

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. SP-106-92 Case Planner Rosalind Unay
 Date Filed 5/14/92 Application Det. Complete 5/18 Hearing Date 7/23 Hearing Body PC

Applicant Americana Entertainment Group Owner Hughes/Lyon/Garden Grove Assoc.
 Address 9171 Truene Center X. Ste 260 Address 2 Corporate Plaza Ste 250
 Phone () San Diego CA 92122 Phone () Newport Beach 92660
619-546-4096 * * * * * 714-759-9531

Site Address 9635 Chapman Ave Assessor Parcel No(s) 132-402-33
 Site Location N/S of Chapman Ave / E of Gilbert General Plan Commercial
 City Map Coordinate _____ Current Zone BCC / B/C Specific Plan
 Zone Map Coordinate _____ Proposed Zone N/A

PROCESSING INFORMATION

	<u>Planned</u>	<u>Actual Complete</u>
Pre Application Conference	XXX	_____
Committee Review	_____	_____✓
P.C.C. Review	_____	_____✓
Comments Transmitted to App.	XXX	_____
Application Submitted	XXX	_____✓
Application Correction Notice	XXX	_____
Application Determined Complete	_____	_____
Case Entered in Log Book	XXX	_____✓
Fees Sent to Cashier	XXX	_____
Case Entered on Board (Hearing Date Determined)	XXX	_____✓
Case File Prepared	XXX	_____✓
Application Acceptance Letter	XXX	_____
Initial Study for PCC	_____	_____✓
Negative Declaration (PCC)	_____	_____✓
P.C.C. Env. & Technical Review	_____	_____✓
Prepare Mailing List	_____	_____✓
Draft Legal Notice	_____	_____✓
Final Legal Notice	_____	_____✓

	<u>Planned</u>	<u>Actual Complete</u>
Site Visit/Pictures	_____	_____✓
Resumes Distributed	XXX	_____✓
Resumes Due	_____	_____✓
Facilities Engineering	_____	_____✓
Fire	_____	_____
Plan Check	_____	_____✓
Police	_____	_____✓
Redevelopment Agency	_____	_____✓
Sanitary District	_____	_____✓
Traffic Engineering	_____	_____✓
Water Services	_____	_____✓
Legals Delivered to Paper	_____	_____✓
Mailed Legals Sent Out	_____	_____✓
Staff Report-First Draft	_____	_____✓
Staff Report-Second Draft (Report Cover Sheet)	_____	_____✓
Final Staff Report	_____	_____✓
Staff Report Delivered	_____	_____✓

Identification No. SP-10692

DEVELOPMENT SERVICES DEPARTMENT
PUBLIC HEARING NOTICE WORKSHEET

Subject Site: (See Attached Map-Red Circles)

SP-106-92 PC-7/23
132-402-33

1. Total Subject Site _____

300 Foot Radius (See Attached Map-Yellow Circles)

- | | | |
|----------------------------|----------------------------|-------------------------|
| (1)* <u>132-402-02</u> ✓ | (1) <u>132-423-31</u> ✓ | () <u>133-111-04</u> ✓ |
| (3) <u>04-06</u> ✓ | (1) <u>422-10</u> ✓ | () <u>27</u> ✓ |
| (1) <u>10-16</u> ✓ | (2) <u>133-09-01-03</u> ✓ | () <u>29</u> ✓ |
| (1) <u>20</u> ✓ | (2) <u>-17-19</u> ✓ | () <u>20</u> ✓ |
| (1) <u>31</u> ✓ | (7) <u>43-49</u> ✓ | () <u>35</u> ✓ |
| (1) <u>32</u> ✓ | (4) <u>133-38-04-07</u> ✓ | () <u>47</u> ✓ |
| (6) <u>132-412-12-16</u> ✓ | (6) <u>132-38-01-05</u> ✓ | () <u>50</u> ✓ |
| (1) <u>413-16</u> ✓ | (12) <u>09-22</u> ✓ | () _____ |
| (1) <u>38</u> ✓ | (7) <u>132-38-01-07</u> ✓ | () _____ |
| (1) <u>423-17</u> ✓ | (9) <u>132-38-09-17</u> ✓ | () _____ |
| (1) <u>18</u> ✓ | (3) <u>132-39-08-10</u> ✓ | () _____ |
| (1) <u>19</u> ✓ | (3) <u>132-39-14-16</u> ✓ | () _____ |
| (1) <u>29</u> ✓ | (12) <u>132-39-02-14</u> ✓ | () _____ |
| (1) <u>30</u> ✓ | (1) <u>16</u> ✓ | () _____ |

