

CITY OF GARDEN GROVE

INTER-DEPARTMENT MEMORANDUM

To: Allan L. Roeder From: William E. Murray
Dept: Interim City Manager Dept: Public Works
Subject: APPROVAL OF A PURCHASE AND SALE AGREEMENT FOR DISPOSITION OF UNECONOMIC REMNANT PARCEL AT 12971 TRASK AVENUE, GARDEN GROVE AND CORRECTION OF LEGAL DESCRIPTION OF GRANT DEED FOR PRIOR REMNANT DISPOSITION Date: July 14, 2015

OBJECTIVE

It is requested that the Garden Grove City Council ("City Council") consider the disposition of an uneconomic remnant parcel of land located at 12971 Trask Avenue, Garden Grove to Tai Phan and Karim Forsat ("Buyer") with correction to the legal description of the grant deed transferring the adjacent remnant parcel to the Buyer.

BACKGROUND/DISCUSSION

The property located at 12971 Trask Avenue was acquired in 2010 as part of the Fairview-Trask Intersection Improvement Project, which was designed to widen the westerly side of Fairview Street. An uneconomic remnant parcel was left after the residential structure was demolished and Fairview Street was subsequently widened. The remnant parcel is too narrow to permit any development without the assemblage of adjacent parcels. On May 27, 2014, the City Council approved the sale of a portion of the uneconomic remnant to the Buyer for \$17,000, which is fair market value as indicated by an independent appraisal. The sale was consummated and the grant deed was recorded on June 30, 2014 as Instrument No. 2014000258539.

The Buyer owns the parcel adjacent to the uneconomic remnant and is processing a lot line adjustment to consolidate the parcels. During the lot line adjustment process, a discrepancy in the legal description and the physical dimension of the remnant parcel was revealed. Staff was informed of the discrepancy and has taken action to correct the legal description. During the preparation of the revised legal description, the surveyor found that there is a portion of excess remnant land approximately 285 square feet, still owned by the City that is part of the original parcel. The excess remnant land is of no use to the City and the Buyer is willing to acquire this excess remnant for \$1,000.00.

A new legal description for the prior remnant disposition and the remaining 285 square feet of land has been prepared to be conveyed to the Buyer.

PURCHASE AND SALE AGREEMENT FOR DISPOSITION OF UNECONOMIC REMNANT
PARCEL AT 12971 TRASK AVENUE, GARDEN GROVE AND REVISION OF LEGAL
DESCRIPTION OF GRANT DEED FOR PRIOR REMNANT DISPOSITION
July 14, 2015
Page 2

FINANCIAL IMPACT

Proceeds from the sale will be deposited into fund/package: 423/7255.

RECOMMENDATION

Based on the foregoing, staff recommends that the City Council:

- Approve the Agreement for Sale of Real Property, Prior Sale Legal Description Correction, and Joint Escrow Instructions
- Authorize the City Manager and City Clerk to execute the Purchase and Sale Agreement and Grant Deed with Corrected Legal Description, and make minor modifications as needed on behalf of the Agency.


WILLIAM E. MURRAY, P.E.
Public Works Director

By: Carlos Marquez
Senior Real Property Agent

Attachment 1: Real Estate Purchase and Sale Agreement

Attachment 2: Form of Grant Deed

Recommended for Approval


Allan L. Roeder
Interim City Manager

APN: 101-301-09
PROJECT: Fairview/Trask Remnant Parcel Sale

**AGREEMENT FOR SALE OF REAL PROPERTY, PRIOR SALE LEGAL DESCRIPTION
CORRECTION, AND JOINT ESCROW INSTRUCTIONS**

THIS AGREEMENT is entered into this ____ day of _____, 2015 by and between the **City of Garden Grove**, a municipal corporation (hereinafter called "Seller") and the undersigned buyer, **TAI PHAN** and **KARIM FORSAT**, as joint tenants, (collectively, "Buyer") for acquisition by Buyer of certain real property described below.

RECITALS

WHEREAS, Seller acquired the property located at 12971 Trask Avenue, known as Lot 1 of Tract 1414, APN No. 101-301-09 (the "Property") in conjunction with a public project to widen Fairview Street at Trask Avenue; and

WHEREAS, after widening Fairview Street at Trask Avenue and dedicating portions of the Property for public street purposes, Seller sold the remainder of the Property to Buyer and recorded on June 30, 2014 as Instrument No. 2014000258539 (the "Old Remainder Lot 1"); and

WHEREAS, Buyer sought to consolidate the Old Remainder Lot 1 with their adjacent property and discovered that the legal description of the Old Remainder Lot 1 did not match the boundaries of the actual public street widening; and

WHEREAS, Seller agrees that the legal description of the dedicated portion of the Property requires revision, which creates an additional remnant of non-dedicated land at the southwest corner of Fairview Street and Trask Avenue (the "Additional Remainder Lot 1");

WHEREAS, Buyer agrees to acquire the Additional Remainder Lot 1 pursuant to this Agreement; and

WHEREAS, Seller and Buyer agree to revise the legal description of the Old Remainder Lot 1 in conjunction with the transfer of the Additional Remainder Lot 1 pursuant to this Agreement.

