200 square feet) of the zone. Thus, variance approval is necessary to deviate from the minimum lot size requirement of the R-1-7 in order for the project to move forward. Staff has also determined that two (2) additional variances are necessary to facilitate the development of the site with a new single-family dwelling. In summary, the three (3) required variance approvals are as follows:

- (i) a deviation from the minimum 7,200 square foot lot size requirement of the R-1-7 (Single-Family Residential) zone;
- (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and
- (iii) a deviation from the open space requirement of the R-1-7 zone.

Provided the (3) proposed Variances are approved, Staff believes that the consolidation of the lots will be consistent with the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and the State Subdivision Map Act. With exception of the three (3) requested variances, the project, along with the future development of the site with a new single-family dwelling, would comply with all development standards of the R-1-7 zone.

VARIANCE:

As part of this application, the applicant prepared and submitted architectural plans demonstrating that the consolidated property was developable with a single-family residential dwelling, in compliance with all Municipal Code requirements and development standards as they pertain to the R-1-7 (Single-Family Residential) zone, with the exception of three (3) development standards. In order for the project to move forward, the applicant is requesting the approval of three (3) variances to allow:

- (i) a deviation from the minimum 7,200 square foot lot size requirement of the R-1-7 (Single-Family Residential) zone;
- (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and
- (iii) a deviation from the open space requirement of the R-1-7 zone.

The R-1-7 zone establishes a minimum lot size of 7,200 square feet. After the proposed Lot Line Adjustment to consolidate the two (2) properties (Parcel 1 and Parcel 2, as described in the attached title report) into one lot, and after the required public right-of-way dedication of twelve feet (12'-0"), the resulting lot size will be 5,651 square feet, which is less than the minimum 7,200 square foot lot size

requirement of the R-1-7 zone. Therefore, the consolidated lot would be deficient by 1,549 square feet from the minimum lot area. A variance from the minimum lot area standard set forth in the R-1-7 zone is necessary for the proposed project to move forward.

The R-1-7 zone establishes a minimum rear yard setback requirement, at a depth of 20% of the lot depth, not to exceed 25 feet. The "rear yard setback" is measured from the "rear lot line," as these terms are defined in Chapter 9.04 of the Garden Grove Municipal Code. The location of the Code required minimum rear yard setback for the proposed irregularly shaped lot as determined in accordance with these definitions is illustrated on the attached Exhibit A. Based on the Municipal Code definition of "rear setback" and how the rear setback is measured, a single-family dwelling on the subject lot could not provide a sufficient rear setback (minimum of 11.6 feet) due to the odd shape of the lot. As shown in the attached Exhibit A, a typical single-family dwelling would encroach the Code defined "rear setback" line and provide a 0'-0" rear setback from the Code defined "rear lot line". It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the minimum rear yard setback requirement of the R-1-7 zone. Although a traditional rear setback could not be achieved on the subject lot, the applicant has demonstrated on the submitted architectural plans (see Exhibit A) that a single-family dwelling could still provide a 42'-6" setback from the rearmost part of the property (the easternmost point of the triangular shaped Parcel 2). A variance is required to deviate from the minimum rear yard setback requirement in order for the proposed new lot to be developed.

And finally, the R-1-7 zone requires a minimum of 1,000 square feet of usable open space maintained in the required rear yard. As defined in Chapter 9.04 of the Garden Grove Municipal Code, the "rear yard" is an open space extending across the full width of the lot measured inward from and at right angles to the "rear lot line." The location of the Code required minimum rear yard area for the proposed irregularly shaped lot as determined in accordance with these definitions is illustrated on the attached Exhibit A. Based on the Municipal Code definitions of "rear yard" and "required rear yard depth" and how the location of the minimum 1,000 square feet of open space is determined (within the required rear yard), a typical single-family dwelling on the subject lot could not provide the minimum 1,000 square feet of open space within the rear yard due to the odd shape of the lot. As shown in the attached Exhibit A, a typical single-family dwelling would encroach the entirety of the Code defined "required rear yard" area. It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the open space requirements of the R-1-7 zone. Although the 1,000 square feet of open space could not be located within the Code defined "required rear yard" area, in the traditional sense, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide at least 1,000 square feet of usable open space behind the dwelling and in the easternmost portion of the lot (see Exhibit A). A variance is required to deviate from the open space requirement of the R-1-7 zone in order for the proposed new lot to be developed.

Staff is supportive of the (3) Variances. Proposed reasons supporting the five (5) variance findings required pursuant to State law and Garden Grove Municipal Code Section 9.32.030.D.6 are included in the attached Resolution set forth below:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The project involves two (2) legal nonconforming sized lots, which the applicant proposes to consolidate into one larger parcel to facilitate development of a single-family dwelling. The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28). Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. Due to a twelve foot (12'-0") public right-of-way dedication along Sorrell Drive, the net developable lot area of consolidated site is reduced by 718 square feet, resulting in a final lot size of 5,651 square feet. The two (2) subject properties (Parcels 1 and 2) have undergone several modifications, through several recorded instruments, since 1954. Parcel 1 is a portion of Lot 9 of Tract No. 2166. Originally, Lot 9 had a lot size of approximately 7,620 square feet. However, due to subsequent modifications for road and highway improvements relating to, but not limited to, the installation of a public cul-de-sac at the intersection of Sorrell Drive and Trask Avenue, the installation of a storm drain at the end of the cul-de-sac, the widening of the Trask Avenue roadway, and the construction of the Garden Grove SR-22 Freeway by CalTrans (California Department of Transportation), Lot 9 has been significantly modified and reduced in size to its current state, currently referred to as Parcel 1. Additionally, due to similar circumstances relating primarily to the construction of the Garden Grove SR-22 Freeway, a remnant and triangular-shaped parcel had been created, currently referred to as Parcel 2, which is landlocked (no frontage to an accessible street) and undevelopable. Other properties on streets in similar residential zones, in the same zone and/or in the neighborhood of the subject site are not subject to the same public right-of-way dedications and substantial street and highway improvements that significantly alter their shape and reduce their developable area, as it does to the subject site involved in the proposed project.

The R-1-7 zone establishes a minimum lot size of 7,200 square feet. After the proposed Lot Line Adjustment to consolidate the two (2) properties (Parcel 1 and Parcel 2, as described in the attached title report) into one lot, and after the required public right-of-way dedication of twelve feet (12'-0"), the resulting lot size will be 5,651 square feet, which is less than the minimum 7,200 square foot lot size requirement of the R-1-7 zone. In order to meet the 7,200 square foot minimum lot size, additional land would need to be acquired. The lots abutting the site are all developed with residential uses, are owned by others, and/or are public rights-of-ways. Thus, further consolidation of abutting properties to meet the 7,200 square foot lot size minimum is not feasible. Although the resulting lot size (5,651 square feet) will be less than

the 7,200 square foot lot size minimum requirement, the project brings the combined property closer into conformance to the minimum lot size requirement of the zone.

The R-1-7 zone establishes a minimum rear yard setback requirement, at a depth of 20% of the lot depth, not to exceed 25 feet. The "rear yard setback" is measured from the "rear lot line," as these terms are defined in Chapter 9.04 of the Garden Grove Municipal Code. Based on the Municipal Code definition of "rear setback" and how the rear setback is measured, a single-family dwelling on the subject lot could not provide a sufficient rear setback (minimum of 11.6 feet) due to the odd shape of the lot. The evidence presented demonstrates that a typical single-family dwelling would encroach the Code defined "rear setback" line and provide a 0'-0" rear setback from the Code defined "rear lot line". It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the minimum rear yard setback requirement of the R-1-7 zone. Although a traditional rear setback could not be achieved on the subject lot, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide a 42'-6" setback from the rearmost part of the property (the easternmost point of the triangular shaped Parcel 2).

Additionally, the R-1-7 zone requires a minimum of 1,000 square feet of usable open space maintained in the required rear yard. As defined in Chapter 9.04 of the Garden Grove Municipal Code, the "rear yard" is an open space extending across the full width of the lot measured inward from and at right angles to the "rear lot line." Based on the Municipal Code definitions of "rear yard" and "required rear yard depth" and how the location of the minimum 1,000 square feet of open space is determined (within the required rear yard), a typical single-family dwelling on the subject lot could not provide the minimum 1,000 square feet of open space within the rear yard due to the odd shape of the lot. The evidence presented demonstrates that a typical single-family dwelling would encroach the entirety of the Code defined "required rear yard" area. It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the open space requirements of the R-1-7 zone. Although the 1,000 square feet of open space could not be located within the Code defined "required rear yard" area, in the traditional sense, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide at least 1,000 square feet of usable open space behind the dwelling and in the easternmost portion of the lot (see Exhibit A).

With exception of the three (3) requested variances (minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. Other properties on streets in similar residential zones, in the same zone or in the neighborhood of the subject site,

are typically comprised of common shaped lots that are rectangular, trapezoidal, or triangular. However, the subject site is atypical in shape, which significantly limits the ability to develop the property with a single-family dwelling in a traditional manner and in compliance with all R-1-7 development standards. The foregoing, including the required right-of-way dedications, past significant street and highway improvements that altered the size and shape of the site, that further lot consolidation at this site is impractical, and that the proposed project is otherwise consistent with the standards and intent of the R-1-7 single-family residential zone constitute exceptional circumstances and conditions applicable to the subject property and its intended development that do not apply generally to other property in similar zones, the same zone, and neighborhood.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The granting of the Variance will not give the property owner a special privilege over other property owners in the area. The subject site is located in an area of properties that are zoned R-1-7 (Single-Family Residential), which has a minimum lot size requirement of 7,200 square feet, a minimum rear setback requirement determined at a depth of 20% of the lot depth, not to exceed 25 feet, and minimum open space requirements in the required rear yard. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. For example, the property directly across Sorrell Drive, to the west of the subject site, located at 11811 Trask Avenue (APN: 100-351-28), is an existing single-family residentially developed property that is substandard in lot size, and was also subject to the same road and highway improvements as the subject properties. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height.

3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The Variance requests will allow the newly consolidated parcel to deviate from the minimum lot size requirement, the minimum rear yard setback requirement, and the rear yard open space requirement of the R-1-7 (Single-Family Residential) zone, in order to facilitate the development of one single-family residential dwelling on the site. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. Provided the project complies with the Conditions of Approval, the balance of the R-1-7 development standards, and provides 1,000 square feet of usable open space as demonstrated in the submitted plans, the granting of the Variances will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. In addition, the subject site is currently vacant and, due to its shape, private orientation, and the adjacent sound wall of the freeway/bridge, the property has limited visibility from Trask Avenue. As a result, for many years, the vacant site has been utilized for activities such as dumping, graffiti, drug use, and homeless encampments. Development and occupancy of the site will help eliminate these chronic nuisance activities to the benefit of the public welfare and the property in the zone and neighborhood.

4. The granting of such Variance will not adversely affect the City's General Plan.

The applicant is proposing a Lot Line Adjustment to consolidate the two (2) properties into one intending to develop the property with a single-family dwelling, which is a use that is consistent with the intent of the General Plan and the zoning classification as single-family residential developments are permitted in the R-1-7 zone. The proposed Variance request will not cause an adverse effect on the City's General Plan since the Municipal Code, in conjunction with the requirements of the R-1-7 zone, are tools used to implement the goals of the General Plan. Approval of the Variance is consistent with several goals set forth in the General Plan. For example, Goal LU-1 of the General Plan encourages the development of residential lots to help meet the needs of the anticipated growth of the community and the regional housing needs. Land Use Implementation Program 2B (LU-IMP-2B) encourages new development to be similar in scale to the adjoining residential neighborhood to preserve its character. Finally, Goal LU-4 of the General Plan encourages the development of uses that are compatible with neighboring uses. The proposed single-family residential project is consistent with all of these goals, and the proposed Variance is needed to facilitate the project. Therefore, granting of this Variance is in keeping with the spirit and intent of the General Plan.