2. Total 300 Foot Radius 104

Analyst _____ Total to be notified (1+2) _____
 Analyst _____ Total parcels on map _____
 Clerical _____ Total parcels on printout _____
 Analyst _____
 Date _____ Planning Supervisor _____ Date _____

* () indicates total number of parcels in range

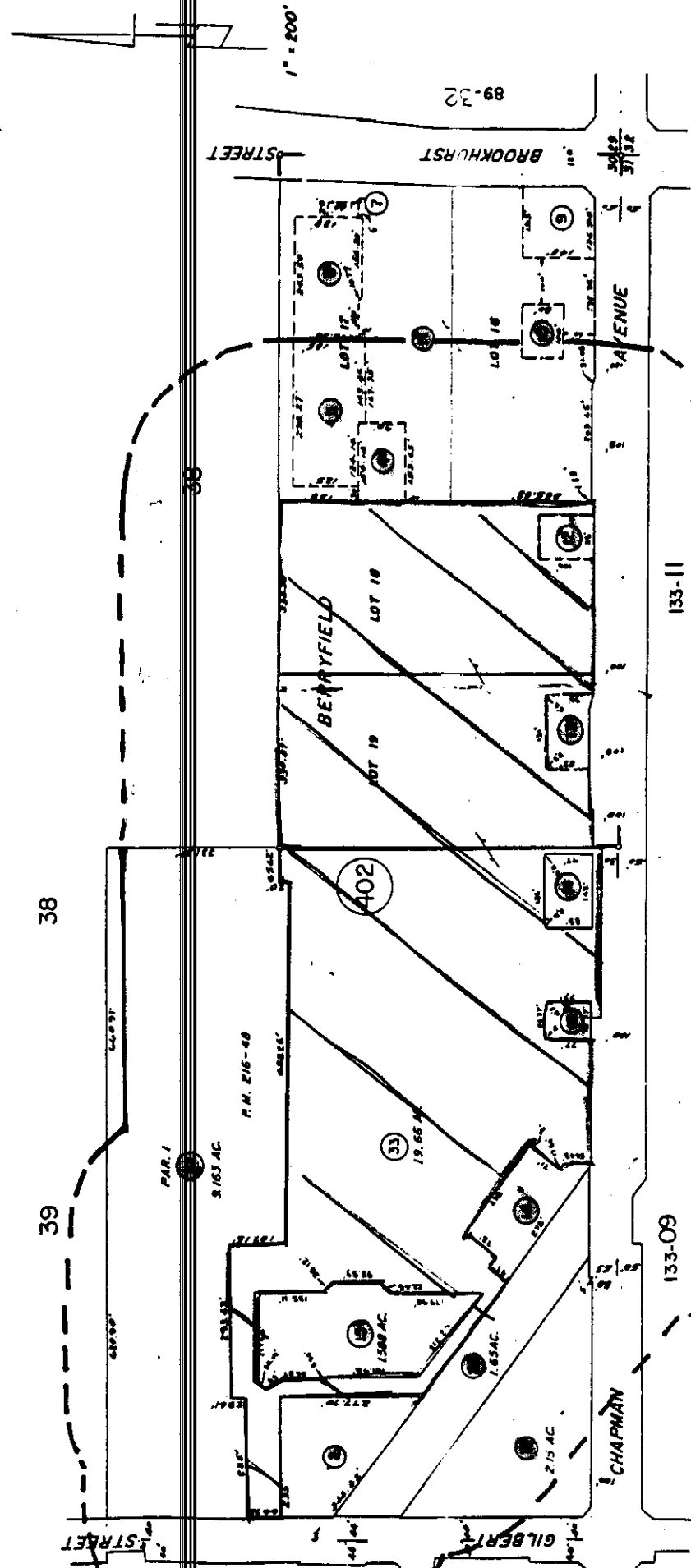
Attachments (in order) Parcel Map - Computer Printout - Returned Mailings

Handwritten notes and stamps on the right margin, including a date stamp '7/23/03'.