AGREEMENT

NOW, THEREFORE, IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. AGREEMENT TO SELL AND PURCHASE. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, upon the terms and for the consideration set forth in this Agreement (hereinafter called Agreement), fee simple interest to all that certain real property situated in the City of Garden Grove, County of Orange, State of California, more particularly described as the Additional Remainder Lot 1 in Exhibit "A1" and depicted in Exhibit "B1", both attached hereto and made a part hereof.
2. PURCHASE PRICE. The total purchase price, payable in cash through escrow, shall be the sum of One Thousand Dollars (\$1,000.00).
3. CONVEYANCE OF TITLE. Seller agrees to convey to Buyer marketable title to the Additional Remainder Lot 1 by Grant Deed.

4. ESCROW. Seller may elect to open an escrow in accordance with this Agreement at an escrow company of Seller's choice. This Agreement constitutes the joint escrow instructions of Buyer and Seller, and Escrow Agent to whom these instructions are delivered is hereby empowered to act under this Agreement. The parties hereto agree to perform all acts reasonably necessary to close this escrow in the shortest possible time.

Seller shall execute and deliver said deed(s) as referenced in Paragraph 3, above, to Escrow Agent concurrently with this Agreement, or as soon as possible thereafter when said deeds are available. Buyer agrees to deposit the purchase price upon demand of Escrow Agent. Buyer and Seller agree to deposit with Escrow Agent any additional instruments as may be reasonably necessary to complete this transaction.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account(s) and may be transferred to any other such escrow trust account in any State or National Bank doing business in the State of California. All disbursements shall be made by check from such account.

5. ESCROW AGENT IS AUTHORIZED TO, AND SHALL:

- a. Disburse funds and deliver deed when conditions of this escrow have been fulfilled by Buyer and Seller.

The term "close of escrow", if and where written in these instructions, shall mean the date necessary instruments of conveyance are recorded if necessary in the office of the County Recorder. Recordation of instruments delivered through this escrow is authorized if necessary or proper.

All time limits within which any matter herein specified is to be performed may be extended by mutual agreement of the parties hereto. Any amendment of, or supplement to, any instructions must be in writing.

TIME IS OF THE ESSENCE IN THESE INSTRUCTIONS AND ESCROW IS TO CLOSE AS SOON AS POSSIBLE.

6. ESCROW FEES, CHARGES AND COSTS. Seller agrees to pay all Buyer's and Seller's usual fees, charges, and costs which arise in this escrow.
7. CORRECTION OF LEGAL DESCRIPTION OF OLD REMAINDER LOT 1. The Parties agree that the Grant Deed will contain a correction to the legal description of the Old Remainder Lot 1 described in Exhibit "A2" and depicted in Exhibit "B2" both attached hereto and made a part hereof.
8. PERMISSION TO ENTER ON PREMISES. In addition to those rights granted in the attached Deed, Seller hereby grants to Buyer, its authorized agents or contractors, the right to enter upon Seller's property upon 48 hours prior written notice for any of the following reasons.
- a. To make necessary and reasonable inspections.
9. WARRANTIES, REPRESENTATIONS, AND COVENANTS OF SELLER. Seller hereby warrants, represents, and/or covenants to Buyer that:
- a. To the best of Seller's knowledge, there are no actions, suits, material claims, legal proceedings, or any other proceedings affecting the Property or any portion thereof, at law, or in equity before any court or governmental agency, domestic or foreign.
- b. Until the closing, Seller shall not do anything that would impair Seller's title to any of the Property.
- c. To the best of Seller's knowledge, neither the execution of this Agreement nor the performance of the obligations herein will conflict with, or breach any of the provisions of

any bond, note, evidence of indebtedness, contract, lease, or other agreement or instrument to which Seller's property may be bound.