5. The approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The subject site is located in an area of properties that are zoned R-1-7 (Single-Family Residential), which has a minimum lot size requirement of 7,200 square feet, a minimum rear setback requirement determined at a depth of 20% of the lot depth, not to exceed 25 feet, and minimum open space requirements in the required rear yard. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. For example, the property directly across Sorrell Drive, to the west of the subject site, located at 11811 Trask Avenue (APN: 100-351-28), is an existing single-family residentially developed property that is substandard in lot size, and was also subject to the same road and highway improvements as the subject properties. Approval of the proposed Variance will not set a precedent, as the lots are legally created and will be consolidated to allow the construction of a single-family home, which will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. Pursuant to the Conditions of Approval, the rights granted pursuant to the Variance shall continue in effect for only so long as a single-family dwelling structure similar in size, orientation, and location to the structure depicted on the architectural and site plans presented to the Planning Commission in conjunction with its approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018 are approved by the City and constructed and continue to exist on the Site. In the event the necessary building and other permit or permits for such a structure is/are not obtained within one year of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, the Variance shall cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. In addition, the Conditions of Approval require that a minimum of 1,000 square feet of contiguous and usable open space shall be provided to the rear of the single-family dwelling unit, to the satisfaction of the Planning Services Division, and in a similar fashion as shown in the architectural plans submitted for Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018. Therefore, the granting of

the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

California Environmental Quality Act:

The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 5, Minor Alterations in Land Use Limitations (CEQA Guidelines §15305), and Review for Exemption (CEQA Guidelines §15061(b)(3)) as set forth in the attached Notice of Exemption.

RECOMMENDATION:

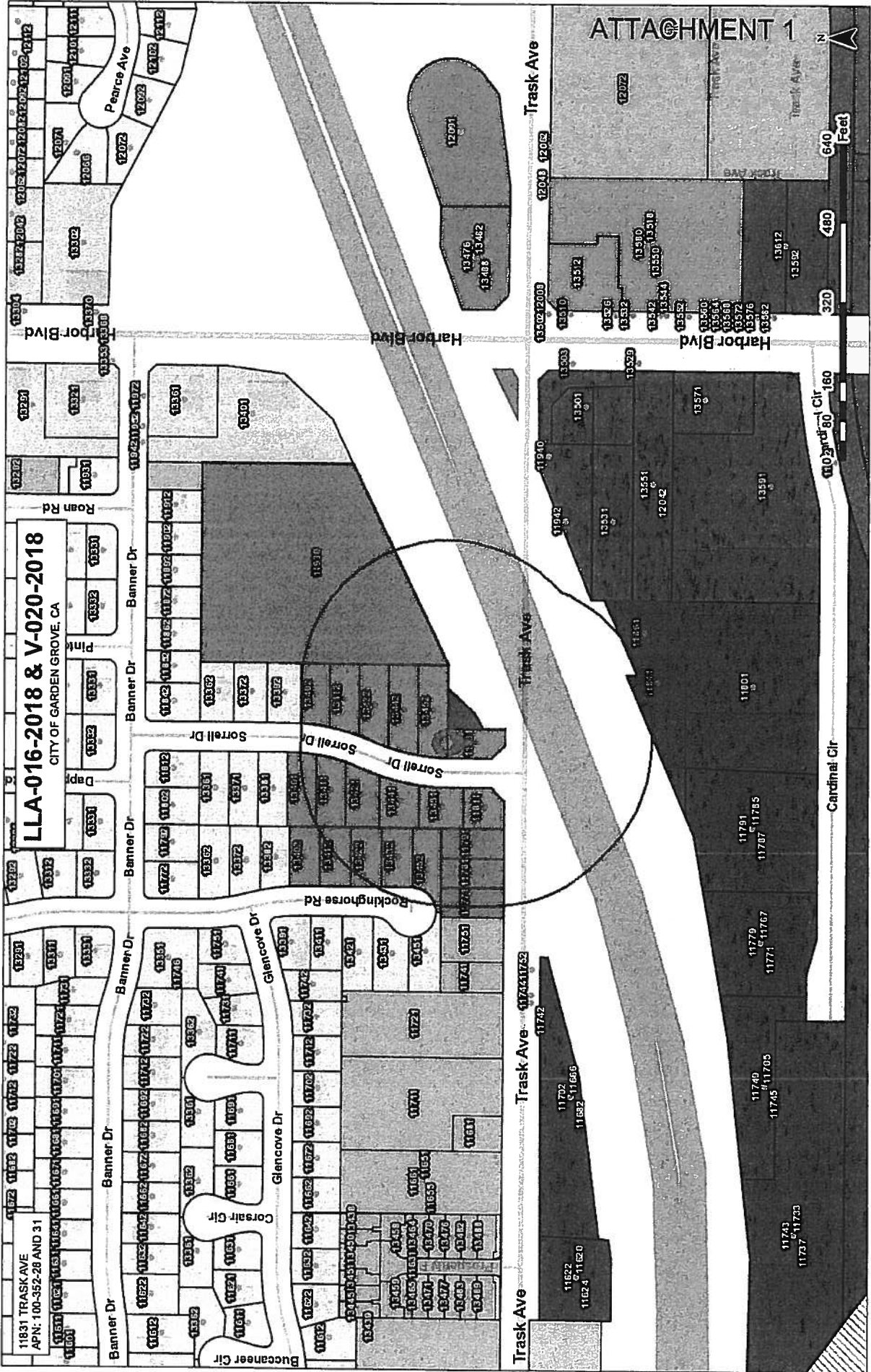
Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 5921-18 approving Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, subject to the conditions of approval.


LEE MARINO
Planning Services Manager


By: Chris Chung
Urban Planner

Attachment 1: Vicinity Map
Attachment 2: Lot Line Adjustment Plans
Attachment 3: Public Right-of-Way Dedication Plans
Attachment 4: Architectural Plans
Attachment 5: Title Report
Attachment 6: Exhibit A
Attachment 7: Exhibit B (Tract No. 2166)



LLA-016-2018 & V-020-2018
CITY OF GARDEN GROVE, CA

11831 TRASK AVE
APN: 100-352-28 AND 31

ATTACHMENT 1

640 Feet

480

320

160

80

40

20

10

5

2.5

1.25

0.625

0.3125

0.15625

0.078125

0.0390625

0.01953125

0.009765625

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
 City of Garden Grove
 P.O. Box 3070
 Garden Grove, CA 92842
 Attn: Planning Services Division

APPLICATION FOR LOT LINE ADJUSTMENT NO. LLA- 17-xx

RECORD OWNERS:

PARCEL NO. 100-352-28

PARCEL NO. 100-352-31

NAME: GEORGE AND BEVERLY PARAS

NAME: BEVERLY PARAS

ADDRESS: 13452 SORRELL DRIVE
GARDEN GROVE, CA 92843

ADDRESS: 13452 SORRELL DRIVE
GARDEN GROVE, CA 92843

NAME: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

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

APPLICANT/OWNER

APPLICANT/OWNER

By: _____
 Title: George Paras (Owner)

By: _____
 Title: Beverly Paras (Owner)

By: _____
 Title: _____

By: _____
 Title: _____

By: _____
 Title: _____

By: _____
 Title: _____

Date: _____

Date: _____

Contact Person: Jack C. Lee (Engineer)

Address: 576 E. Lambert Road

Daytime Phone No.: 714-671-1050 ext 118

Brea, California 92821

SPACE BELOW FOR OFFICIAL USE ONLY

Date Received	Land Use Designation	CEQA Status	Subdivision Committee Action APPROVED Date:	Land Use APPROVED By: Date:
Zoning	AP Numbers	Filing Fee	Date Filed	Recording Date
Receipt Number				

City of Garden Grove
 Planning Services Division
 (714) 741-5312

EXHIBIT A

LOT LINE ADJUSTMENT NO. LLA- 17-xx

(LEGAL DESCRIPTION BEFORE LLA)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Beverly Paras	100-352-31	PARCEL 1
George and Beverly Paras	100-352-28	PARCEL 2

PARCEL 1 (APN: 100-352-31)

THAT PORTION OF LOT 9 OF TRACT NO. 2166, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 65, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 102247-1 AS DESCRIBED IN DEED RECORDED MARCH 25, 2014 AS INSTRUMENT NO. 201400011203, OF OFFICIAL RECORDS; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL, S82°01'24"E, 3.35 FEET TO THE TRUE POINT OF BEGINNING (TPOB); THENCE LEAVING SAID NORTHERLY LINE, N22°03'54"W, 3.86 FEET; THENCE N60°10'43"E, 3.73 FEET; THENCE N29°22'00"W, 21.89 FEET; THENCE S61°45'12"W, 3.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET, A RADIAL LINE TO SAID POINT BEARS N60°15'20"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°05'27", AN ARC LENGTH OF 18.96 FEET; THENCE N42°50'07"W, 14.29' TO THE EASTERLY LINE OF SORRELL DRIVE, 60.00 FEET WIDE, AS SHOWN ON SAID TRACT NO. 2166; THENCE ALONG SAID EASTERLY LINE, N00°16'19"E, 18.90 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, S89°43'41"4, 60.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID LOT, S00°16'19"W, 70.80 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 102247-1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL , N82°01'24"W, 26.83 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (APN: 100-352-28)

THAT PORTION OF CERTAIN PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BOUNDED SOUTHEASTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND SO ACQUIRED, DISTANT THEREON EASTERLY 80.91 FEET FROM NORTHWESTERLY CORNER THEREOF; THENCE IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND ACQUIRED, DISTANCE SOUTHERLY 87.53 FEET FROM SAID NORTHWESTERLY CORNER.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JULY 20, 2004 AT RECORDING NO. 2004000656987 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JUNE 13, 2006 AT RECORDING NO. 2006000393901 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS.

CONTAINING AREAS OF APPROXIMATELY 3,083 SQUARE FEET FOR PARCEL 1.
 3,286 SQUARE FEET FOR PARCEL 2.
 COMBINED TOTAL OF APPROXIMATELY 6,369 SQUARE FEET.

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND "C" AND BY THIS REFERENCE MADE A PART HEREOF. SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

EXHIBIT A-1

LOT LINE ADJUSTMENT NO. LLA- 17-xx

(LEGAL DESCRIPTION AFTER LLA)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
George and Beverly Paras	100-352-28 & 31	PARCEL 1

PARCEL 1 (APN: 100-352-28 AND 31)

THAT PORTION OF LOT 9 OF TRACT NO. 2166, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 65, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 102247-1 AS DESCRIBED IN DEED RECORDED MARCH 25, 2014 AS INSTRUMENT NO. 201400011203, OF OFFICIAL RECORDS; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL, S82°01'24"E, 3.35 FEET TO THE TRUE POINT OF BEGINNING (TPOB); THENCE LEAVING SAID NORTHERLY LINE, N22°03'54"W, 3.86 FEET; THENCE N60°10'43"E, 3.73 FEET; THENCE N29°22'00"W, 21.89 FEET; THENCE S61°45'12"W, 3.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET, A RADIAL LINE TO SAID POINT BEARS N60°15'20"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°05'27", AN ARC LENGTH OF 18.96 FEET; THENCE N42°50'07"W, 14.29' TO THE EASTERLY LINE OF SORRELL DRIVE, 60.00 FEET WIDE, AS SHOWN ON SAID TRACT NO. 2166; THENCE ALONG SAID EASTERLY LINE, N00°16'19"E, 18.90 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, S89°43'41"4, 60.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID LOT, S00°16'19"W, 70.80 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 102247-1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, N82°01'24"W, 26.83 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF CERTAIN PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, BOUNDED SOUTHEASTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND SO ACQUIRED, DISTANT THEREON EASTERLY 80.91 FEET FROM NORTHWESTERLY CORNER THEREOF; THENCE IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND ACQUIRED, DISTANCE SOUTHERLY 87.53 FEET FROM SAID NORTHWESTERLY CORNER.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JULY 20, 2004 AT RECORDING NO. 2004000856987 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JUNE 13, 2006 AT RECORDING NO. 2006000393901 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS.

CONTAINING AREAS OF TOTAL OF APPROXIMATELY 6,369 SQUARE FEET.

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND "C" AND BY THIS REFERENCE MADE A PART HEREOF. SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORDS, IF ANY.

