

## AGENDA



The City of Garden Grove as  
Successor Agency  
to the Agency for Community  
Development

Tuesday,  
November 22, 2016

6:30 PM

Community Meeting Center, 11300  
Stanford Avenue, Garden Grove, CA  
92840

**Steven R. Jones**  
Chair

**Kris Beard**  
Vice Chair

**Phat Bui**  
Member

**Bao Nguyen**  
Member

**Christopher V. Phan**  
Member

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**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the Successor Agency, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: 714) 741-5040.

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The Successor Agency may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Successor Agency Members within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the Successor Agency meeting agenda; and (3) at the Council Chamber at the time of the meeting.

**Public Comments:** Members of the public desiring to address the Successor Agency are requested to complete a pink speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the City Clerk prior to the start of the meeting. General comments are made during "Oral Communications," and should be limited to matters under consideration and/or what the Successor Agency has jurisdiction over. Persons wishing to address the Successor Agency regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

**Manner of Addressing the Successor Agency Members:** After being called by the Chair, you may approach the podium, it is requested that you state your name for the record, and proceed to address the Successor Agency. All remarks and questions should be addressed to the Successor Agency as a whole and not to individual Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the Successor Agency shall be called to order by the Chair. If such conduct continues, the Chair may order the person barred from addressing the Successor Agency any further during that meeting.

**Time Limitation:** Speakers must limit remarks for a total of (5) five minutes. When any group of persons wishes to address the Successor Agency on the same subject matter, the Chair may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the Successor Agency's discretion, a limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

**PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.**

## AGENDA

### Open Session

6:30 PM

ROLL CALL: MEMBER BUI, MEMBER NGUYEN, MEMBER PHAN, VICE CHAIR BEARD, CHAIR JONES

1. ORAL COMMUNICATIONS (to be held simultaneously with other legislative bodies)
2. CONSENT ITEMS

*(Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Successor Agency Member.)*

2.a. Receive and file the minutes from the meetings held on October 11, 2016, and October 25, 2016. *(Action Item)*

2.b. Approval of Warrants. *(Action Item)*

3. ITEMS FOR CONSIDERATION

3.a. Approval of a Change Order/Amendment to the agreement with J&G Industries, Inc., for demolition of structures at 10151 Garden Grove Boulevard, 12863 and 12865 Brookhurst Street, Garden Grove. *(Action Item)*

3.b. Approval of a Quitclaim Deed conveying properties located at 12912 7th Street, 11361 Garden Grove Boulevard, and 12931 9th Street from the Successor Agency to the Garden Grove Housing Authority. *(Action Item)*

4. MATTERS FROM SUCCESSOR AGENCY CHAIR, MEMBERS AND DIRECTOR
5. ADJOURNMENT

The next Regular Meeting will be held on Tuesday, December 13, 2016, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

**The City of Garden Grove as  
Successor Agency to the Agency for Community Development**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: Kathy Bailor  
Dept.: Diretor Dept.: City Clerk  
Subject: Receive and file the minutes from the meetings held on October 11, 2016, and October 25, 2016. (*Action Item*) Date: 11/22/2016

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Attached are the minutes from the meetings held on October 11, 2016, and October 25, 2016, to review and to take action to receive and file.

**ATTACHMENTS:**

| <b>Description</b>        | <b>Upload Date</b> | <b>Type</b>     | <b>File Name</b>      |
|---------------------------|--------------------|-----------------|-----------------------|
| October 11, 2016, Minutes | 11/16/2016         | Backup Material | sa-min_10_11_2016.pdf |
| October 25, 2016, Minutes | 11/16/2016         | Backup Material | sa-min_10_25_2016.pdf |

## MINUTES

### THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

#### Regular Meeting

Tuesday, October 11, 2016

Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

#### CONVENE MEETING

At 6:50 p.m., Chair Jones convened the meeting in the A Room.