POR SE 1/4, SEC. 30, T 4 S., R 10 W

132-40

THIS MAP WAS PREPARED FOR ORANGE COUNTY
 ASSessor's MAP 40, BOOK 132, PAGE 40
 AND IS NOT TO BE USED FOR ANY OTHER PURPOSE
 WITHOUT THE WRITTEN CONSENT OF THE
 COUNTY ENGINEER. ALL RIGHTS RESERVED.
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NOTE - ASSESSOR'S BLOCK # B
 PARCEL NUMBERS
 SHOWN IN CIRCLES

BERRYFIELD
 PARCEL TRIP - M.M. 4-97
 P.M. 216-48

MARCH 1960

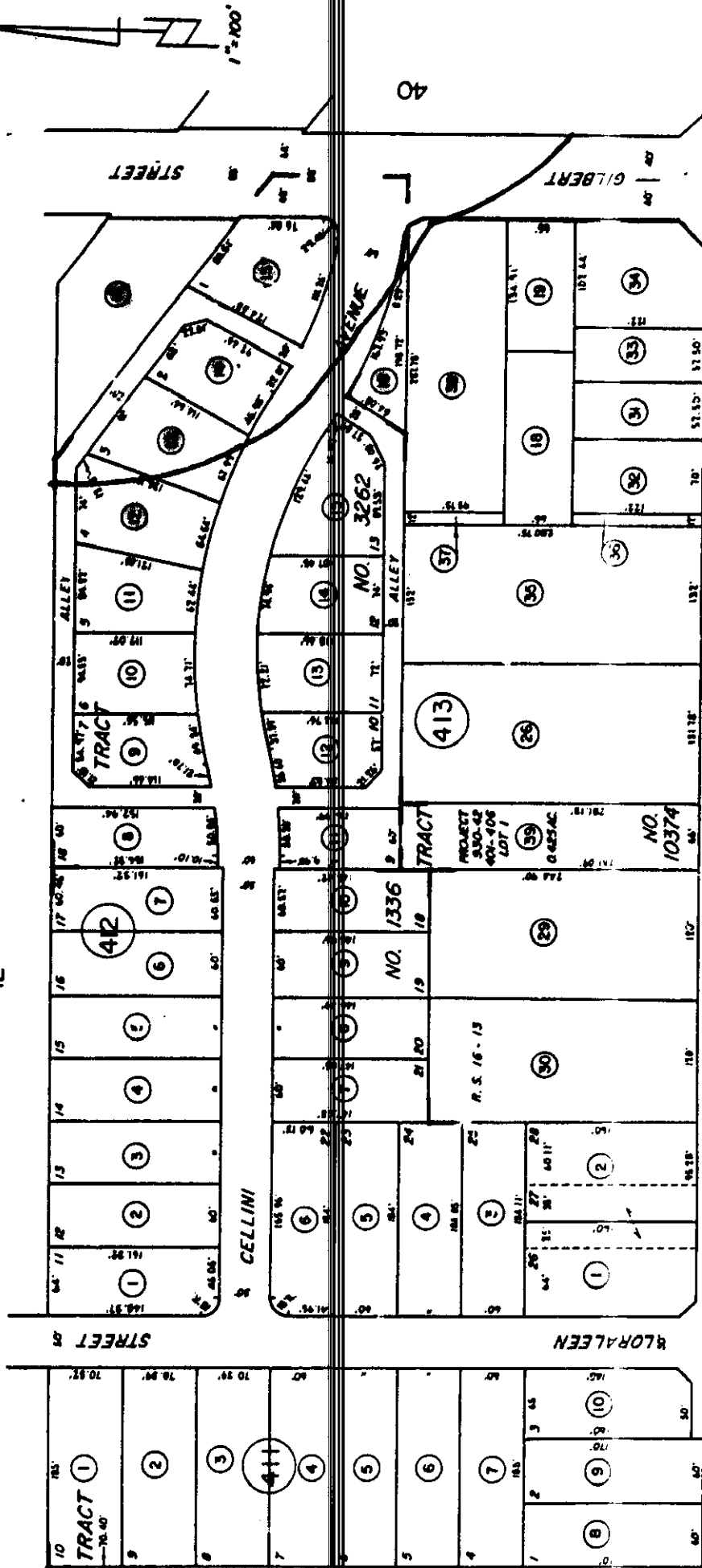
ASSESSOR'S MAP
 BOOK 132 PAGE 40
 COUNTY OF ORANGE