EXHIBIT B

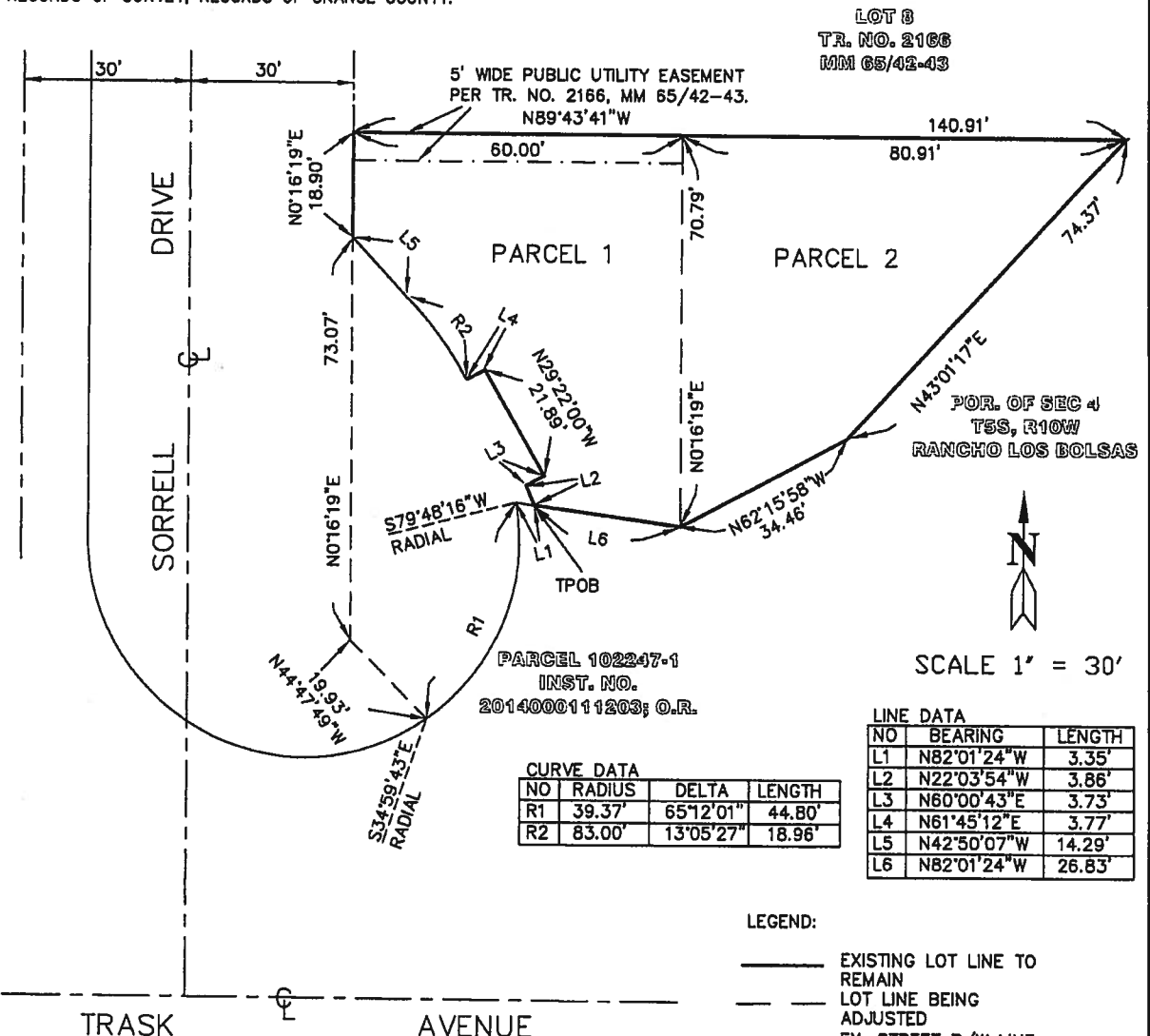
LOT LINE ADJUSTMENT NO. LLA- 17-XX

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Beverly Paras	100-352-31	PARCEL 1
George and Beverly Paras	100-352-28	PARCEL 2

BASIS OF BEARING NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°43'41"W OF THE CENTERLINE OF TRASK AVENUE PER RECORD OF SURVEY 2009-1130, FILED IN BOOK 242 PG 30 OF RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY.



CURVE DATA

NO	RADIUS	DELTA	LENGTH
R1	39.37'	65°12'01"	44.80'
R2	83.00'	13°05'27"	18.96'

LINE DATA

NO	BEARING	LENGTH
L1	N82°01'24"W	3.35'
L2	N22°03'54"W	3.86'
L3	N60°00'43"E	3.73'
L4	N61°45'12"E	3.77'
L5	N42°50'07"W	14.29'
L6	N82°01'24"W	26.83'

- LEGEND:**
- EXISTING LOT LINE TO REMAIN
 - - - LOT LINE BEING ADJUSTED
 - EX. STREET R/W LINE
 - TPOB TRUE POINT OF BEGINNING
 - REC'D RECORDED

EXHIBIT C

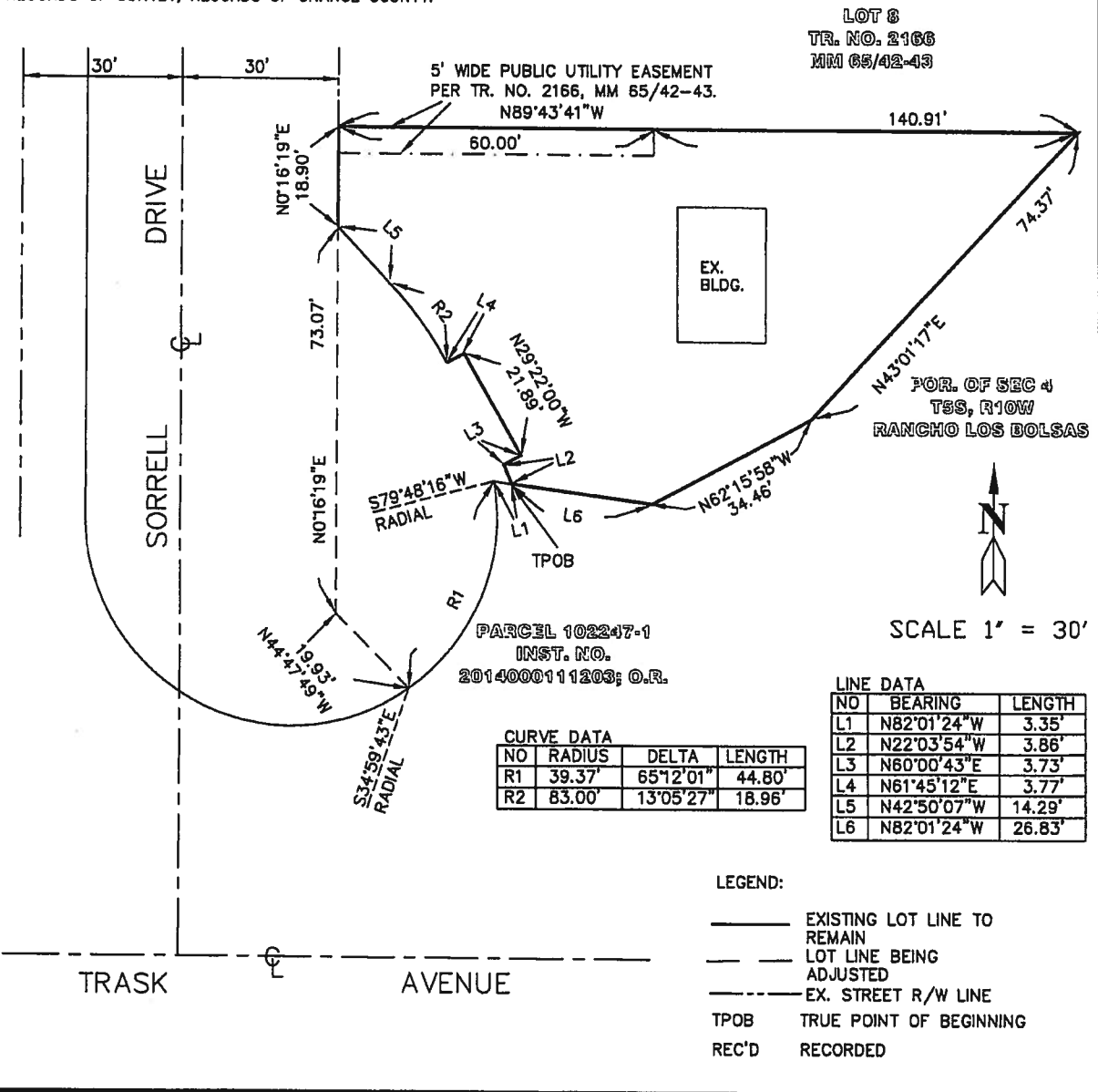
LOT LINE ADJUSTMENT NO. LLA- 17-XX

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
Beverly Paras	100-352-31	PARCEL 1
George and Beverly Paras	100-352-28	PARCEL 2

BASIS OF BEARING NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°43'41"W OF THE CENTERLINE OF TRASK AVENUE PER RECORD OF SURVEY 2009-1130, FILED IN BOOK 242 PG 30 OF RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY.



Recording Requested By:
CITY OF GARDEN GROVE
AND WHEN RECORDED MAIL TO
City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92842
Attn: City Clerk Office

Portion of: (APN: 100-352-31)
ASSESSOR PARCEL NUMBER

This is to certify that this document covers City Business within
the meaning of Section 6103 of the Government Code.

City Clerk's No.: _____

By: _____

FOR A VALUABLE CONSIDERATION, receipt of which I hereby acknowledged,

Beverly Paras

does hereby GRANT to CITY OF GARDEN GROVE, a municipal corporation, an easement for public street
and highway purposes in, on and over the real property in the City of Garden Grove, County of Orange,
State of California, described as:

PER LEGAL DESCRIPTION SHOWN ON EXHIBIT "A" AND DELINEATED ON
PLAT MAP SHOWN AS EXHIBIT "B", BOTH OF WHICH ARE ATTACHED
HERETO AND MADE A PART THEREOF

It is understood that each undersigned grantor grants only that portion of the above described land in which
said grantor has interest

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 _____)

ON _____, BEFORE ME
PERSONALLY APPEARED

_____ WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE
STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE
AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

By: _____

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

STREET DEED

City of Garden Grove

APPROVED AS TO FORM OTHER THAN LEGAL DESCRIPTION

By: _____
City Attorney

Dated: _____

APPROVED AS TO EXECUTION AND DESCRIPTION

By: _____
Right of Way Agent

Dated: _____

This is to certify that the interest in real property conveyed by the deed or grant dated _____ from _____

_____ to the City of Garden Grove, a governmental agency, is hereby accepted by the undersigned officer on behalf of the Garden Grove City Council pursuant to authority conferred by Resolution of the Garden Grove City Council adopted July 17, 1978, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

By: _____
City Clerk

EXHIBIT "A"
(APN: 100-352-31)
RIGHT-OF-WAY DEDICATION
LEGAL DESCRIPTION

THAT PORTION OF LOT 9 OF TRACT NO. 2166, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 65, PAGES 42 AND 43 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 102247-1 AS DESCRIBED IN DEED RECORDED MARCH 25, 2014 AS INSTRUMENT NO. 2014000111203, OF OFFICIAL RECORDS; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL, S82°01'24"E, 3.35 FEET TO THE TRUE POINT OF BEGINNING (TPOB); THENCE LEAVING SAID NORTHERLY LINE, N22°03'54"W, 3.86 FEET; THENCE N60°10'43"E, 3.73 FEET; THENCE N29°22'00"W, 21.89 FEET; THENCE S61°45'12"W, 3.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET, A RADIAL LINE TO SAID POINT BEARS N60°15'20"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°05'27", AN ARC LENGTH OF 18.96 FEET; THENCE N42°50'07"W, 14.29' TO THE EASTERLY LINE OF SORRELL DRIVE, 60.00 FEET WIDE, AS SHOWN ON SAID TRACT NO. 2166; THENCE ALONG SAID EASTERLY LINE, N00°16'19"E, 17.56 FEET, THENCE S42°50'07"E, 27.11 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°05'27", AN ARC LENGTH OF 21.71 FEET; THENCE S25°12'03"E, 14.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 51.37 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°20'56", AN ARC LENGTH OF 17.35 FEET TO A POINT AT THE NORTHERLY LINE OF SAID PARCEL 102247-1, SAID POINT BEING DISTANT 9.12 FEET FROM TRUE POINT OF BEGINNING (TPOB); THENCE N82°01'24"W, 9.12 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF APPROXIMATELY 718 SQUARE FEET.