- d. Seller, at the time of execution of this Agreement, is seized of the Property in fee simple absolute and is the lawful owner of and has good, indefeasible title to the Property.
- 10. COUNTERPARTS/FACSIMILE SIGNATURES. This agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and any executed counterpart may be delivered by facsimile transmission with the same effect as if an originally executed counterpart had been delivered.
 - 11. CONTINGENCY. It is understood and agreed between the parties hereto that the completion of this transaction, and the escrow created hereby, is contingent upon the specific acceptance and approval of the Buyer herein. The execution of these documents and the delivery of same to Escrow Agent constitute said acceptance and approval.
 - 12. JURISDICTION AND VENUE. This Agreement shall be governed by and constructed in accordance with the laws of the State of California. The parties consent to the jurisdiction of the California Courts with venue in Orange County.
 - 13. ASSIGNMENT. The terms and conditions, covenants, and agreements set forth herein shall apply to and bind the heirs, executors, administrators, assigns and successors of the parties hereto. Buyer may freely assign any or all if its interests or rights under this Agreement or under the Escrow without the consent of Seller.
 - 14. COOPERATION. Each party agrees to cooperate with the other in the closing of this transaction and, in that regard, to sign any and all documents which may be reasonably necessary, helpful, or appropriate to carry out the purposes and intent of this Agreement including, but not limited to, releases or additional agreements.
 - 15. NOTICES. Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered in person to an officer or duly authorized representative of the other party or deposited in the United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to Buyer: Tai Phan and Karim Forsat
12961 Trask Avenue
Garden Grove, CA 92843

If to Seller: City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
Attention: Real Property Office

- 16. ENTIRE AGREEMENT, WAIVER AND MODIFICATION. This Agreement is the entire Agreement between the parties with respect to the subject matter of this Agreement. It supersedes all prior agreements and understandings, whether oral or written, between the parties with respect to the matters contained in this Agreement. Any waiver, modification, consent or acquiescence with respect to any provision of this Agreement shall be set forth in writing and duly executed by or on behalf of the party to be bound thereby. No waiver by any party of any breach hereunder shall be deemed a waiver of any other or subsequent breach.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year set forth hereinabove.

SELLER

CITY OF GARDEN GROVE, a municipal corporation

By: _____

Its: City Manager

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM

By: _____
Thomas F. Nixon, City Attorney

TAI PHAN and KARIM FORSAT, as joint tenants

By: _____
Tai Phan

By: _____
Karim Forsat

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year set forth hereinabove.

SELLER

CITY OF GARDEN GROVE, a municipal corporation

By: _____

Its: City Manager

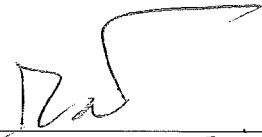
ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM

By: _____
Thomas F. Nixon, City Attorney

TAI PHAN and KARIM FORSAT, as joint tenants

By: 

Tai Phan

By: 

Karim Forsat

Exhibit "A1"
Legal Description
Additional Remainder Lot 1

GARDEN GROVE CITY COUNCIL
RESOLUTION NO. 9170-13
SHEET 1 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION

ADDITIONAL REMAINDER PORTION OF LOT 1 APN 101-301-09
AVENUE

12971 TRASK

LOT 1 OF TRACT NO. 1414, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE,
STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 47, PAGE 6 OF
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHERLY LINE OF LOT 1, SOUTH 89°35'40" WEST 20.50 FEET;
THENCE ALONG A LINE PARALLEL WITH AND WESTERLY 50.50 FEET FROM THE
CENTERLINE OF FAIRVIEW ROAD (FORMERLY CALLED BERRYDALE ROAD) AS SHOWN
ON SAID TRACT 1414; SOUTH 00°44'55" EAST 88.90 FEET; TO THE **TRUE POINT OF
BEGINNING** OF THIS LEGAL DESCRIPTION;

THENCE CONTINUING ON SAID LINE S 00°44'55" EAST 13.69 FEET; THENCE SOUTH
43°08'43" WEST 18.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET
NORTHERLY FROM THE CENTERLINE OF TRASK AVENUE AS SHOWN ON SAID TRACT
1414; THENCE ALONG SAID LINE SOUTH 89°35'40" WEST 14.60 FEET; THENCE NORTH
44°46'33" EAST 38.44 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF THIS
LEGAL DESCRIPTION.

CONTAINING: 292 SQUARE FEET, MORE OR LESS.