ROLL CALL      PRESENT:      (5)      Chair Jones, Members Beard, Bui, Nguyen,  
Phan

ABSENT:      (0)      None

#### ORAL COMMUNICATIONS

Speakers: Kay Parcell, Tony Flores, Peter Katz, Charles Mitchell, Josh McIntosh

Mr. Flores wanted to present a PowerPoint presentation through the City's audio-visual system during his oral communication. Mayor Nguyen gave his permission for the presentation to be shown.

City Council discussion included concern on setting a precedent that could allow offensive graphics to be introduced during Oral Communications. Speakers can hand or distribute to the City Council the information they seek the City Council to review.

Council Member Phan moved a point of order to overrule Mayor Nguyen's decision to allow the PowerPoint presentation through the City's audio-visual system, seconded by Council Member Bui.

The point of order motion carried by a 4-1 vote as follows:

Ayes:      (4)      Beard, Bui, Jones, Phan  
Noes:      (1)      Nguyen

MINUTES (F: Vault)

It was moved by Member Phan, seconded by Member Beard that:

The minutes from the meeting held on September 13, 2016, be received and filed.

The motion carried by a 5-0 vote as follows:

Ayes: (5) Beard, Bui, Jones, Nguyen, Phan  
Noes: (0) None

WARRANTS (F: 60.5)

It was moved by Member Phan, seconded by Member Beard that:

The Regular Warrants 1465 through 1466; and Wires W1667 and W1675 be approved as presented in the warrant register submitted that have been audited for accuracy and funds are available for payment thereof by the Finance Director.

The motion carried by a 5-0 vote as follows:

Ayes: (5) Beard, Bui, Jones, Nguyen, Phan  
Noes: (0) None

ADOPTION OF A RESOLUTION 1.) AWARDING A CONTRACT FOR DEMOLITION OF STRUCTURES; AND 2.) APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR REMOVAL OF HAZARDOUS MATERIALS AT 10151 GARDEN GROVE BOULEVARD, 12863 AND 12865 BROOKHURST STREET, GARDEN GROVE (F: A-116.7)

It was moved by Chair Jones, seconded by Member Beard that:

Resolution No. 42-16 entitled A Resolution of the City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development awarding a contract for Project No. 2562 – Brookhurst Triangle Demolition Project Phase One in the amount of \$338,878 to J&G Industries, Inc.; and approving a professional services agreement with Ocean Blue Environmental Services in the amount of \$40,000 be adopted;

The Director be authorized to execute the contract with J&G Industries, Inc., for demolition of structures at the 10151 Garden Grove Boulevard, 12863 and 12865 Brookhurst Street, Garden Grove, and make minor modifications on behalf of the Successor Agency; and

The Director be authorized to execute the professional services agreement with Ocean Blue Environmental Services, Inc., for emergency remediation of hazardous materials at 10151 Garden Grove Boulevard, 12863 and 12865 Brookhurst Street,

Garden Grove, and make minor modifications on behalf of the Successor Agency; and Authorize staff to transmit both the contract and professional services agreement to the Oversight Board for approval.

The motion carried by a 5-0 vote as follows:

Ayes: (5) Beard, Bui, Jones, Nguyen, Phan  
Noes: (0) None

#### ADJOURNMENT

At 7:39 p.m., Chair Jones adjourned the meeting. The next Regular Meeting will be held Tuesday, October 25, 2016, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Kathleen Bailor, CMC  
Secretary

## MINUTES

### THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

#### Regular Meeting

Tuesday, October 25, 2016

Community Meeting Center  
11300 Stanford Avenue, Garden Grove, CA 92840

#### CONVENE MEETING

At 7:16 p.m., Chair Jones convened the meeting in the A Room.

ROLL CALL      PRESENT:      (5)      Chair Jones, Members Beard, Bui, Nguyen,  
Phan

ABSENT:      (0)      None

#### ORAL COMMUNICATIONS

Speakers: Kevin Voeller, Susan Gonzales, Ray Hiemstra, John Wildsmith, Peter Katz, Tony Flores, Charles Mitchell, David Terry Lautherboren

#### MINUTES (F: Vault)

It was moved by Member Phan, seconded by Member Bui that:

The minutes from the meeting held on September 27, 2016, be received and filed.