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

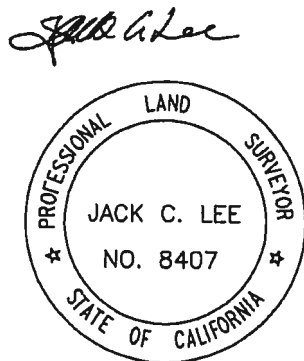
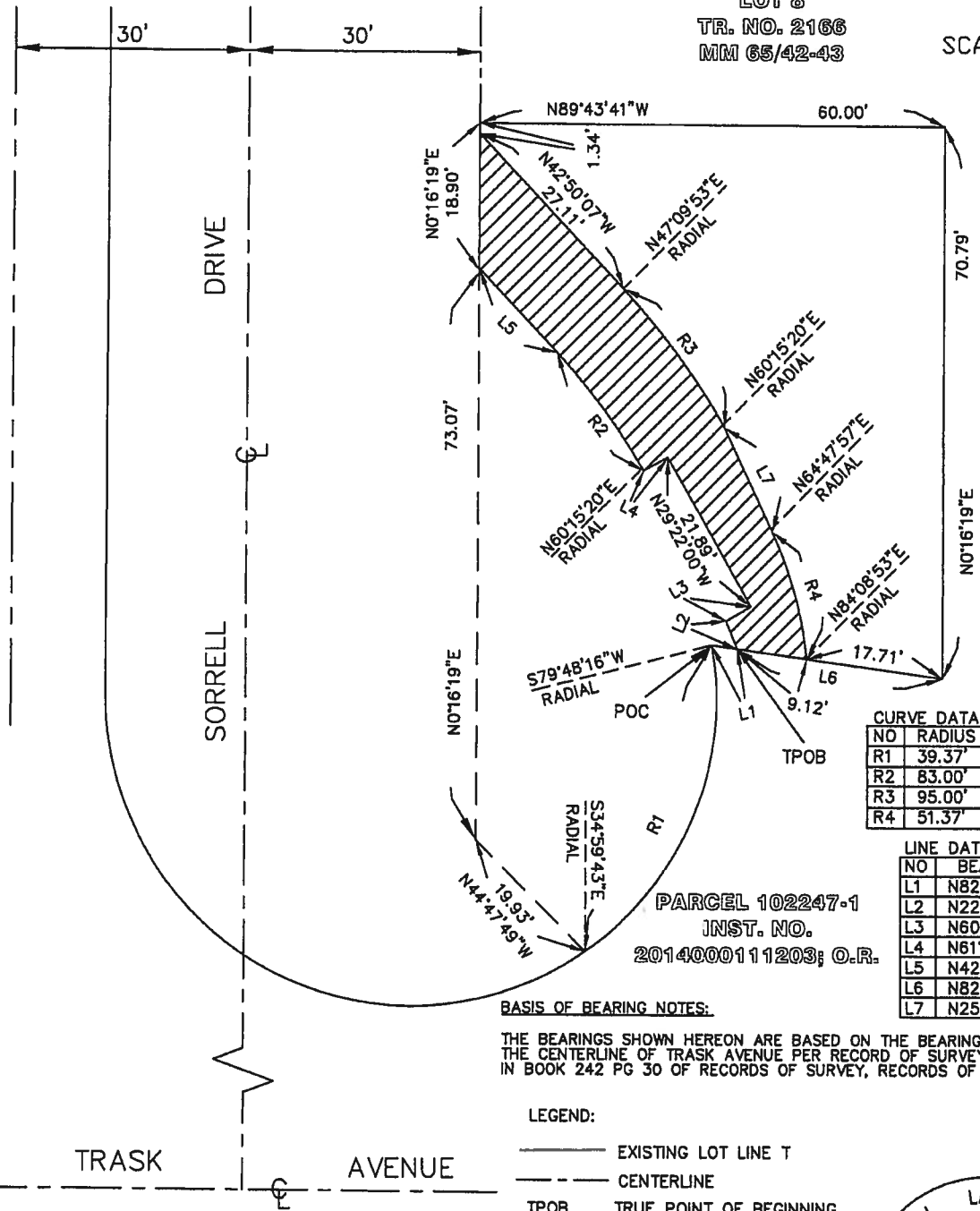


EXHIBIT "B"
 (APN: 100-352-31)
 RIGHT-OF-WAY DEDICATION
 PLAT MAP

LOT 8
 TR. NO. 2166
 MM 65/42-43



SCALE 1" = 20'



CURVE DATA			
NO	RADIUS	DELTA	LENGTH
R1	39.37'	65°12'01"	44.80'
R2	83.00'	13°05'27"	18.96'
R3	95.00'	13°05'27"	21.71'
R4	51.37'	19°20'56"	17.35'

LINE DATA		
NO	BEARING	LENGTH
L1	N82°01'24"W	3.35'
L2	N22°03'54"W	3.86'
L3	N60°10'43"E	3.73'
L4	N61°45'12"E	3.77'
L5	N42°50'07"W	14.29'
L6	N82°01'24"W	26.83'
L7	N25°12'03"W	14.71'

PARCEL 102247-1
 INST. NO.
 2014000111203; O.R.

BASIS OF BEARING NOTES:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°43'41"W OF THE CENTERLINE OF TRASK AVENUE PER RECORD OF SURVEY 2009-1130, FILED IN BOOK 242 PG 30 OF RECORDS OF SURVEY, RECORDS OF ORANGE COUNTY.

LEGEND:

- EXISTING LOT LINE T
- - - CENTERLINE
- TPOB TRUE POINT OF BEGINNING
- POC POINT OF COMMENCING
- PROPOSED DEDICATION



CAL LAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD
 BREA, CA 92821
 (714)671-1050
 (714)671-1090 FAX

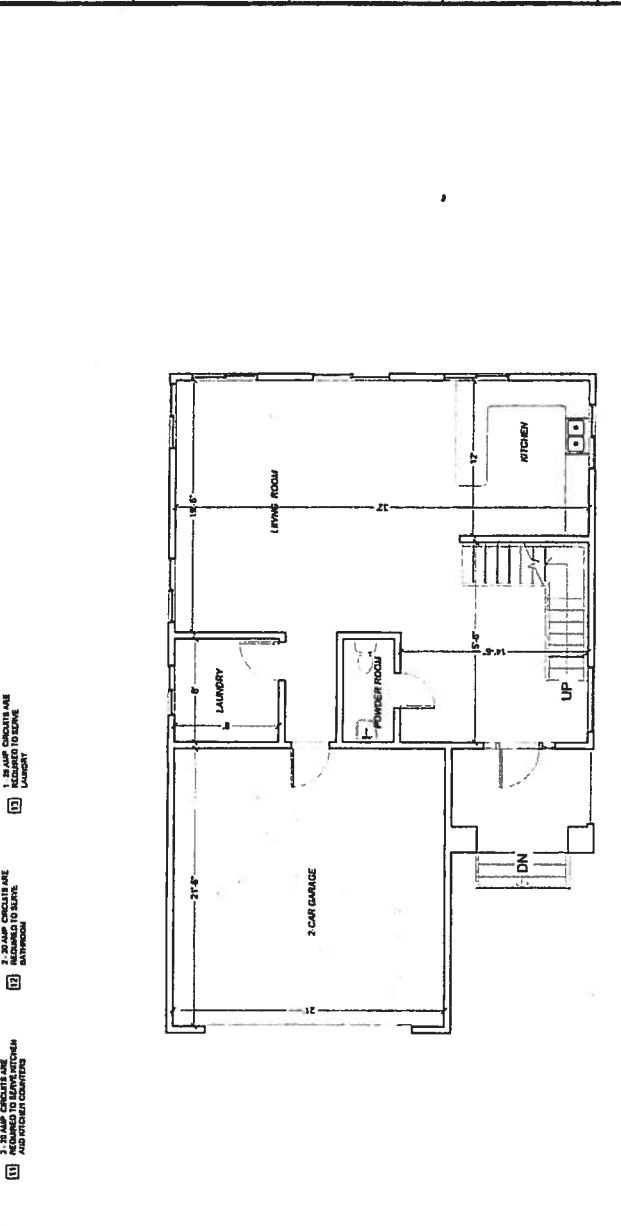
Jack C. Lee
 Jack C. Lee PLS 8407
 MARCH 26, 2018



L.P. DESIGN & CONSTRUCTION
 1000 S. GARDEN GROVE, SUITE 100
 GARDEN GROVE, CA 92643
 TEL: 714.942.1234
 FAX: 714.942.1235
 WWW.LPDESIGN.COM

Proposed: **NEW HOUSE**
 Owner: **GEORGE PARAS**
 Project Address: **1345X SORRELL DRIVE, GARDEN GROVE, CA 92843**
 APN: **100-52-08**

NO.	DATE	DESCRIPTION
1	08/12/08	ISSUED FOR PERMITS
2	08/12/08	ISSUED FOR PERMITS
3	08/12/08	ISSUED FOR PERMITS
4	08/12/08	ISSUED FOR PERMITS
5	08/12/08	ISSUED FOR PERMITS
6	08/12/08	ISSUED FOR PERMITS
7	08/12/08	ISSUED FOR PERMITS
8	08/12/08	ISSUED FOR PERMITS
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10	08/12/08	ISSUED FOR PERMITS
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17	08/12/08	ISSUED FOR PERMITS
18	08/12/08	ISSUED FOR PERMITS
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94	08/12/08	ISSUED FOR PERMITS
95	08/12/08	ISSUED FOR PERMITS
96	08/12/08	ISSUED FOR PERMITS
97	08/12/08	ISSUED FOR PERMITS
98	08/12/08	ISSUED FOR PERMITS
99	08/12/08	ISSUED FOR PERMITS
100	08/12/08	ISSUED FOR PERMITS



FLOOR PLAN - LEVEL 1
 SCALE: 1/4"=1'-0"

PROJECT: NEW HOUSE
2-CAR GARAGE: 484 SQ. FT.
FIRST LEVEL: 953 SQ. FT.
SECOND LEVEL: 1,313 SQ. FT.
TOTAL AREA: 3,311 SQ. FT.

- FLOOR PLAN NOTES**
1. 20 AMP CIRCUITS ARE TO BE INSTALLED AT THE HIGH POINT OF THE BRANCH OR TRANSVERSE AT THE POINT OF BRANCHING. THE CIRCUIT SHALL BE PROTECTED BY 12" X 1/2" FLOORING ACCESS PANEL OUTSIDE.
 2. 20 AMP CIRCUITS ARE TO BE INSTALLED AT THE POINT OF BRANCHING. THE CIRCUIT SHALL BE PROTECTED BY 12" X 1/2" FLOORING ACCESS PANEL OUTSIDE.
 3. ALL PROPOSED WATER MAINS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE COMMON ON-AREA COMMONS. THE WATER MAIN SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE COMMON ON-AREA COMMONS. THE WATER MAIN SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE COMMON ON-AREA COMMONS. THE WATER MAIN SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE COMMON ON-AREA COMMONS.
 4. ALL PROPOSED WATER MAINS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE COMMON ON-AREA COMMONS. THE WATER MAIN SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE COMMON ON-AREA COMMONS. THE WATER MAIN SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE COMMON ON-AREA COMMONS.
 5. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 6. A CONNECTION NEARBY NEAR 2" X 4" FLOORING WALLS.
 7. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 8. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 9. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 10. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 11. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 12. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 13. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 14. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 15. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 16. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 17. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
 18. PROVIDE 2" X 4" FLOORING AT PLUMBING WALLS.
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- NOTES:**
1. Control valves for above and sub-surface shall be of the pressure balance or thermostatic mixing valve type.
 2. The new domestic water supply shall have a maximum flow of 10 GPM.
 3. The new water closet to be installed shall have a maximum flow of 1.25 GPM @ 80 psi.
 4. The new sink faucet to be installed shall have a maximum flow of 1.5 GPM @ 80 psi.
 5. Under Access panel 12"x12" is required for tub stop.
 6. Bathroom receptacles shall be served by dedicated 20 AMP circuit.
 7. All branch circuits that supply 125 volt, single phase, 15 A, 20 ampere receptacles shall be protected by an arc fault circuit interrupter (AFCI).
 8. Provide new minimum separate 20-ampere circuit to kitchen appliances.
 9. New Vented, provide 20 gpm galvanized sheet metal hot-water heater.
 10. The water heater shall be installed in the utility room.
 11. For mandatory Energy conservation measures applicable for this project, please see attached "Title 24" Report.

