

EXHIBIT "A"
LEGAL DESCRIPTION
APN NO. 231-491-06

THE WEST 60 FEET OF THE NORTH 129.44 FEET OF THE SOUTH 258.88 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO LAS BOLSAS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

CONTAINING 7,766 SQUARE FEET OR 0.178 ACRES, MORE OR LESS.

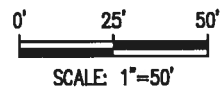
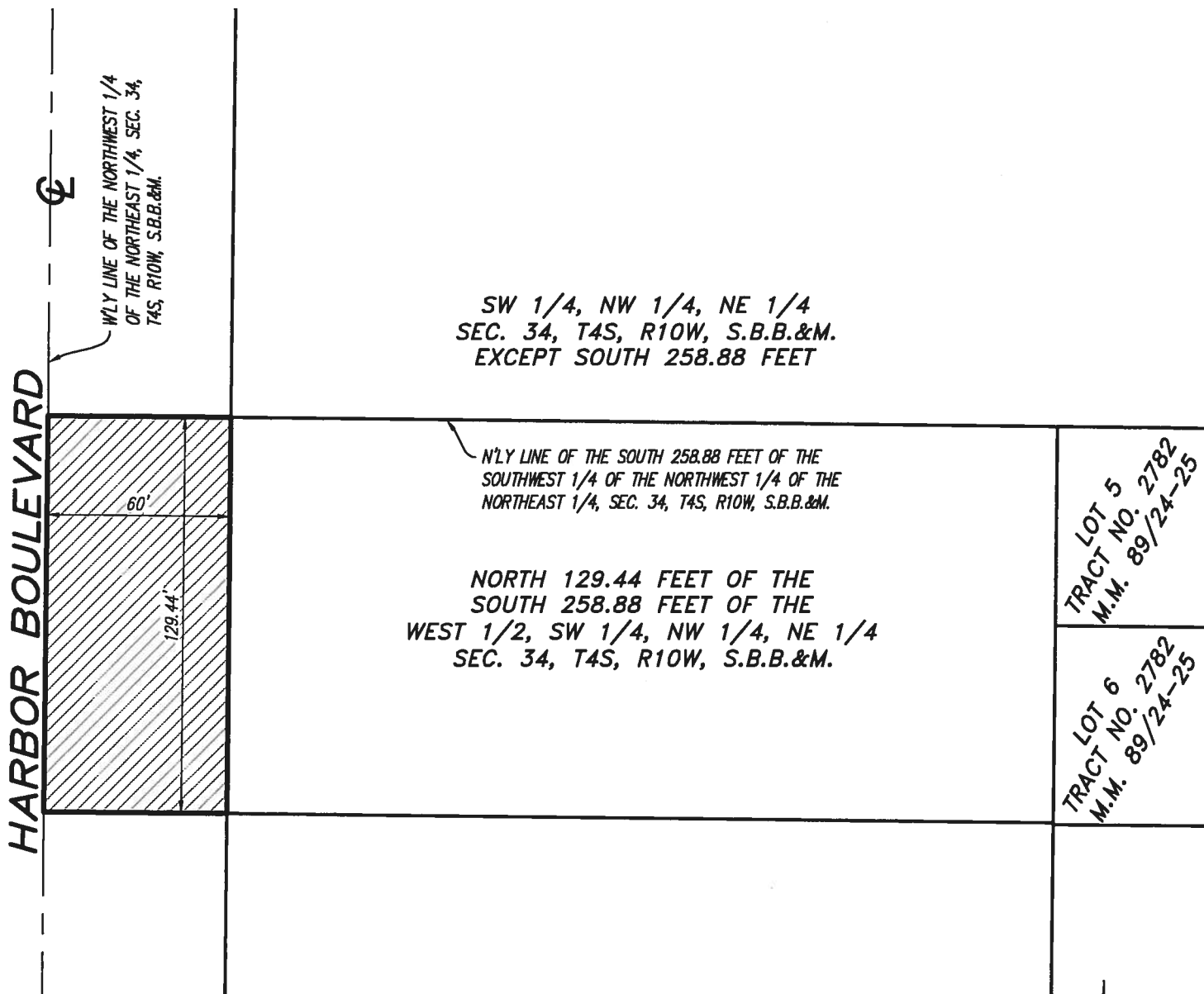
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



Armando D. DuPont, L.S. 7780

5/3/22

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION



CAL VADA

SURVEYING, INC.
 411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92878

Los Angeles
 PHONE: 951-280-9960

FAX: 951-280-9746

Job No. 20895
 www.calvada.com

MANN

Enterprises Inc.

8095 Othello Avenue San
Diego, CA 92111
Telephone (858) 495-4900

May 19, 2022

City of Garden Grove
Dan Candelaria, City Engineer
11222 Acacia Parkway
Garden Grove, CA 92840

Subject: Street Dedication for Raising Cane's project at 12202 S Harbor Blvd

Mann Enterprises, Inc. is the owner of the parcel on which Raising Cane's is constructing a restaurant per our existing ground lease. (APN 231-491-06)

As a condition of the above project, we have executed a Street Deed to grant to the City of Garden Grove an easement in fee for public street and highway purposes.

This is to confirm that no other beneficiary retains an interest in the parcel from which we have granted the above-mentioned public street easement.

Best regards,

Mann Enterprises, Inc.



Dennis O'Neil
Vice President

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: 231-491-06
ASSESSOR PARCEL NUMBER

This document is exempt from payment of recording fees pursuant to Section 6103 of the Government Code.

City Clerk's No. _____

By: _____

STREET DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MANN ENTERPRISES INC., a Delaware corporation

do(es) hereby GRANT to the CITY OF GARDEN GROVE, a municipal corporation, an easement in fee 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 PLOT MAP SHOWN AS EXHIBIT "B" BOTH OF WHICH ARE ATTACHED HERETO, AND MADE A PART HEREOF

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

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 _____)
On _____ before me,
_____ (insert
name and title of the officer) 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 _____
(Seal)

By: 
Dennis O'Neil

Its: Vice President

Date: May 19, 2022

By: 
Tyler Smith

Its: Vice President

Date: May 19, 2022

ACKNOWLEDGEMENT

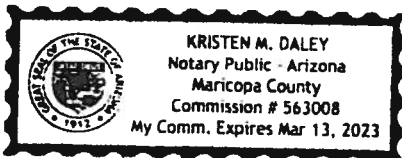
State of Arizona)
County of Maricopa)

On this 19th day of May, 2022, before me, Kristen M. Daley (insert name and title of the officer) personally appeared, Dennis O'Neil, Vice President, and Tyler Smith, Vice President who proved to me on the basis of satisfactory evidence to 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kristen M. Daley
(Seal)



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

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A handwritten signature in black ink, appearing to read "Armando D. DuPont", is written over a circular professional seal. The seal is for a Licensed Land Surveyor in the State of California, with the name "Armando D. DuPont" and the license number "L.S. 7780" inscribed within it.

Armando D. DuPont, L.S. 7780
August 12, 2021