EXHIBIT "B" ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

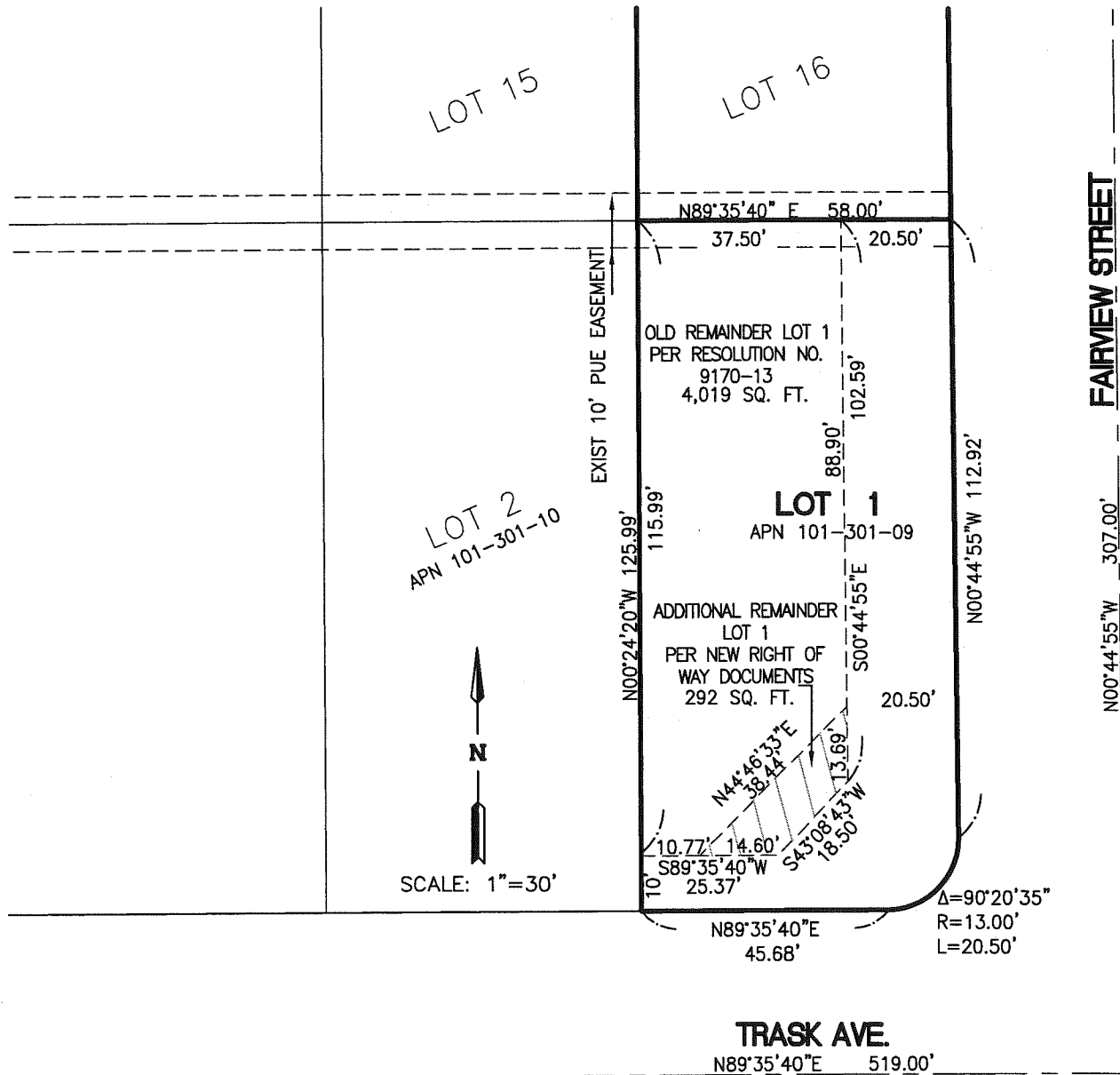
SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF
WAY AND EASEMENTS OF RECORD, IF ANY.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

J BRALEY
L.S. NO. 8446
REG. EXP: 12/31/16

DATE

Exhibit "B1"
Depiction of Additional Remainder Lot 1



LEGEND:

 AREA OF LEGAL DESCRIPTION
LOT 1 ADDITIONAL REMAINDER: 286 SF±

J BRALEY
L.S. NO. 8446
REG. EXP: 12/31/16

DATE _____



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PENCO ENGINEERING, INC.

Civil Engineering
Planning
Surveying

16842 Von Karman Ave
SUITE 150
Irvine, California 92606
(949) 753-8111

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

**CITY OF
GARDEN GROVE**

REMAINDER MAP

SCALE: AS-SHOWN

DRAWN BY: JB

CHECKED BY: JB

DATE: 05/28/15

JOB No. 15024.01

Exhibit "A2"
Legal Description
Corrected Old Remainder Lot 1

GARDEN GROVE CITY COUNCIL
RESOLUTION NO. 9170-13
SHEET 1 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION

OLD REMAINDER PORTION OF LOT 1 APN 101-301-09 12971 TRASK AVENUE

LOT 1 OF TRACT NO. 1414, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE,
STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 47, PAGE 6 OF
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THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, SOUTH 89°35'40" WEST 20.50
FEET TO THE **TRUE POINT OF BEGINNING** OF THIS LEGAL DESCRIPTION; THENCE
ALONG A LINE PARALLEL WITH AND 50.50 FEET WESTERLY FROM THE CENTERLINE OF
BERRYDALE AVENUE AS SHOWN ON SAID TRACT 1414, SAID BERRYDALE AVENUE NOW
KNOWN AS FAIRVIEW AVENUE, SOUTH 00°44'55" EAST 88.90 FEET;

THENCE SOUTH 44°46'33" WEST 38.44 FEET TO A POINT ON A LINE PARALLEL WITH AND
40.00 FEET NORTHERLY FROM THE CENTERLINE OF TRASK AVENUE AS SHOWN ON
SAID TRACT 1414;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°35'40" WEST 10.77 FEET TO THE
WESTERLY LINE OF SAID LOT 1;

THENCE ALONG SAID WESTERLY LINE NORTH 00°24'20" WEST 115.99 FEET TO THE
NORTHERLY LINE OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1
NORTH 89°35'40" EAST 37.50 FEET TO THE **TRUE POINT OF BEGINNING** AND THE END
OF THIS LEGAL DESCRIPTION.