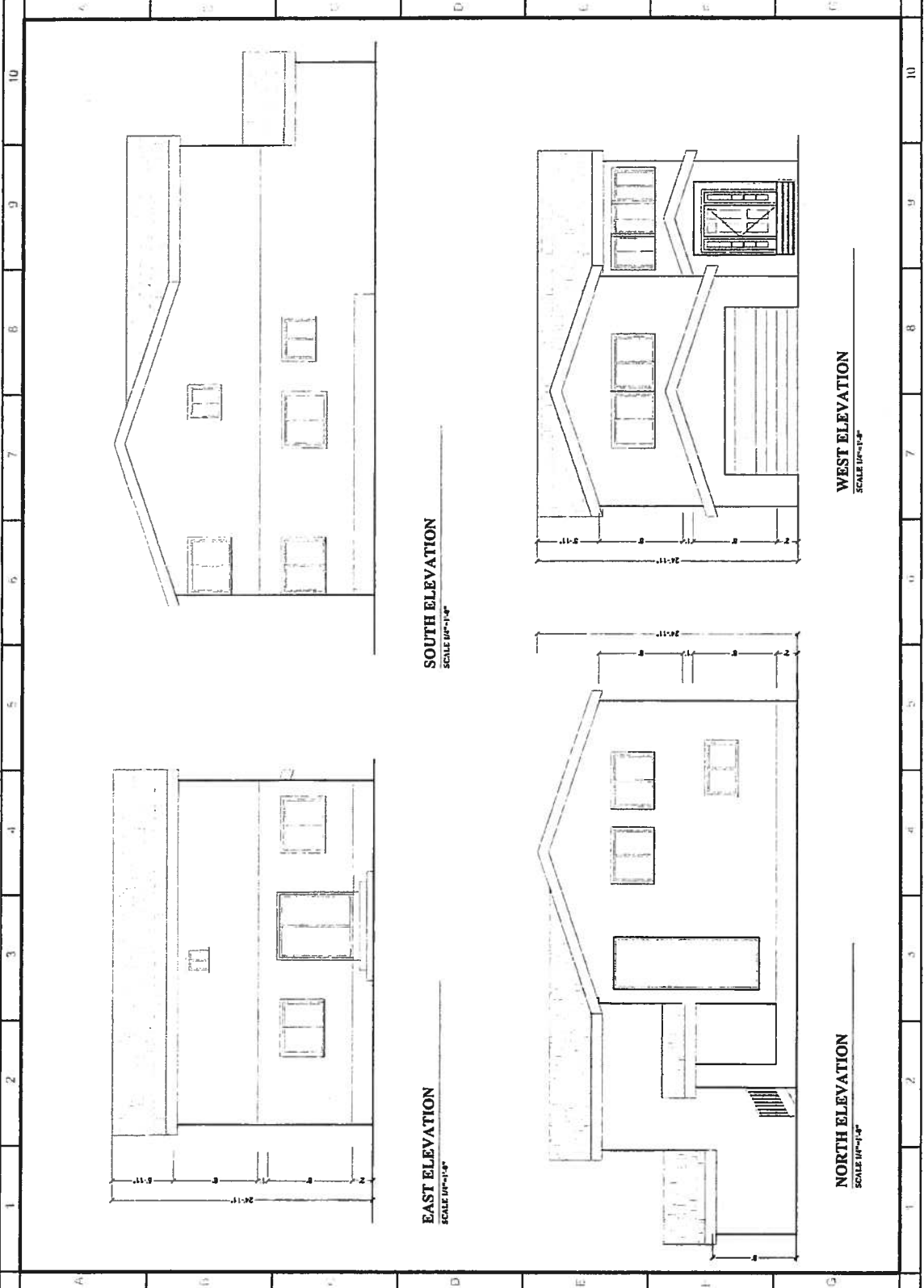
- LEGEND**
- WATER ELECTRICAL OUTLET
 - WATER ELECTRICAL OUTLET
 - BY ARC/FAULT INTERRUPTER
 - EXTERIOR LIGHT FIXTURE WITH MOTION SENSOR
 - HIGH EFFICIENCY LIGHT FIXTURE - CFL OR LED
 - Approved Carbon Monoxide detector alarm shall be installed in each assumed bedroom or nursery built-up basement/attic.
 - WEATHER PROOF GFI IN VOLT RECEPTACLE
 - SINGLE INTERIOR CEILING MONITORED HANDWIRED BY BATTERY BACK-UP INTERCONNECTED
 - CARBON MONOXIDE ALARM CEILING MOUNTED HANDWIRED W/ BATTERY BACK-UP INTERCONNECTED
 - LIGHT SWITCH
 - TWO WAY LIGHT SWITCH
 - BATHROOM VENT TO OUTSIDE CAPABLE OF REMOVING EXHAUST MECHANICAL VENT MUST HAVE A HUMIDISTAT.
 - HOSE BIBB
 - FLUORESCENT LIGHTING LAMP LUMENS PER WATT OR HIGH EFFICIENCY LIGHT FIXTURE - CFL OR LED
 - HIGH EFFICIENCY LIGHT FIXTURE WITH A MIN RATING OF 40 LUMENS PER WATT - CFL OR LED
 - CEILING FAN
 - WEATHER PROOF GFI IN VOLT RECEPTACLE
 - WATER ELECTRICAL OUTLET
 - WALL MOUNTED 60" PROTECTED



P. DESIGN & CONSTRUCTION
 1345X SORRELL DRIVE, GARDEN GROVE, CA 92843
 (714) 941-1111
 www.pdesignandconstruction.com

Proposed: NEW HOUSE
 Owner: **GEORGE PARAS**
 Project Address: **1345X SORRELL DRIVE, GARDEN GROVE, CA 92843**
 APN: **100-352-08**

Sheet No.	1
Scale	1/4" = 1'-0"
Date	
Drawn By	
Checked By	
Project No.	



SOUTH ELEVATION
 SCALE 1/4"=1'-0"

EAST ELEVATION
 SCALE 1/4"=1'-0"

WEST ELEVATION
 SCALE 1/4"=1'-0"

NORTH ELEVATION
 SCALE 1/4"=1'-0"



Lawyers Title Company
16755 Von Karman Avenue Suite 100
Irvine, CA 92606
Phone: (949) 223-5575
Fax: ()

Lawyers Title Company
16755 Von Karman, Suite 100
Irvine, CA 92606

Attn: Lucy Tran

Title Officer: Ron Fernando--So
email: tu53@ltic.com
Phone No.: (949) 223-5575
Fax No.: (818) 252-4555
File No.: 217532886

Your Reference No: 100-352-28 & 31

Property Address: Vacant Land, City of Garden Grove, California

PRELIMINARY REPORT

Dated as of August 21, 2017 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Lawyers 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Commonwealth Land Title Insurance Company**.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One 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.

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

CLTA Standard Owners
ALTA Loan 2006

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:

George Para and Beverly Paras, husband and wife as community property as to Parcel 2; and
Beverly Paras a married woman, as her sole and separate property as to Parcel 1;

The land referred to herein is situated in the County of Orange, State of California, and is described as follows:

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

EXHIBIT "A"

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

PARCEL 1:

THAT PORTION OF LOT 9 OF TRACT NO. 2166, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65, PAGE(S) 42 AND 43, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF PARCEL 102247-1 AS DESCRIBED IN DEED RECORDED MARCH 25, 2014 AT RECORDING NO. 2014000111203 OF OFFICIAL RECORDS, SAID CORNER BEING AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 39.37 FEET, A RADIAL LINE TO SAID CORNER BEARS SOUTH 34° 59' 43" EAST; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 102247-1 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65° 12' 01", AN ARC LENGTH OF 44.80 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCE; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 82° 01' 24" EAST 3.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE, NORTH 22° 03' 54" WEST 3.86 FEET; THENCE NORTH 60° 10' 43" EAST 3.73 FEET; THENCE NORTH 29° 22' 00" WEST 21.89 FEET; THENCE SOUTH 61° 45' 12" WEST 3.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 60° 15' 20" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 05' 27", AN ARC LENGTH OF 18.96 FEET; THENCE NORTH 42° 50' 07" WEST 14.29 FEET TO THE EASTERLY LINE OF SORRELL DRIVE, 60.00 FEET WIDE, AS SHOWN ON SAID TRACT NO. 2166; THENCE ALONG SAID EASTERLY LINE, NORTH 00° 16' 19" EAST 18.90 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE ALONG THE NORTHERLY LINE OF SAID LOT, SOUTH 89° 43' 41" EAST 60.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID LOT, SOUTH 00° 16' 19" WEST 70.80 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 102247-1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH 82° 01' 24" WEST 26.83 FEET TO THE TRUE POINT OF BEGINNING;

APN 100-352-31

PARCEL 2:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, BOUNDED SOUTHEASTERLY BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND SO ACQUIRED, DISTANT THEREON EASTERLY, 80.91 FEET FROM THE NORTHWESTERLY CORNER THEREOF; THENCE IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND SO ACQUIRED, DISTANT SOUTHERLY, 87.53 FEET FROM SAID NORTHWESTERLY CORNER.

EXCEPTING THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH

THE SURFACE OF THE UPPER 500 FEET THEREON, AS SET FORTH IN THE DIRECTOR'S DEED FROM THE STATE OF CALIFORNIA RECORDED MARCH 12, 1971, IN BOOK 9569, PAGE 985 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JULY 20, 2004 AT RECORDING NO. 2004000656987 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID PARCEL, SAID POINT LYING DISTANT THEREON SOUTH 89° 43' 41" EAST 24.661 METERS FROM THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 43° 01' 12" WEST 31.770 METERS ALONG THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED MARCH 12, 1971 IN BOOK 9569, PAGE 985 OF OFFICIAL RECORDS TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 62° 15' 58" WEST 3.508 METERS TO A POINT ON THE WESTERLY LINE OF SAID PARCEL; THENCE SOUTH 00° 16' 19" WEST 1.703 METERS ALONG SAID WESTERLY LINE TO SAID SOUTHEASTERLY LINE; THENCE NORTH 43° 01' 12" EAST 4.562 METERS ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY IN DEED RECORDED JUNE 13, 2006 AT RECORDING NO. 2006000393901 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, OF RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1958 IN BOOK 4463, PAGE 125 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHERLY LINE OF SAID PARCEL, SAID POINT LYING DISTANT THEREON SOUTH 89° 43' 41" EAST 24.661 METERS FROM THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 43° 01' 12" WEST 22.669 METERS ALONG THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED RECORDED MARCH 12, 1971 IN BOOK 9569, PAGE 985 OF OFFICIAL RECORDS TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 62° 15' 58" WEST 10.505 METERS TO A POINT ON THE WESTERLY LINE OF SAID PARCEL; THENCE SOUTH 00° 16' 19" WEST 5.101 METERS ALONG SAID WESTERLY LINE TO SAID SOUTHEASTERLY LINE; THENCE NORTH 43° 01' 12" EAST 13.663 METERS ALONG SAID SOUTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING.