PCR. S.1/2, SE. 1/4, SW. 1/4, SEC. 30, T. 4S., R. 10W.

OUT OF 132-41

132-41

42



MARCH 1960

TRACT NO. 1336
TRACT NO. 3262
TRACT NO. 10374

M.M. 45-3
M.M. 107-13, 14
M.M. 454-3, 4

133-08

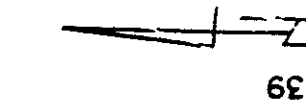
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 132 PAGE 41
COUNTY OF ORANGE

N. 1/2, S.E. 1/4, SW. 1/4, SEC. 30, T. 4S, R. 10W

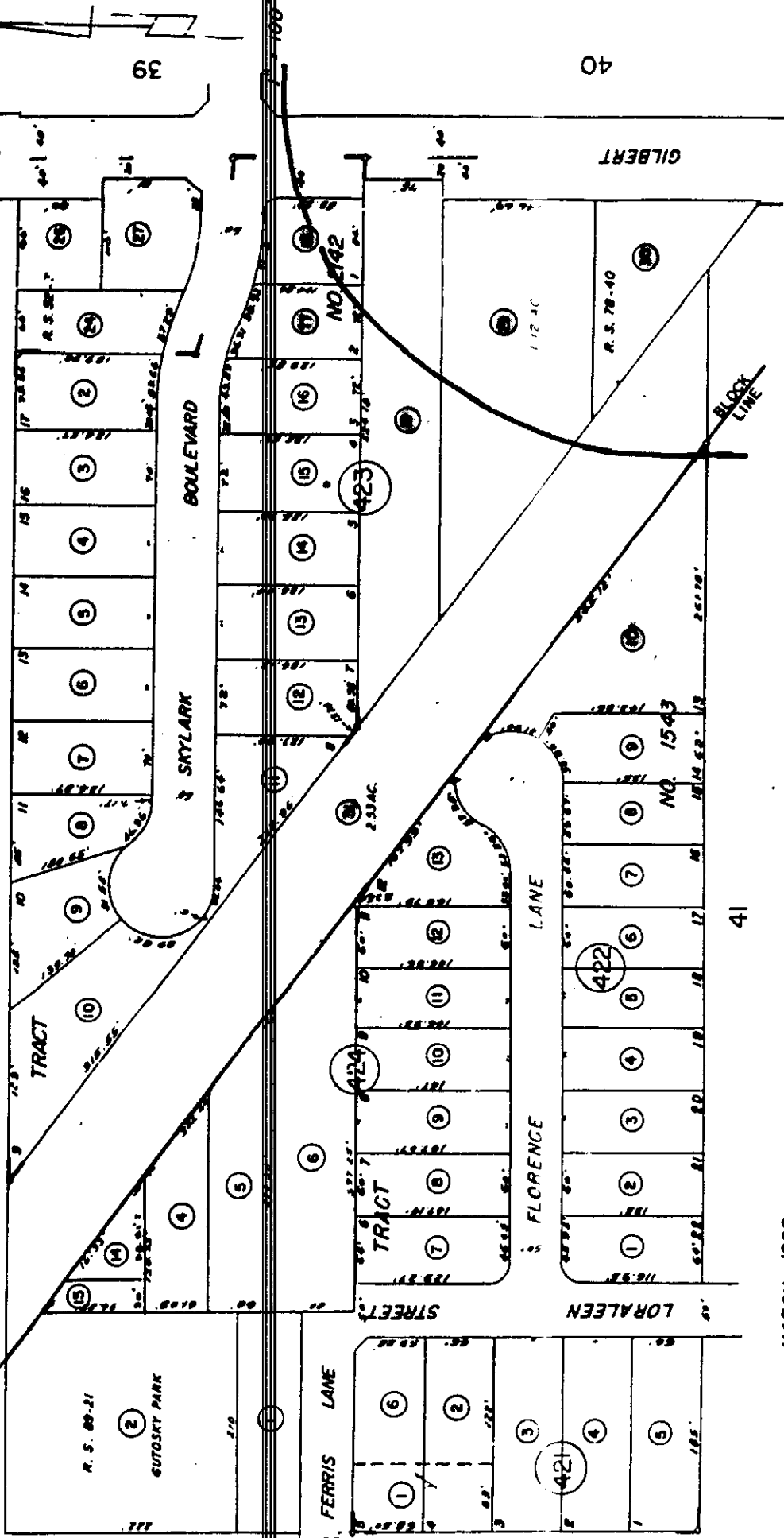
132-42

33



STREET

BLOCK LINE



MARCH 1960

TR. NO. 1543
TR. NO. 2142

M. M. 46 - 8
M. M. 83 - 49, 50

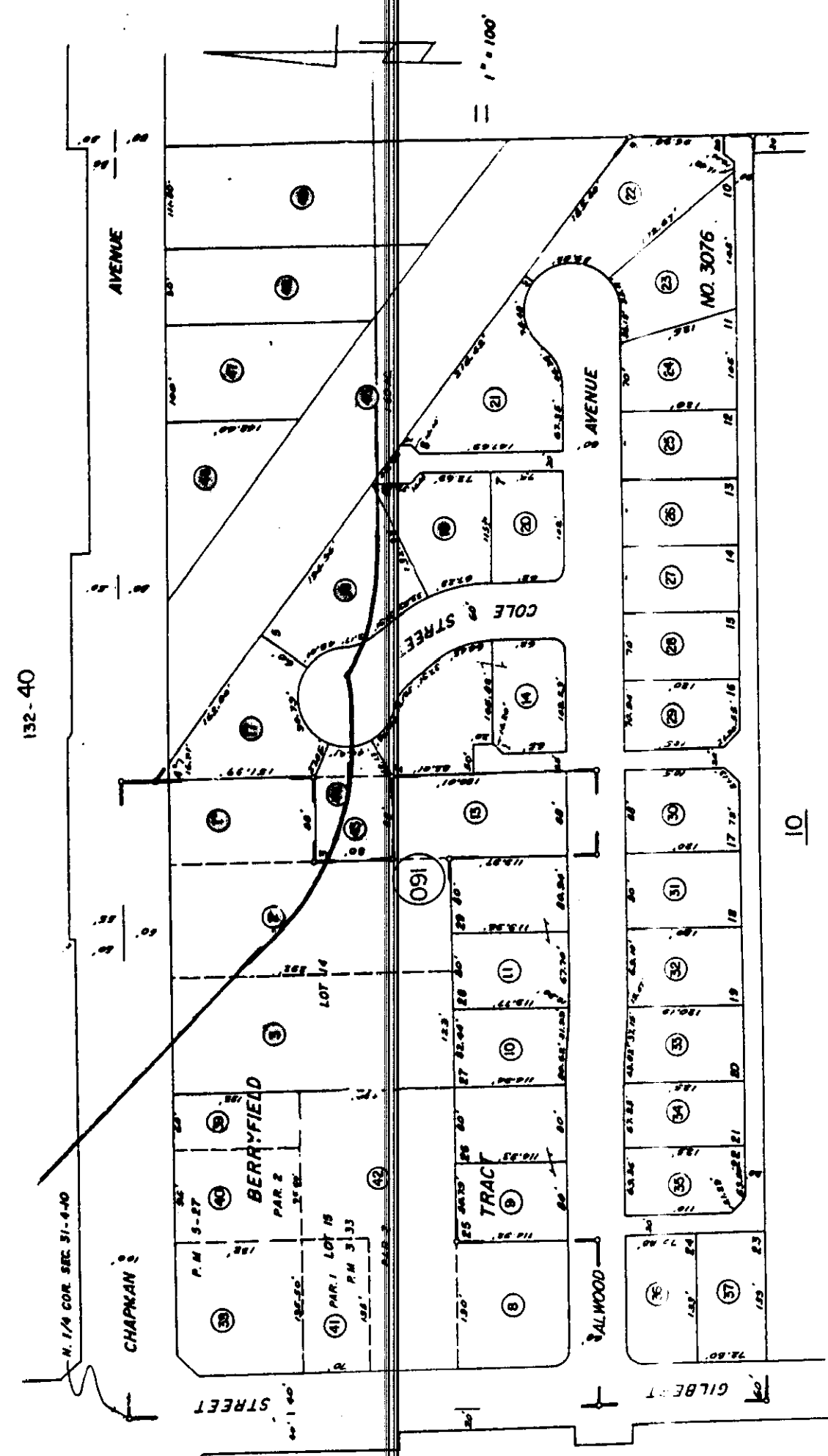
NOTE -- ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 132 PAGE 42
COUNTY OF ORANGE