CONTAINING: 4,019 SQUARE FEET, MORE OR LESS.

EXHIBIT "B" ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

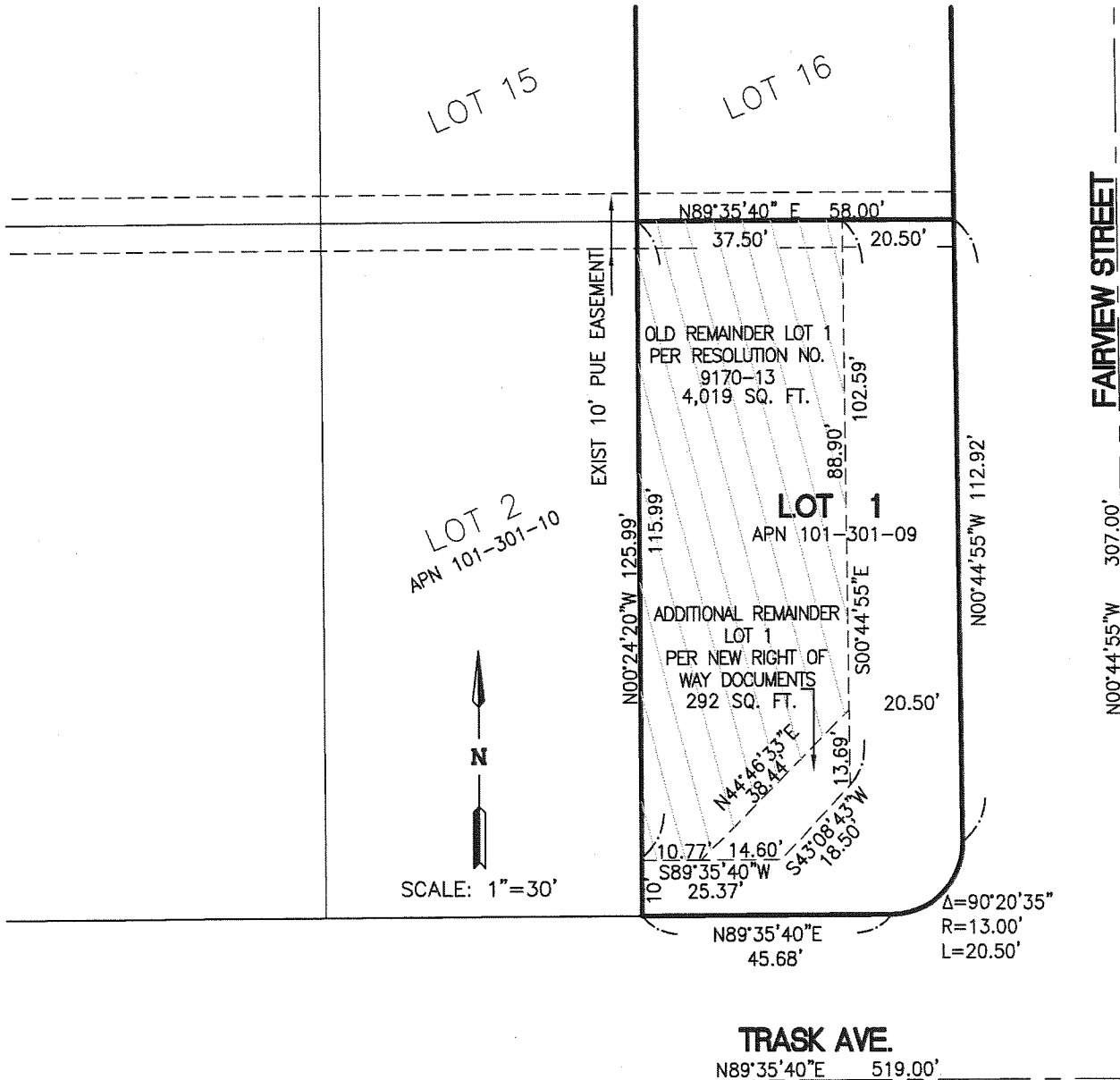
SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF
WAY AND EASEMENTS OF RECORD, IF ANY.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