APN: 100-352-28

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
 - B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A; or as a result of changes in ownership or new construction occurring prior to date of policy.
 - C. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
1. Water rights, claims or title to water, whether or not disclosed by the public records.
 2. Easement(s) in favor of the public over any existing roads lying within said Land.
 3. The reservation for roads, railroads and ditches of a strip of land 15 feet wide, along, adjoining and each side of the quarter section lines, and the reservation of the use and control of Cienegas and Natural Streams of Water, if any, naturally upon, flowing across, into or by said tract, and the right of way for and to construct irrigation or drainage ditches through said the Stearns Ranchos Company, recorded October 31, 1892 in Book 77, Page 61 of Deeds.
 4. All easements, offers and dedications as shown on the official map
Tract of: 2166
Affects: Parcel 1
 5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording Date: January 14, 1955
Recording No: Book 2923, Page 305 of Official Records
Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.
Affects: Parcel 1
 6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Southern California Edison Company
Purpose: Public utilities
Recording Date: March 9, 1955

Recording No: Book 2990, Page 146 of Official Records
Affects: said land more particularly described therein

Affects: Parcel 1

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Company
Purpose: Public utilities
Recording Date: March 25, 1955
Recording No: Book 3004, Page 524 of Official Records
Affects: said land more particularly described therein

Affects: Parcel 1

8. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: March 12, 1971
Recording No: Book 9569, Page 985 of Official Records

Affects: Parcel 2

9. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: July 20, 2004
Recording No: 2004000656987 of Official Records

10. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: June 13, 2006
Recording No: 2006000393901 of Official Records

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on

Map: Record of Survey No. 2009-1130
Recording Date: Book 242, Page 30 of Record of Surveys

12. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date: March 25, 2014
Recording No: 2014000111203 of Official Records

Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land

13. A deed of trust to secure an indebtedness in the amount shown below,
- Amount: \$197,400.00
Dated: March 3, 2016
Trustor/Grantor: George Paras and Beverly Paras, husband and wife as community property
Trustee: Quality Loan Service Corp
Beneficiary: Mortgage Electronic Registration Systems, Inc., ("MERS"), solely as nominee for Nationstar Mortgage LLC, its successors and/or assigns
Loan No.: 0404754848
Recording Date: March 11, 2016
Recording No: 2016-102414 of official records
14. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.
- The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.
- The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION

REQUIREMENTS SECTION:

Req. No. 1: In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

Party(s): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

INFORMATIONAL NOTES SECTION

- Note No. 1: The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.
- Note No. 2: California insurance code section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds deposited with the company by wire transfer may be disbursed upon receipt. Funds deposited with the company via cashier's check or teller's check drawn on a California based bank may be disbursed on the next business day after the day of deposit. If funds are deposited with the company by other methods, recording and/or disbursement may be delayed. All escrow and sub-escrow funds received by the company will be deposited with other escrow funds in one or more non-interest bearing escrow accounts of the company in a financial institution selected by the company. The company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with such financial institution, and the company shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by the company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the company or its parent company and earnings on investments made with the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the company for its services in connection with the escrow or sub-escrow.

For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

- Note No. 3: Lawyers Title is a division of Commonwealth Land Title Insurance Company. The insurer in policies of title insurance, when issued in this transaction, will be Commonwealth Land Title Insurance Company.
- Note No. 4: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note No. 5: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:
- Grantor: Orange County Transportation Authority
 Grantee: Beverly Paras, a married man as his sole and separate property
 Recording Date: January 19, 2016
 Recording No: 2016-29938 of official records
- Note No. 6: The Company requires current beneficiary demands prior to closing. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:
- a) If the Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.
 - b) If the Company cannot obtain a verbal update on the demand, we will either pay off the expired demand or wait for the amended demand, at our discretion.
 - c) All payoff figures are verified at closing. If the customer's last payment was made within 15 days of closing, our Payoff Department may hold one month's payment to insure the check has cleared the bank (unless a copy of the cancelled check is provided, in which case there will be no hold).

Note No. 7: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

<u>Tax Identification No.:</u>	<u>100-352-28</u>
Fiscal Year:	2016-2017
1 st Installment:	\$65.11
2 nd Installment:	\$65.11
Exemption:	\$0.00
Code Area:	18-263

Note No. 8: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

<u>Tax Identification No.:</u>	<u>100-352-31</u>
Fiscal Year:	2016-2017
1 st Installment:	\$193.66
2 nd Installment:	\$193.66
Exemption:	\$0.00
Code Area:	18-046

Processor: tw
Date Typed: August 30, 2017

Attachment One (Revised 06-05-14)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
 5. Failure to pay value for Your Title.

6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Lawyers Title Company
16755 Von Karman Avenue Suite 100
Irvine, CA 92606
Phone: (949) 223-5575
Fax: ()

Order No. 217532886

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company
LTC – Lawyers Title Company

FNF Underwriter
CLTIC – Commonwealth Land Title Insurance Co.

Available Discounts

DISASTER LOANS (CLTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

EMPLOYEE RATE (LTC and CLTIC)

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p>Types of Information Collected. You may provide us with certain personal information about you, like your contact information, address, demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p>How Information is Collected. We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p>Use of Collected Information. We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p>When Information Is Disclosed. We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p>Choices With Your Information. Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p>Information From Children. We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children..</p>
<p>Privacy Outside the Website. We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p>International Users. By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p>The California Online Privacy Protection Act. Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p>Your Consent To This Privacy Notice. By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p>Access and Correction; Contact Us. If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.</p>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

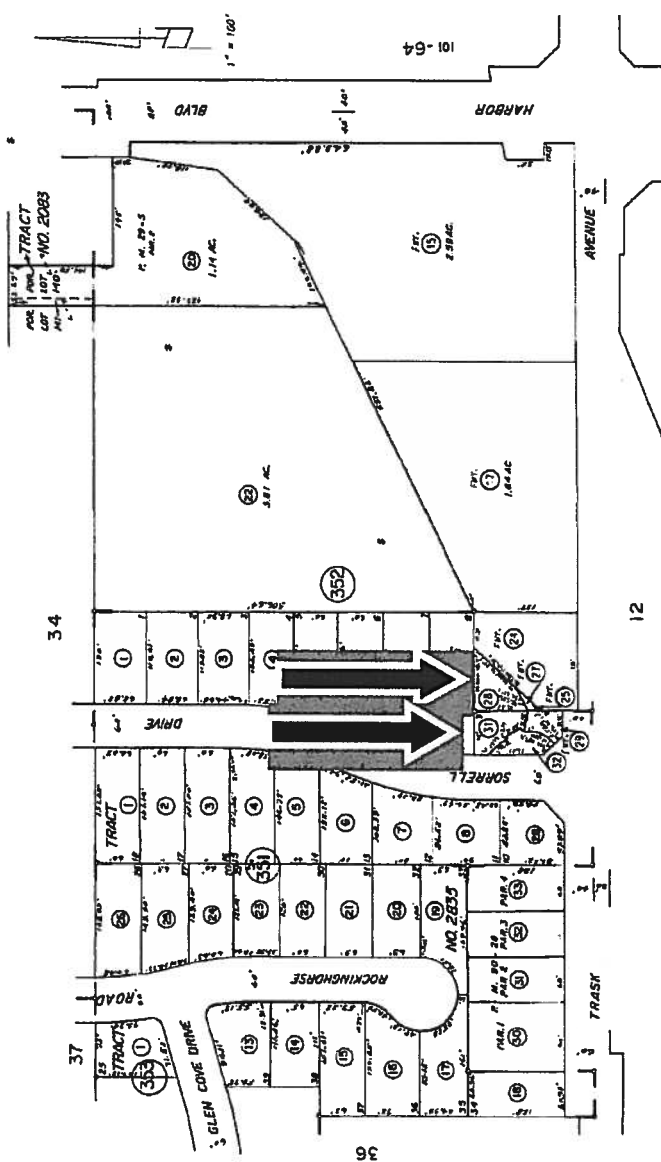
Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

POR. S 1/2, SE 1/4, NE 1/4, SEC. 4, T 5 S, R 10 W

100-35



MARCH 1955

TRACT NO. 2083
TRACT NO. 2166
TRACT NO. 2835
PARCEL MAP

U.M. 65-44 to 46 incl.
U.M. 65-42, 43
U.M. 34-20 to 22 incl.
P.M. 29-51, 30-28

NOTICE
ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

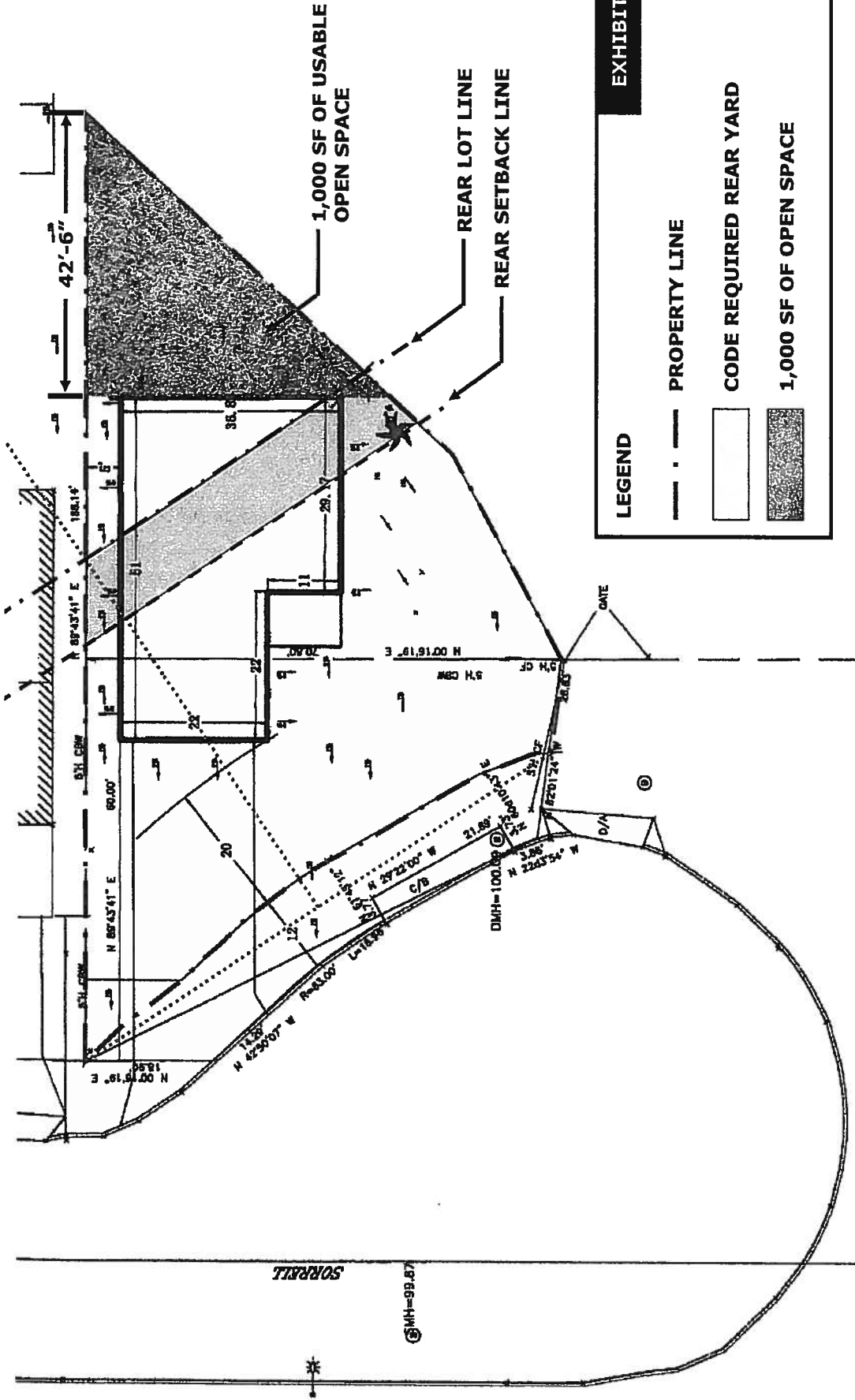
ASSESSOR'S MAP
BOOK 100 PAGE 35
COUNTY OF ORANGE