133-09

FOR N. 1/2, NW. 1/4, NE. 1/4, SEC. 31, T. 4 S., R. 10 W.

132-40



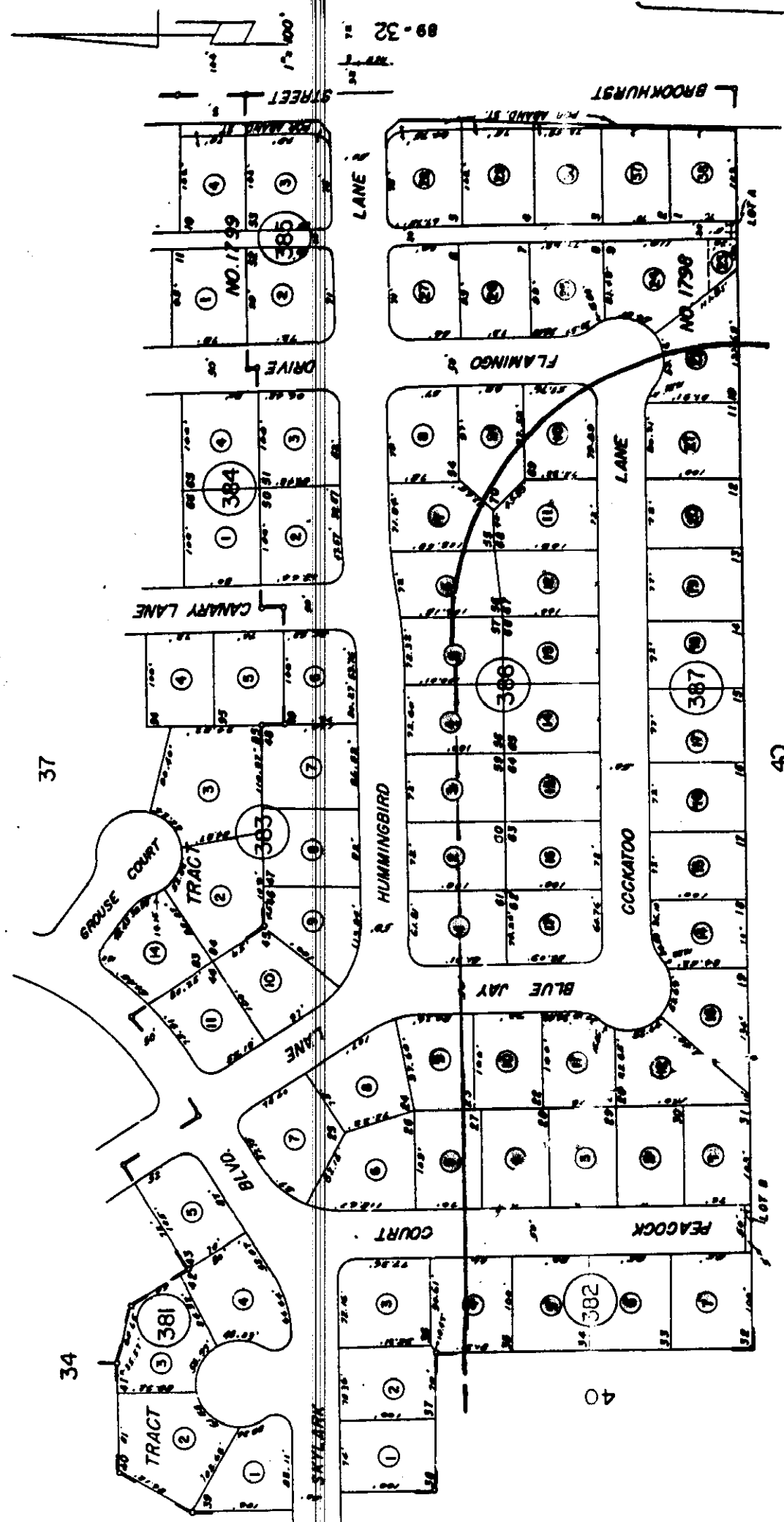
ASSASSOR'S MAP
BOOK 133 PAGE 09
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