J BRALEY
L.S. NO. 8446
REG. EXP: 12/31/16

DATE

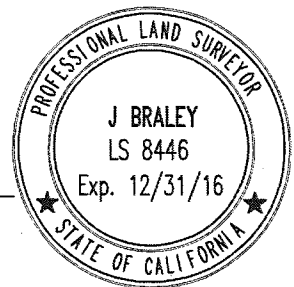
Exhibit "B2"
Depiction of Corrected Old Remainder Lot 1



LEGEND:

 AREA OF LEGAL DESCRIPTION
LOT 1 OLD REMAINDER: 4,019 SF±

J BRALEY
L.S. NO. 8446
REG. EXP: 12/31/16



PENCO ENGINEERING, INC.
Civil Engineering
Planning
Surveying
16842 Von Karman Ave
SUITE 150
Irvine, California 92606
(949) 753-8111

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION
**CITY OF
GARDEN GROVE**
REMAINDER MAP

SCALE: AS-SHOWN
DRAWN BY: JB
CHECKED BY: JB
DATE: 05/28/15
JOB No. 15024.01

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Attn: City Clerk
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

APN: **101-301-09**

(Space above this line for Recorder's Use Only)

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

GRANT DEED

AND CORRECTION OF PRIOR DEED'S LEGAL DESCRIPTION

Whereas, on June 24, 2014, Grantor transferred its interest to real property in the City of Garden Grove located at 12971 Trask Avenue, County of Orange, State of California, and known as Assessor's Parcel No. 101-301-09, consisting of remnant land associated with a public street widening project, pursuant to that Grant Deed recorded in Official Records, Orange County, on June 30, 2014, as Instrument No. 2014000258539; and

Whereas, a survey prepared to consolidate the subject remnant land with adjacent land discovered that the legal description of the above-referenced Grant Deed does not match the physical dimensions of the subject remnant land, and which yields additional remnants; and

Whereas, Grantor has agreed to sell the additional remnants to Grantee, and to correct the legal description of the land transferred pursuant to the above-referenced Grant Deed.

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF GARDEN GROVE**, a municipal corporation ("Grantor"), hereby grants to **TAI PHAN** and **KARIM FORSAT**, as joint tenants ("Grantee"), that certain real property located in the City of Garden Grove, County of Orange, State of California, more particularly described and depicted on **Exhibit "A1"** and **Exhibit "B1"** as "Additional Remainder Lot 1" attached hereto and incorporated herein by this reference.

GRANTOR FURTHER REVISES the legal description of the real property transferred pursuant to the Grant Deed recorded in Official Records, Orange County, on June 30, 2014, as Instrument No. 2014000258539 as particularly described and depicted on **Exhibit "A2"** and **"B2"** as "Old Remainder Lot 1" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of _____.

GRANTOR

CITY OF GARDEN GROVE, a municipal corporation

By: _____
_____, City Manager

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 _____, 2015, before me, _____, Notary Public, personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person 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)

EXHIBIT "A1"

LEGAL DESCRIPTION

ADDITIONAL REMAINDER LOT 1

GARDEN GROVE CITY COUNCIL
RESOLUTION NO. 9170-13
SHEET 1 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION

ADDITIONAL REMAINDER PORTION OF LOT 1 APN 101-301-09
AVENUE

12971 TRASK

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LEGAL DESCRIPTION.

CONTAINING: 292 SQUARE FEET, MORE OR LESS.

EXHIBIT "B" ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF
WAY AND EASEMENTS OF RECORD, IF ANY.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