ATTACHMENT 6

EXHIBIT A

LEGEND

- — — — — PROPERTY LINE
- CODE REQUIRED REAR YARD
- ▨ 1,000 SF OF OPEN SPACE



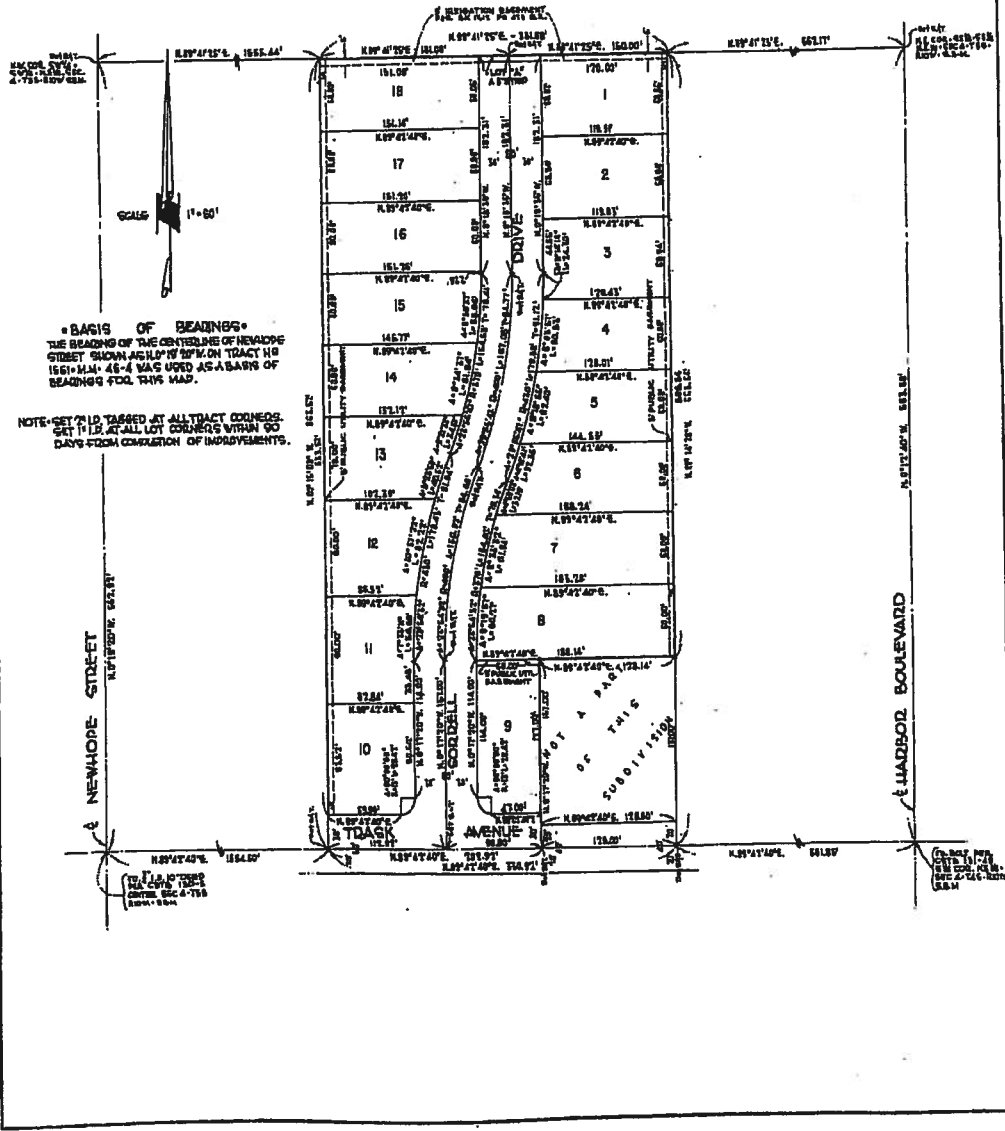
ORIGINAL

SHEET 2 OF 2 SHEETS

TRACT NO 2166

IN UNINCORPORATED TERRITORY
COUNTY OF ORANGE STATE OF CALIFORNIA
JULY 1954
RAYMOND L. QUELLEY-PLTH

INDEXED
4401
ACCEPTED
AND
FILED
JULY 2 1954
COUNTY OF ORANGE
CALIFORNIA



RESOLUTION NO. 5921-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING LOT LINE ADJUSTMENT NO. LLA-016-2018 AND VARIANCE NO. V-020-2018, FOR PROPERTIES LOCATED AT THE END OF THE CUL-DE-SAC ON SORRELL DRIVE JUST SOUTH OF BANNER DRIVE, AT 11831 TRASK AVENUE, ASSESSOR'S PARCEL NO. 100-352-28 AND 31.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on May 17, 2018, does hereby approve Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, for land located at the end of the cul-de-sac on Sorrell Drive just south of Banner Drive, at 11831 Trask Avenue, Assessor's Parcel No. 100-352-28 and 31, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by George and Beverly Paras.
2. The applicant is requesting (1) Lot Line Adjustment approval to remove an existing lot line between two (2) adjoining parcels (Assessor's Parcel Nos. 100-352-28 and 31), thereby consolidating the two (2) lots into a single lot, for the purposes of constructing a new single-family dwelling; and Variance approvals to allow: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove has determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15061(b)(3) (Review for Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) and of the CEQA Guidelines (14 Cal. Code Regs., Section 15061(b)(3) and 15305).
4. The property has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1 (Single-Family Residential).
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on May 17, 2018, 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 on May 17, 2018, and considered all oral and written testimony presented regarding the project; 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 Section 9.32.030 and Government Code Section 66412, are as follows:

FACTS:

The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28), as legally described in the attached title report and the submitted lot line adjustment plans. Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. Parcel 1 is vacant and Parcel 2 is improved with a detached accessory structure.

Both properties are zoned R-1 (Single-Family Residential) and have General Plan Land Use Designations of Low Density Residential. The site abuts R-1 zoned properties to the north and to the west, across Sorrell Drive, and Trask Avenue to the south. Adjacent to, and above the site, is the Garden Grove SR-22 Freeway.

The applicant is proposing to consolidate the two (2) subject properties for the purpose of developing the site with a single-family residential dwelling. The applicant submitted architectural plans to the City for a proposed single-family dwelling, which were presented to the Planning Commission for information concurrently with its consideration of the requested Lot Line Adjustment and Variances, which plans show the size and shape of the structure and the structure's proposed footprint and orientation on the proposed consolidated new lot.

The property owners acquired Parcel 1 from CalTrans (California Department of Transportation) in 2014 and Parcel 2 from a private property owner in 1999. Over the years, both parcels have undergone several modifications for public roadway improvements, through several recorded instruments, since 1954. As shown in Tract No. 2166 (attached as Exhibit B), Parcel 1 is a portion of the original Lot 9. Originally, Lot 9 had a lot size of approximately 7,620 square feet. However, due to subsequent modifications for road and highway improvements relating to, but not limited to, the installation of a cul-de-sac at the intersection of Sorrell Drive and Trask Avenue, the installation of a storm drain at the end of the cul-de-sac, the widening of the Trask Avenue roadway, and the construction of the Garden Grove SR-22 Freeway, Lot 9 has been significantly modified and reduced in size to its current state, currently referred to as Parcel 1. Additionally, due to similar circumstances relating primarily to the construction of the Garden Grove SR-22 Freeway, a remnant and triangular-shaped parcel had been created, currently referred to as Parcel 2, which is landlocked (no frontage to an accessible street) and undevelopable. A remnant detached accessory structure remains on Parcel 2, which will be removed to accommodate the proposed project.

The property owners, Mr. and Mrs. George and Beverly Paras, currently own the abutting property to the north, located at 13452 Sorrell Drive (APN: 100-352-08), which is improved with a single-family dwelling. For many years, the property owners had witnessed and observed several issues occurring on the abutting vacant property (the two subject properties) such as, but not limited to: dumping, graffiti, drug use, and homeless encampments. Due to the shape and private orientation of the property, inadvertently aided by the adjacent sound wall of the freeway/bridge, the vacant property, which has limited visibility from Trask Avenue, has become a common place for chronic issues and nuisances. The property owners acquired the two (2) properties intending to develop the property with a single-family dwelling, and to improve the blighted area.

The applicant has requested the following three (3) variances from the development standards for the R-1-7 (Single Family Residential) zone in order to facilitate the construction of a single-family dwelling on the site: (i) a deviation of 1,549 square feet from the minimum 7,200 square foot lot size requirement to permit a lot of 5,651 square feet in area after the right of way dedication made pursuant to Lot Line Adjustment No. LLA-016-2018; (ii) a deviation from the rear yard setback requirement of 20% of lot depth not to exceed 25 feet in order to facilitate development of a single-family dwelling structure that encroaches in the rear yard setback; and (iii) a deviation from the open space requirement to allow the minimum 1,000 square feet of usable open space to be maintained outside of the rear yard area. Approval of each of these variances is necessary in order to approve the requested lot line adjustment.

FINDINGS AND REASONS:

Lot Line Adjustment:

1. The parcels, as the result of the Lot Line Adjustment, will conform to the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and State Subdivision Map Act.

The subject parcels have a General Plan Land Use Designation of Low Density Residential and are zoned R-1 (Single-Family Residential). The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28). Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. As part of this application, a twelve foot (12'-0") public right-of-way dedication is required, which reduces the net developable area of consolidated site by 718 square feet, resulting in a final lot size of 5,651 square feet. The consolidation of the two (2) properties into one will facilitate the development of a single-family dwelling on the site. Approval of the Lot Line Adjustment and Variance is consistent with several goals set forth in the General Plan. For example, Goal LU-1 of the General Plan encourages the development of residential lots to help meet the needs of the anticipated growth of the community and the regional housing needs. Land Use Implementation Program 2B (LU-IMP-2B) encourages new development to be similar in scale to the

adjoining residential neighborhood to preserve its character. Finally, Goal LU-4 of the General Plan encourages the development of uses that are compatible with neighboring uses. The proposed Lot Line Adjustment and proposed single-family residential project is consistent with all of these goals, and the proposed Variances are needed to facilitate the project. Therefore, approval of the Lot Line Adjustment along with the granting of this Variance is in keeping with the spirit and intent of the General Plan. With the approval of the proposed Variances to the minimum lot size, rear setback, and rear yard open space requirements of the R-1-7 (Single-Family Residential) zone, all site improvements will conform to the City's General Plan and Zoning Ordinance.

Variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The project involves two (2) legal nonconforming sized lots, which the applicant proposes to consolidate into one larger parcel to facilitate development of a single-family dwelling. The subject site is comprised of two (2) properties, Parcel 1 (APN: 100-352-31) and Parcel 2 (APN: 100-352-28). Parcel 1 is 3,083 square feet and Parcel 2 is 3,286 square feet. The total combined lot size of Parcel 1 and 2 is 6,369 square feet. Due to a twelve foot (12'-0") public right-of-way dedication along Sorrell Drive, the net developable lot area of consolidated site is reduced by 718 square feet, resulting in a final lot size of 5,651 square feet. The two (2) subject properties (Parcels 1 and 2) have undergone several modifications, through several recorded instruments, since 1954. Parcel 1 is a portion of Lot 9 of Tract No. 2166. Originally, Lot 9 had a lot size of approximately 7,620 square feet. However, due to subsequent modifications for road and highway improvements relating to, but not limited to, the installation of a public cul-de-sac at the intersection of Sorrell Drive and Trask Avenue, the installation of a storm drain at the end of the cul-de-sac, the widening of the Trask Avenue roadway, and the construction of the Garden Grove SR-22 Freeway by CalTrans (California Department of Transportation), Lot 9 has been significantly modified and reduced in size to its current state, currently referred as Parcel 1. Additionally, due to similar circumstances relating primarily to the construction of the Garden Grove SR-22 Freeway, a remnant and triangular-shaped parcel had been created, currently referred to as Parcel 2, which is landlocked (no frontage to an accessible street) and undevelopable. Other properties on streets in similar residential zones, in the same zone and/or in the neighborhood of the subject site are not subject to the same public right-of-way dedications and substantial street and highway improvements that significantly alter their shape and reduce their developable area, as it does to the subject site involved in the proposed project.