The motion carried by a 5-0 vote as follows:

Ayes:      (5)      Beard, Bui, Nguyen, Jones, Phan  
Noes:      (0)      None

#### WARRANTS (F: 60.5)

It was moved by Member Phan, seconded by Member Bui that:

The Regular Warrants 1467 through 1471; and Wire W1689 be approved as presented in the warrant register submitted that have been audited for accuracy

and funds are available for payment thereof by the Finance Director.

The motion carried by a 5-0 vote as follows:

Ayes: (5) Beard, Bui, Nguyen, Jones, Phan  
Noes: (0) None

ADJOURNMENT

At 7:33 p.m., Chair Jones adjourned the meeting. The next Regular Meeting will be held Tuesday, November 22, 2016, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC  
Deputy Secretary



**The City of Garden Grove as  
Successor Agency to the Agency for Community Development**

**INTER-DEPARTMENT MEMORANDUM**

|          |   |        |              |
|----------|---|--------|--------------|
| To:      | Scott C. Stiles                                 | From:  | Kathy Bailor |
| Dept.:   | Director  | Dept.: | City Clerk   |
| Subject: | Approval of Warrants.<br>( <i>Action Item</i> ) | Date:  | 11/22/2016   |

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Attached for approval are the Successor Agency warrants recommended for approval.

**ATTACHMENTS:**

| <b>Description</b> | <b>Upload Date</b> | <b>Type</b> | <b>File Name</b>         |
|--------------------|--------------------|-------------|--------------------------|
| Warrants           | 11/16/2016         | Cover Memo  | SA_Warrants_11-22-16.pdf |

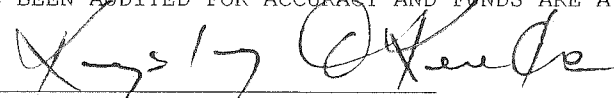
REDEVEL. SUCCESSOR AGENCY  
CHECK REGISTER  
10/26/16

| WARRANT | VENDOR                             | DESCRIPTION    | AMOUNT     |
|---------|------------------------------------|----------------|------------|
| 1472    | ORRICK, HERRINGTON & SUTCLIFFE LLP | ARBITRAGE SERV | 1,000.00 * |
| 1473    | COUNTY OF ORANGE                   | PROPERTY TAXES | 6,477.90 * |

PAGE TOTAL FOR "\*" LINES = 7,477.90

FINAL TOTAL 7,477.90 \*

DEMANDS #1472 - 1473 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE  
GARDEN GROVE CITY COUNCIL OCTOBER 26, 2016, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE  
FOR PAYMENT THEREOF

  
KINGSLEY C. OKEREKE - FINANCE DIRECTOR

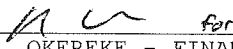
REDEVEL. SUCCESSOR AGENCY  
CHECK REGISTER  
11/22/16

| WARRANT | VENDOR                      | DESCRIPTION        | AMOUNT     |
|---------|-----------------------------|--------------------|------------|
| 1474    | BARTWOOD CONSTRUCTION, INC. | MAINT OF REAL PROP | 2,383.22 * |

PAGE TOTAL FOR "\*" LINES = 2,383.22

FINAL TOTAL 2,383.22 \*

DEMANDS #1474 - 1474 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE  
GARDEN GROVE CITY COUNCIL NOVEMBER 22, 2016, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE  
FOR PAYMENT THEREOF

  
KINGSLEY C. OKEREKE - FINANCE DIRECTOR

**The City of Garden Grove as  
Successor Agency to the Agency for Community Development**

**INTER-DEPARTMENT MEMORANDUM**

|          |  |        |                  |
|----------|--|--------|------------------|
| To:      | Scott C. Stiles  | From:  | Kingsley Okereke |
| Dept.:   | City Manager   | Dept.: | Finance          |
| Subject: | Approval of a Change Order/Amendment to the agreement with J&G Industries, Inc., for demolition of structures at 10151 Garden Grove Boulevard, 12863 and 12865 Brookhurst Street, Garden Grove. ( <i>Action Item</i> ) |        |                  |
|          |  | Date:  | 11/22/2016       |

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**OBJECTIVE**

It is requested that the City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") approve a change order and contract amendment with J&G Industries, Inc., for Project No. 2562 – Brookhurst Triangle Demolition Project - Phase 1 (the "Project") for removal of additional asbestos containing materials and hazardous materials at the Brookhurst Triangle.

