

ACCEPTED AND FILED AT THE REQUEST OF
LAWYERS TITLE COMPANY

DATE _____ TIME _____ FEE \$ _____
INSTRUMENT NO. _____ BOOK _____ PAGE _____
HUGH NGUYEN
COUNTY CLERK-RECORDER

PARCEL MAP NO. 2018-180

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 4, LOT 5, LOT 6 AND LOT 7, EXCEPTING THE WESTERLY 25 FEET OF LOT 7 AND INCLUDING THE WEST 5 FEET OF LOT 3 IN BLOCK "A" OF COOK'S ADDITION TO GARDEN GROVE PER MAP FILED IN BOOK 8, PAGE 9 OF MISCELLANEOUS MAPS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

SEPTEMBER 2018

WILLIAM A. PATAPOFF, R.C.E. 24987

DMS CONSULTANTS, INC.

SHEET 1 OF 3 SHEETS
ALL OF TENTATIVE PARCEL MAP NO. 2018-150
NUMBER OF PARCELS: 1
TOTAL ACREAGE:
GROSS= 26,996 SQ.FT.-NET= 23,395 SQ.FT.
DATE OF SURVEY: SEPTEMBER 2018
SCALE: 1"=60'

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE AS AN EASEMENT TO THE PUBLIC FOR STREET AND UTILITY PURPOSES: GARDEN GROVE BOULEVARD.

WE ALSO HEREBY DEDICATE TO THE CITY OF GARDEN GROVE A BLANKET EASEMENT FOR INSPECTION ACCESS FOR WATER QUALITY FOR MONITORING PURPOSES AND REPORTING.

1. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS TO SURFACE ENTRY;
EXCEPT AT APPROVED ACCESS LOCATIONS.

2. ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD AND ALLEY,
EXCEPT AT APPROVED ACCESS LOCATIONS.

OWNER:
JC FINANCIAL ENTERPRISES, INC., A CALIFORNIA CORPORATION

BY: *[Signature]*
HUGH NGUYEN
TITLE: CHIEF EXECUTIVE OFFICER

BENEFICIARY:
L.A. LEGENDS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY UNDER A TRUST FIRST RECORDED 08/14/2018 AS INSTRUMENT NO. 201800025992 OF OFFICIAL RECORDS.

BY: *[Signature]*
TITLE: Managing Member

CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
CITY OF GARDEN GROVE }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2018, AND THAT THE CITY COUNCIL DID, BY AN ORDER DAILY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENT DEDICATION FOR PUBLIC STREET AND UTILITY PURPOSES OF GARDEN GROVE BOULEVARD, AND DID ALSO ACCEPT ON BEHALF OF THE CITY OF GARDEN GROVE:

1. A BLANKET EASEMENT FOR INSPECTION ACCESS FOR WATER QUALITY FOR MONITORING PURPOSES AND REPORTING.

2. ALL RIGHTS TO UNDERGROUND WATER WITHOUT THE RIGHTS TO SURFACE ENTRY;
EXCEPT AT APPROVED ACCESS LOCATIONS.

3. ALL VEHICULAR ACCESS RIGHTS TO GARDEN GROVE BOULEVARD AND ALLEY,
EXCEPT AT APPROVED ACCESS LOCATIONS.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66428 (a)(3)(A) OF THE SUBDIVISION MAP ACT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF THIS CITY OF GARDEN GROVE.

DATED THIS _____ DAY OF _____, 2020.

TERESA POMEROY, CMC
CITY CLERK OF THE CITY OF GARDEN GROVE

COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS _____ DAY OF _____, 2020.

SHARI L. FREDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: _____
TREASURER-TAX COLLECTOR

SEE SHEET 2 OF 3 FOR NOTARY ACKNOWLEDGMENTS

SEE SHEET 2 OF 3 FOR SIGNATURE OMISSIONS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JC FINANCIAL ENTERPRISES, INC. IN SEPTEMBER 2018. I HEREBY STATE THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. THAT THE POSITIONS INDICATED ON THIS MAP WILL BE SET IN SUCH POSITIONS BY AUGUST 2020, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED THIS _____ DAY OF _____, 2020.

WILLIAM A. PATAPOFF
R.C.E. NO. 24987
MY LICENSE EXPIRES: 12/31/21



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2020.



KEVIN R. HILLS
CITY ENGINEER OF GARDEN GROVE
R.C.E. NO. 52125
EXPIRATION DATE: 12/31/2020

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2020.

KEVIN R. HILLS, COUNTY SURVEYOR,
LS 6817



BY: LILY M. N. SANBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

PARCEL MAP NO. 2018-180

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 4, LOT 5, LOT 6 AND LOT 7, EXCEPTING THE WESTERLY 25 FEET OF LOT 7 AND INCLUDING THE WEST 5 FEET OF
LOT 3 IN BLOCK "A" OF COOK'S ADDITION TO GARDEN GROVE PER MAP FILED IN BOOK B, PAGE 9 OF MISCELLANEOUS MAPS, IN THE CITY OF
GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA

DMS CONSULTANTS, INC. WILLIAM A. PATAPOFF, R.C.E. 24867 SEPTEMBER 2018

SHEET 2 OF 3 SHEETS
ALL OF TRACT NO. PARCEL MAP NO. 2018-150
TOTAL PARCELS: 1
TOTAL ACRES: 1
GROSS: 26,896 SQ.FT. - NET: 23,395 SQ.FT.
DATE OF SURVEY: SEPTEMBER 2018
SCALE: 1" = 60'

NOTARY ACKNOWLEDGMENT

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 ORANGE)

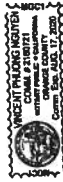
ON 09/26/2018 BEFORE ME, William A. Patapoff, A NOTARY PUBLIC,
PERSONALLY APPEARED William A. Patapoff

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY, AND THAT BY
SIGNING 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 :

SIGNATURE: [Signature] MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
MY COMMISSION EXPIRES: 09/29/2020



NOTARY ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
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SIGNATURE OMISSIONS

PURSUANT TO SECTION 864.36(g)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING
SIGNATURES HAVE BEEN OMITTED

1. CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY
PURPOSES RECORDED OCTOBER 29, 1976 IN BOOK 11943, PAGE 850
OF OFFICIAL RECORDS.
2. CITY OF GARDEN GROVE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR
STREET AND HIGHWAY PURPOSES RECORDED SEPTEMBER 03, 1963 IN BOOK 8701, PAGE 337
OF OFFICIAL RECORDS.