The R-1-7 zone establishes a minimum lot size of 7,200 square feet. After the proposed Lot Line Adjustment to consolidate the two (2) properties (Parcel 1 and Parcel 2, as described in the attached title report) into one lot, and after

the required public right-of-way dedication of twelve feet (12'-0"), the resulting lot size will be 5,651 square feet, which is less than the minimum 7,200 square foot lot size requirement of the R-1-7 zone. In order to meet the 7,200 square foot minimum lot size, additional land would need to be acquired. The lots abutting the site are all developed with residential uses, are owned by others, and/or are public rights-of-ways. Thus, further consolidation of abutting properties to meet the 7,200 square foot lot size minimum is not feasible. Although the resulting lot size (5,651 square feet) will be less than the 7,200 square foot lot size minimum requirement, the project brings the combined property closer into conformance to the minimum lot size requirement of the zone.

The R-1-7 zone establishes a minimum rear yard setback requirement, at a depth of 20% of the lot depth, not to exceed 25 feet. The "rear yard setback" is measured from the "rear lot line," as these terms are defined in Chapter 9.04 of the Garden Grove Municipal Code. Based on the Municipal Code definition of "rear setback" and how the rear setback is measured, a single-family dwelling on the subject lot could not provide a sufficient rear setback (minimum of 11.6 feet) due to the odd shape of the lot. The evidence presented demonstrates that a typical single-family dwelling would encroach the Code defined "rear setback" line and provide a 0'-0" rear setback from the Code defined "rear lot line". It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the minimum rear yard setback requirement of the R-1-7 zone. Although a traditional rear setback could not be achieved on the subject lot, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide a 42'-6" setback from the rearmost part of the property (the easternmost point of the triangular-shaped Parcel 2).

Additionally, the R-1-7 zone requires a minimum of 1,000 square feet of usable open space maintained in the required rear yard. As defined in Chapter 9.04 of the Garden Grove Municipal Code, the "rear yard" is an open space extending across the full width of the lot measured inward from and at right angles to the "rear lot line." Based on the Municipal Code definitions of "rear yard" and "required rear yard depth" and how the location of the minimum 1,000 square feet of open space is determined (within the required rear yard), a typical single-family dwelling on the subject lot could not provide the minimum 1,000 square feet of open space within the rear yard due to the odd shape of the lot. The evidence presented demonstrates that a typical single-family dwelling would encroach the entirety of the Code defined "required rear yard" area. It would not be reasonably feasible for any typical single-family dwelling developed on the site to comply with the open space requirements of the R-1-7 zone. Although the 1,000 square feet of open space could not be located within the Code defined "required rear yard" area, in the traditional sense, the applicant has demonstrated on the submitted architectural plans that a single-family dwelling could still provide at least 1,000 square feet of usable open space behind the dwelling and in the easternmost portion of the lot.

With exception of the three (3) requested variances (minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. Other properties on streets in similar residential zones, in the same zone or in the neighborhood of the subject site, are typically comprised of common shaped lots that are rectangular, trapezoidal, or triangular. However, the subject site is atypical in shape, which significantly limits the ability to develop the property with a single-family dwelling in a traditional manner and in compliance with all R-1-7 development standards. The foregoing, including the required right-of-way dedications, past significant street and highway improvements that altered the size and shape of the site, that further lot consolidation at this site is impractical, and that the proposed project is otherwise consistent with the standards and intent of the R-1-7 single-family residential zone constitute exceptional circumstances and conditions applicable to the subject property and its intended development that do not apply generally to other property in similar zones, the same zone, and neighborhood.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The granting of the Variance will not give the property owner a special privilege over other property owners in the area. The subject site is located in an area of properties that are zoned R-1-7 (Single-Family Residential), which has a minimum lot size requirement of 7,200 square feet, a minimum rear setback requirement determined at a depth of 20% of the lot depth, not to exceed 25 feet, and minimum open space requirements in the required rear yard. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. For example, the property directly across Sorrell Drive, to the west of the subject site, located at 11811 Trask Avenue (APN: 100-351-28), is an existing single-family residentially developed property that is substandard in lot size, and was also subject to the same road and highway improvements as the subject properties. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height.

3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The Variance requests will allow the newly consolidated parcel to deviate from the minimum lot size requirement, the minimum rear yard setback requirement, and the rear yard open space requirement of the R-1-7 (Single-Family Residential) zone, in order to facilitate the development of one single-family residential dwelling on the site. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. Provided the project complies with the Conditions of Approval, the balance of the R-1-7 development standards, and provides 1,000 square feet of usable open space as demonstrated in the submitted plans, the granting of the Variances will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. In addition, the subject site is currently vacant and, due to its shape, private orientation, and the adjacent sound wall of the freeway/bridge, the property has limited visibility from Trask Avenue. As a result, for many years, the vacant site has been utilized for activities such as dumping, graffiti, drug use, and homeless encampments. Development and occupancy of the site will help eliminate these chronic nuisance activities to the benefit of the public welfare and the property in the zone and neighborhood.

4. The granting of such Variance will not adversely affect the City's General Plan.

The applicant is proposing a Lot Line Adjustment to consolidate the two (2) properties into one intending to develop the property with a single-family dwelling, which is a use that is consistent with the intent of the General Plan and the zoning classification as single-family residential developments are permitted in the R-1-7 zone. The proposed Variance request will not cause an adverse effect on the City's General Plan since the Municipal Code, in conjunction with the requirements of the R-1-7 zone, are tools used to implement the goals of the General Plan. Approval of the Variance is consistent with several goals set forth in the General Plan. For example, Goal LU-1 of the General Plan encourages the development of residential lots to help meet the needs of the anticipated growth of the community and the regional housing needs. Land Use Implementation Program 2B (LU-IMP-2B) encourages new development to be similar in scale to the adjoining residential neighborhood to preserve its character. Finally, Goal LU-4 of the General Plan encourages the development of uses that are compatible with neighboring uses. The proposed

single-family residential project is consistent with all of these goals, and the proposed Variance is needed to facilitate the project. Therefore, granting of this Variance is in keeping with the spirit and intent of the General Plan.

5. The approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The subject site is located in an area of properties that are zoned R-1-7 (Single-Family Residential), which has a minimum lot size requirement of 7,200 square feet, a minimum rear setback requirement determined at a depth of 20% of the lot depth, not to exceed 25 feet, and minimum open space requirements in the required rear yard. There are other properties in the same vicinity and zone, or other similar zoned properties throughout the City, that have similar residential developments on properties that do not meet the minimum lot size, the minimum front, side, and/or rear setbacks, and the rear yard open space requirements, per their respective zones. For example, the property directly across Sorrell Drive, to the west of the subject site, located at 11811 Trask Avenue (APN: 100-351-28), is an existing single-family residentially developed property that is substandard in lot size, and was also subject to the same road and highway improvements as the subject properties. Approval of the proposed Variance will not set a precedent, as the lots are legally created and will be consolidated to allow the construction of a single-family home, which will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception of the three (3) requested variances (to minimum lot size, rear setback, and rear yard open space), the applicant has demonstrated it would be feasible to develop the property with a single-family residential dwelling that meets all development standards of the R-1-7 zone, such as, but not limited to: front setback, side setback, lot width, lot coverage, parking, landscaping, and building height. Pursuant to the Conditions of Approval, the rights granted pursuant to the Variance shall continue in effect for only so long as a single-family dwelling structure similar in size, orientation, and location to the structure depicted on the architectural and site plans presented to the Planning Commission in conjunction with its approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018 are approved by the City and constructed and continue to exist on the Site. In the event the necessary building and other permit or permits for such a structure is/are not obtained within one year of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, the Variance shall cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. In addition, the Conditions of Approval require that a minimum of 1,000 square feet of contiguous and usable open space shall be

provided to the rear of the single-family dwelling unit, to the satisfaction of the Planning Services Division, and in a similar fashion as shown in the architectural plans submitted for Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018. Therefore, the granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE 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:

1. The Variance possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. The Lot Line Adjustment possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.40.190.
3. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following Conditions of Approval, attached as "Exhibit A", shall apply to Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018.

EXHIBIT "A"

Lot Line Adjustment No. LLA-016-2018 Variance No. V-020-2018

11831 Trask Avenue
Assessor's Parcel Nos. 100-352-28 and 31

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Said Notice of Agreement shall be recorded at the same time the Lot Line Adjustment is recorded. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, George and Beverly Paras, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission.
2. Variance No. V-020-2018 authorizes (i) a deviation of 1,549 square feet from the minimum 7,200 square foot lot size requirement for the R-1-7 (Single Family Residential) zone to permit a lot of 5,651 square feet in area after the right of way dedication made pursuant to Lot Line Adjustment No. LLA-016-2018, (ii) a deviation from the rear yard setback requirement for the R-1-7 zone of 20% of lot depth not to exceed 25 feet in order to facilitate development of a single-family dwelling structure that encroaches in the rear yard setback, and (iii) a deviation from the open space requirement for the R-1-7 zone to allow the minimum 1,000 square feet of usable open space to be maintained outside of the rear yard area, in order to facilitate the construction of a single-family dwelling on the site. The rights granted the applicant pursuant to Variance No. V-020-2018 shall continue in effect for only so long as a single-family dwelling structure similar in size, orientation, and location to the structure depicted on the architectural and site plans presented to the Planning Commission in conjunction with its approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018 are approved by the City and constructed and continue to exist on the Site. In the event the necessary building and other permit or permits for such a structure is/are not obtained within one year of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, Variance No. V-020-2018 shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with

the then-currently applicable development standards. Approval of this Lot Line Adjustment and Variance shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

3. Minor modifications to the Lot Line Adjustment and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
4. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

5. The Lot Line Adjustment shall comply with all provisions of the City of Garden Grove Public Works Engineering Services Division.
6. The applicant/property owner shall submit an updated title report along with copies of the recorded instruments listed in the title report. All owners of record per the Title Report shall sign the Lot Line Adjustment application with their signatures notarized. This shall also include, if applicable, any lien holders, holders of bank notes/loans against subject properties and/or others holding financial interest in said properties per the title report.
7. The applicant/property owner shall ensure the consolidated property, as a result of Lot Line Adjustment No. LLA-016-2018, involving the two (2) subject properties (Assessor's Parcel Nos. 100-352-28 and 100-352-31), is re-conveyed to a property owner(s) recorded on title, through the appropriate means (i.e., quitclaim deed, grant deed), meeting the requirements of and to the satisfaction of the Engineering Division.
8. The applicant/property owner shall submit copies of the reference maps used to prepare the legal description and the plat.
9. The applicant/property owner shall provide legal descriptions based on the proposed Lot Line Adjustment plot maps. The surveyor or engineer's signature and wet seal are required on the legal descriptions and plot maps.
10. The applicant/property owner shall provide traverse closures and area calculations.

Planning Services Division

11. A minimum of 1,000 square feet of contiguous and usable open space shall be provided to the rear of the single-family dwelling unit, to the satisfaction of the Planning Services Division, and in a similar fashion as shown in the architectural plans submitted for Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018.
12. As part of any plans submitted to the City for a proposal to construct a single-family dwelling on the newly consolidated property, pursuant to the approval of Lot Line Adjustment No. LLA-016-2018 and Variance No. V-020-2018, the existing detached accessory structure located on Parcel 2 (Assessor's Parcel No. 100-352-28) shall be demolished.
13. Any plans submitted to the Building & Safety Division for building plan check, to develop the property, shall be for the construction of a single-family dwelling that, with the exception of the three (3) variances (for minimum lot size, minimum rear yard setback, and rear yard open space) approved under Variance No. V-020-2018, shall comply with all development standards of the R-1-7 (Single-Family Residential) zone.
14. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Lot Line Adjustment No. LLA-016-2018 and/or Variance No. V-020-2018 (collectively, the "Project entitlements"). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.