**BACKGROUND**

In October 2016, the Successor Agency and Oversight Board adopted Resolution Nos. 42-16 and 51-16 awarding a contract to J&G Industries, Inc., ("Contractor") for the Project at 10151 Garden Grove Boulevard, 12863 and 12865 Brookhurst Street. During a recent walk through, it was discovered that asbestos containing material ("ACM") at the structure located at 10151 Garden Grove Boulevard was disturbed by transients. The ACM has intermingled with other debris to the point that the asbestos can no longer be separated. In addition, several years ago, the structure located at 12865 Brookhurst Street was damaged by fire. The integrity of the structure was not compromised; however, the ACM was disturbed by the fire. As a result AQMD regulations require that the ACM be removed under a Procedure 5 Plan. The Contractor submitted a change order of \$170,236.00 to prepare and implement the Procedure 5 Plan for the additional ACM.

**FINANCIAL IMPACT**

There is no impact to the General Fund. The costs for Project and Remediation will be funded as provided in the 2016-2017 Recognized Obligation Payment schedule in accordance with the Dissolution Act and will be paid through the Redevelopment Property Tax Trust Fund.

#### **RECOMMENDATION**

It is recommended that the Successor Agency:

- Approve the change order to J&G Industries, Inc., in the amount of \$170,236.00, to remove asbestos containing materials;
- Authorize the Director to increase the contract sum with J & G Industries, Inc., to \$509,114.00 to cover the cost of this change order; and
- Authorize the Director to execute a contract amendment for the change order on behalf of the Successor Agency, and make minor modifications as appropriate.

By: Carlos Marquez, Senior Real Property Agent

#### **ATTACHMENTS:**

| <b>Description</b>  | <b>Upload Date</b> | <b>Type</b>     | <b>File Name</b>              |
|---------------------|--------------------|-----------------|-------------------------------|
| Change Order Letter | 11/17/2016         | Backup Material | J_G_Change_Order_11-22-16.pdf |
| Amendment           | 11/17/2016         | Backup Material | J_G_Amendment_11-22-16.pdf    |



November 15, 2016

City of Garden Grove  
11122 Acacia Parkway  
Garden Grove, CA 92840

Carlos Marquez,  
Sr Real Property Agent  
Real Property Division/Finance Department

Reference: Brookhurst Triangle Demolition Project - Phase 1 Project  
No.2562

Subject: **Change Order Request**

Mr Marquez,

Per your request we are providing pricing to handle the Focus Auto building and West Auto building under Procedure 5 operations including AQMD Permitting and CAC oversight. This work was not in our original scope of work.

Our breakdown is as follows:

|                       |                |
|-----------------------|----------------|
| Ocean Blue            | (see attached) |
| Focus Auto            | \$55,844.60    |
| West Auto             | \$46,320.00    |
| Tri Span Inc          | (see attached) |
| Focus Auto            | \$23,815.00    |
| Procedure 5 AQMD Fees | \$2,441.00     |
| Procedure 5 Plans     | \$2,133.00     |
| CAC oversight         | \$12,800.00    |
| Sub Total             | \$143,353.60   |
| J&G mark-up      10%  | \$14,335.36    |

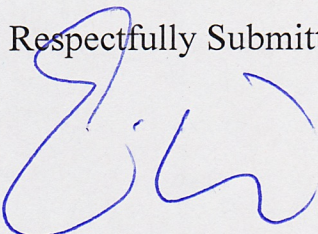




|                            |                    |                     |
|----------------------------|--------------------|---------------------|
| J&G Supervision            | 10 days @ \$600.00 | \$6,000.00          |
| Sub Total                  |                    | \$163,688.96        |
| Bonds & Insurance 4%       |                    | \$6,547.55          |
| Total Change Order Request |                    | <u>\$170,236.00</u> |
| Current Contract Amount    |                    | \$338,878.00        |
| New Amount                 |                    | <b>\$509,114.00</b> |

If you have any questions, please do not hesitate to call.