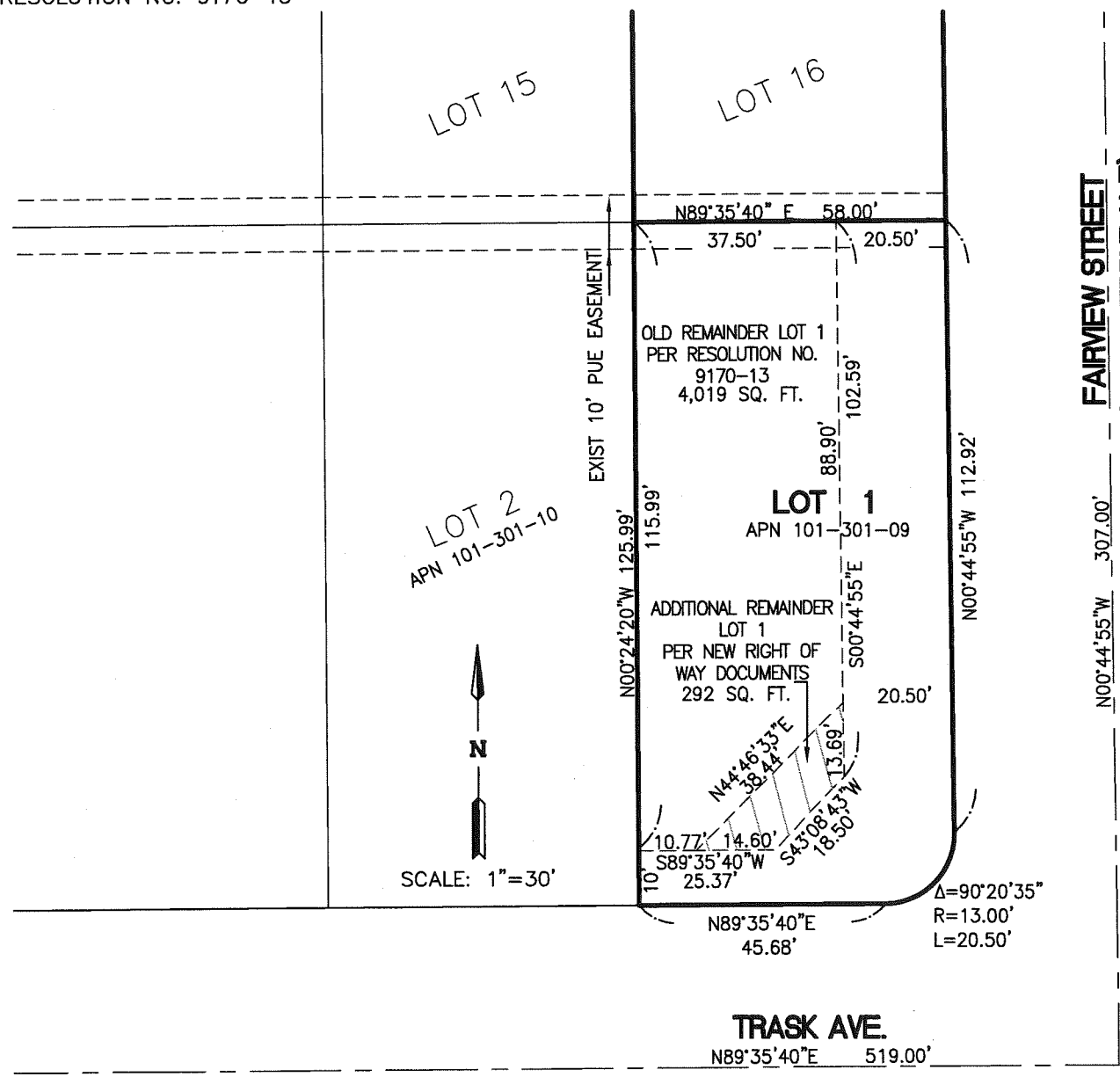
J BRALEY
L.S. NO. 8446
REG. EXP: 12/31/16

DATE

EXHIBIT "B1"

PROPERTY DEPICTION

ADDITIONAL REMAINDER LOT 1



FAIRVIEW STREET
(PREV. BERRYDALE)

LOT 2
APN 101-301-10



SCALE: 1"=30'

OLD REMAINDER LOT 1
PER RESOLUTION NO.
9170-13
4,019 SQ. FT.

LOT 1
APN 101-301-09

ADDITIONAL REMAINDER
LOT 1
PER NEW RIGHT OF
WAY DOCUMENTS
292 SQ. FT.

TRASK AVE.
N89°35'40"E 519.00'

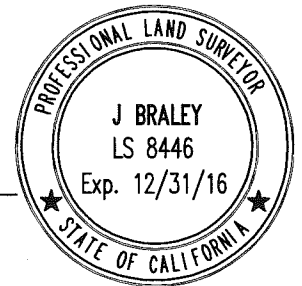
Δ=90°20'35"
R=13.00'
L=20.50'

LEGEND:

AREA OF LEGAL DESCRIPTION
LOT 1 ADDITIONAL REMAINDER: 286 SF±

J BRALEY
L.S. NO. 8446
REG. EXP: 12/31/16

DATE



F:\JOB\2015\15024\Survey\Legal\Descriptions\JN15024-LOT-1-ADD REMAINDER.dwg 5/28/2015 3:03:30 PM PDT



PENCO ENGINEERING, INC.
Civil Engineering
Planning
Surveying
16842 Von Karman Ave
SUITE 150
Irvine, California 92606
(949) 753-8111

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION
**CITY OF
GARDEN GROVE**
REMAINDER MAP

SCALE: AS-SHOWN
DRAWN BY: JB
CHECKED BY: JB
DATE: 05/28/15
JOB No. 15024.01

EXHIBIT "A2"