Respectfully Submitted,



Eric Cain  
Vice President





## **CHANGE ORDER / AMENDMENT TO CONSTRUCTION AGREEMENT**

This Change Order / Amendment to Project Agreement ("Change Order") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2016, by and between the **SUCCESSOR AGENCY TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT**, a public body, ("SUCCESSOR AGENCY"), and **J & G INDUSTRIES, INC.** ("CONTRACTOR").

### **RECITALS**

- A. SUCCESSOR AGENCY and CONTRACTOR entered into that certain Construction Agreement, dated October 11, 2016 (the "Agreement"), in which CONTRACTOR is furnish all labor, material, equipment, for demolition, site improvement, traffic control and asbestos abatement for Brookhurst Triangle Demolition Project – Phase 1, Project No. 2562 – of structures located on property owned by the Successor Agency located at 10151 Garden Grove Blvd., 12863 Brookhurst St., and 12865 Brookhurst St., Garden Grove (the "Premises").
- B. One of the structures had structural fire damage. Upon further inspection of the remaining structures on the Premises, asbestos containing material ("ACM") was found to be disturbed by vandalism and unreported fires which were not included in the initial preparation and implementation of a Procedure 5 asbestos abatement plan in accordance with Southern California Air Quality Management District regulations.
- C. Section 5.11 of the Agreement provides that the compensation for Services is not to exceed the sum of Three Hundred Thirty Eight Thousand Eight Hundred Seventy Eight Dollars (\$338,878.00).
- D. SUCCESSOR AGENCY and CONTRACTOR wish to amend the Agreement pursuant to this Change Order to prepare and implement a Procedure 5 asbestos abatement plan for the remaining structures found to have disturbed ACM.

### **AGREEMENT**

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

- 1. CONTRACTOR hereby agrees to prepare and implement a Procedure 5 asbestos abatement plan to demolish, remove, and dispose of all ACM at the Premises, in accordance with the proposal provided by CONTRACTOR for said work, which is attached hereto as Exhibit "A" and incorporated herein by reference. In the event of a conflict between the terms of CONTRACTOR's proposal attached as Exhibit "A" and terms set forth in the Agreement, the terms expressly set forth in the Agreement shall govern.
- 2. CONTRACTOR agrees commence the additional work approved pursuant to this Change Order within FOURTEEN (14) calendar days from the date set forth in the "Notice to Proceed" sent by SUCCESSOR AGENCY and shall diligently prosecute said additional work to completion within THIRTY (30) working days from commencement of work excluding delays caused or authorized by SUCCESSOR AGENCY a set forth in Section 5.7, 5.8 and 5.9 of the Agreement.
- 3. For the additional work authorized pursuant to this Change Order, CONTRACTOR shall be compensated in the additional Not-to-Exceed amount of One Hundred Seventy Thousand Two Hundred Thirty Six Dollars (\$170,236.00).
- 4. The contract sum of Three Hundred Thirty Eight Thousand Eight Hundred Seventy Eight Dollars (\$338,878.00) as shown in Section 5.11 of the Agreement is hereby amended and revised to Five



Hundred Nine Thousand One Hundred Fourteen Dollars (\$509,114.00).

5. This Change Order shall constitute a change order in accordance with Section 5.8 of the Agreement.
6. Except as expressly amended hereby, all terms and provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Change Order to be executed by their respective officers duly authorized on the date first written above.