LEGAL DESCRIPTION

OLD REMAINDER LOT 1

GARDEN GROVE CITY COUNCIL
RESOLUTION NO. 9170-13
SHEET 1 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION

OLD REMAINDER PORTION OF LOT 1 APN 101-301-09

12971 TRASK AVENUE

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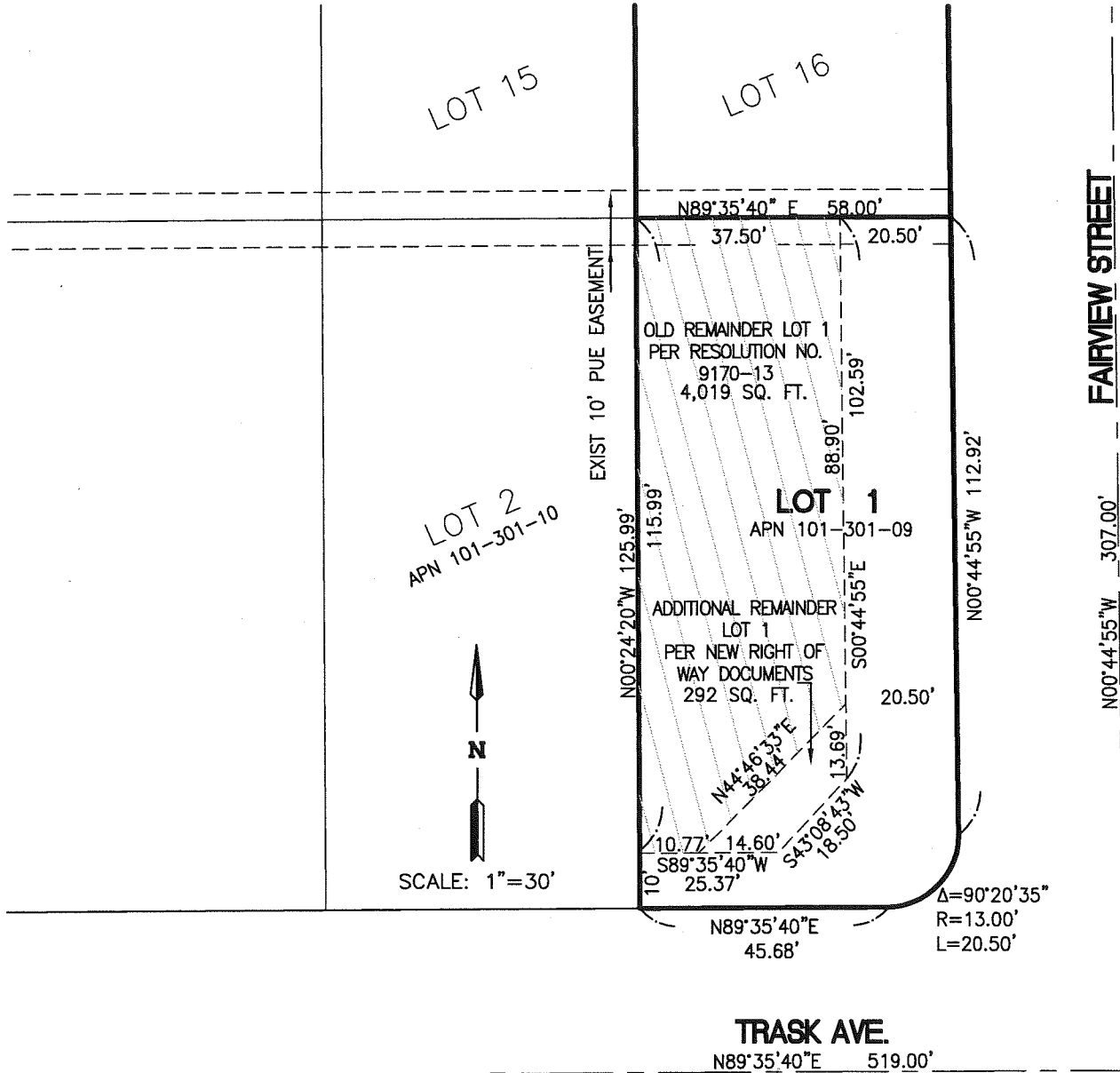
J BRALEY
L.S. NO. 8446
REG. EXP: 12/31/16

DATE

EXHIBIT "B2"

PROPERTY DEPICTION

OLD REMAINDER LOT 1



LEGEND:

 AREA OF LEGAL DESCRIPTION
LOT 1 OLD REMAINDER: 4,019 SF±

J BRALEY
L.S. NO. 8446
REG. EXP: 12/31/16



PENCO ENGINEERING, INC.

Civil Engineering
Planning
Surveying
16842 Von Karman Ave
SUITE 150
Irvine, California 92606
(949) 753-8111

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION
**CITY OF
GARDEN GROVE**
REMAINDER MAP

SCALE: AS-SHOWN
DRAWN BY: JB
CHECKED BY: JB
DATE: 05/28/15
JOB No. 15024.01