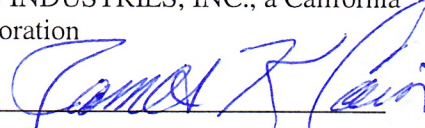
"SUCCESSOR AGENCY"  
SUCCESSOR AGENCY TO THE GARDEN  
GROVE AGENCY FOR COMMUNITY  
DEVELOPMENT, a public body

By: \_\_\_\_\_  
Director

ATTESTED:

\_\_\_\_\_  
Secretary

Date: \_\_\_\_\_

"CONTRACTOR"  
J&G INDUSTRIES, INC., a California  
corporation  
By:   
Name: JAMES K CAIN  
Title: PRESIDENT  
Date: 11-17-2016  
Tax ID No. 33-0343018  
Contractor's License: 571859  
Expiration Date: 6-30-2017

If CONTRACTOR is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

APPROVED AS TO FORM:

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Successor Agency Counsel

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Date

**EXHIBIT A**  
**CONTRACTOR PROPOSAL**

**The City of Garden Grove as  
Successor Agency to the Agency for Community Development**

**INTER-DEPARTMENT MEMORANDUM**

|          |   |        |                  |
|----------|---|--------|------------------|
| To:      | Scott C. Stiles   | From:  | Kingsley Okereke |
| Dept.:   | City Manager  | Dept.: | Finance          |
| Subject: | Approval of a Quitclaim Deed Date: 11/22/2016<br>conveying properties located<br>at 12912 7th Street, 11361<br>Garden Grove Boulevard,<br>and 12931 9th Street from<br>the Successor Agency to the<br>Garden Grove Housing<br>Authority. ( <i>Action Item</i> ) |        |                  |

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**OBJECTIVE**

It is requested that the City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") approve a quitclaim deed conveying the properties located at 12912 7th Street, 11361 Garden Grove Boulevard, and 12931 9th Street, (collectively, the "Properties") to the Garden Grove Housing Authority. In addition it requested that the Garden Grove Housing Authority ("Authority") accept the quitclaim deed.

**BACKGROUND**

Over the course of several years, the Garden Grove Agency for Community Development ("Former Agency"), acquired several single family residences in the Civic Center area as part of the assemblage of a large redevelopment project site. In January 2012, the Former Agency was dissolved and all of its low/moderate affordable housing obligations and assets were transferred to the Authority by operation of law. A Housing Asset Transfer form ("HAT") was prepared by the Successor Agency, in accordance with the Dissolution Act, listing all of the assets transferred to the Authority, for approval by the State Department of Finance ("DOF"). On August 30, 2012, the DOF approved the HAT.

On May 10, 2016, the Housing Authority and Garden Grove City Council approved a

Disposition and Development Agreement ("DDA") with the Lab Holdings LLC. ("Developer"), for the sale and development of the 12 single family properties, which include the subject Properties. In order to consummate the transaction with the Developer, First American Title Company is requesting that a quitclaim deed be executed between the Successor Agency and the Authority to memorialize the approval of the HAT and to provide a clear chain of title.

#### FINANCIAL IMPACT

There is no financial impact to the Successor Agency or the Housing Authority.

#### RECOMMENDATION

It is recommended that the Successor Agency:

- Approve the quitclaim deed conveying the Properties from the Successor Agency; and
- Authorize the Director to execute the quitclaim deed on behalf of the Successor Agency and make minor modifications as needed.

It is recommended that the Housing Authority:

- Approve the quitclaim deed conveying the Properties to the Housing Authority; and
- Authorize the Secretary to accept the quitclaim deed on behalf of the Housing Authority.

By: Carlos Marquez, Senior Real Property Agent

#### ATTACHMENTS:

| Description    | Upload Date | Type            | File Name                   |
|----------------|-------------|-----------------|-----------------------------|
| Quitclaim Deed | 11/16/2016  | Backup Material | Quitclaim_from_SA_to_HA.doc |

AND WHEN RECORDED MAIL TO

Name  
Attention:  
Address  
City &  
State, Zip

Garden Grove Housing Authority  
Executive Director  
P. O. Box 3070  
Garden Grove, CA 92842

MAIL TAX STATEMENTS TO

Name  
Address  
City &  
State, Zip

SAME AS ABOVE

## QUITCLAIM DEED

Exempt from payment of Documentary Transfer Tax pursuant to  
Revenue and Taxation Code Section 11922

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

By: \_\_\_\_\_

**FOR A VALUABLE CONSIDERATION**, receipt and adequacy of which is hereby acknowledged, the

**SUCCESSOR AGENCY TO THE  
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT,**

a public body,  
hereinafter referred to as "GRANTOR,"

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the

**GARDEN GROVE HOUSING AUTHORITY,**

a public body, corporate and politic,  
hereinafter referred to as "GRANTEE,"

in an "as is" condition, all RIGHTS, TITLE and INTEREST in and to that certain real property legally described in  
**Exhibit A**, attached hereto and made a part hereof, attached hereto and made a part hereof.

Nothing contained herein, or in any document related hereto, shall be construed to imply the conveyance to  
GRANTEE of rights in the property which exceed those owned by GRANTOR, or any representation or warranty,  
either express or implied, relating to the nature or condition of the property or GRANTOR'S interest therein.

SUCCESSOR AGENCY TO THE GARDEN  
GROVE AGENCY FOR COMMUNITY  
DEVELOPMENT, a public body

By: \_\_\_\_\_  
Executive Director

**ATTEST:**

By: \_\_\_\_\_  
Secretary

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 )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public,  
(Print Name of Notary Public)

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 of Notary Public

### OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

#### CAPACITY CLAIMED BY SIGNER

- ☐ Individual  
☐ Corporate Officer

\_\_\_\_\_  
Title(s)

#### DESCRIPTION OF ATTACHED DOCUMENT

- ☐ Partner(s)      ☐ Limited  
                         ☐ General  
☐ Attorney-In-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other: \_\_\_\_\_

\_\_\_\_\_  
Title Or Type Of Document

\_\_\_\_\_  
Number Of Pages

Signer is representing:  
Name Of Person(s) Or Entity(ies)

\_\_\_\_\_  
Date Of Documents

\_\_\_\_\_  
Signer(s) Other Than Named Above

# GARDEN GROVE HOUSING AUTHORITY

## Certificate of Acceptance

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated \_\_\_\_\_ from the Successor Agency to the Garden Grove Agency for Community Development, a public body, to the Garden Grove Housing Authority ("Authority") a public body, corporate and politic, is hereby accepted by the undersigned officer or agent on behalf of the Authority pursuant to authority conferred by minute order of the Authority adopted on November 22, 2016, and the Authority, as grantee, consents to recordation thereof by its duly authorized officer.

Garden Grove Housing Authority,  
a public body, corporate and politic

Date: \_\_\_\_\_

By: \_\_\_\_\_

Its: Secretary



**EXHIBIT "A"**  
Legal Description  
(AP NO. -----; Parcel --)

**PARCEL 1:**

LOT 1 OF TRACT NO. 644, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 6 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.  
EXCEPT THE NORTH 4 FEET THEREOF.

APN: 090-173-05

**PARCEL 2:**

LOT 5 AND THE WEST 26.33 FEET OF LOT 6 OF TRACT NO. 644, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 6 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 090-173-09

**PARCEL 3:**

THAT PORTION OF BLOCK 6 OF THE GARDEN GROVE HOME TRACT, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 57 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 6, WHICH POINT IS 113 FEET SOUTHERLY FROM THE INTERSECTION OF THE EAST LINE WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 OF TRACT NO. 631, AS SHOWN ON A MAP RECORDED IN BOOK 20, PAGE 26 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO RUSSELL A. WEIR AND WIFE BY DEED RECORDED SEPTEMBER 24, 1948 IN BOOK 1705, PAGE 416 OF OFFICIAL RECORDS; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 7 AND THE EASTERLY PROLONGATION THEREOF 145.67 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO WEIR; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 7, 53 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 7 AND THE EASTERLY EXTENSION THEREOF 145.67 FEET, MORE OR LESS, TO THE EAST LINE OF SAID BLOCK 6; THENCE NORTH 53 FEET TO THE POINT OF BEGINNING.

APN: 090-174-11

End of Legal Description