M. M. 4-97
M. M. 104-1, 2, 3

BERRYFIELD
TR. NO. 3076
P. M. 3-33
P. M. 5-27

MARCH 1960



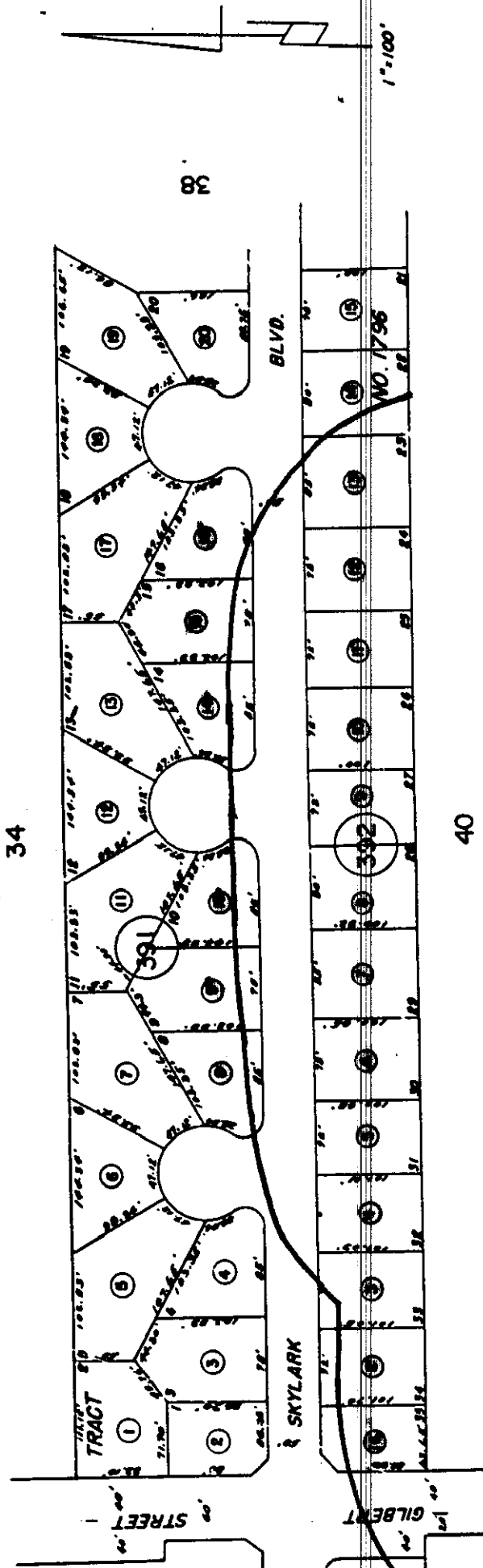
NOTE - ASSESSOR'S BLOCK 8
 PARCEL NUMBERS
 SHOWN IN CIRCLES

M.M. 56-3, 4, 5
 M.M. 56-12, 13, 14

TR. NO. 1798
 TR. NO. 1799

MARCH 1960

ASSESSOR'S MAP
 BOOK 132 PAGE 38
 COUNTY OF ORANGE



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ASSESSOR'S MAP
BOOK 132 PAGE 39
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

M.M. 53 - 39, 40

TR. NO. 1796

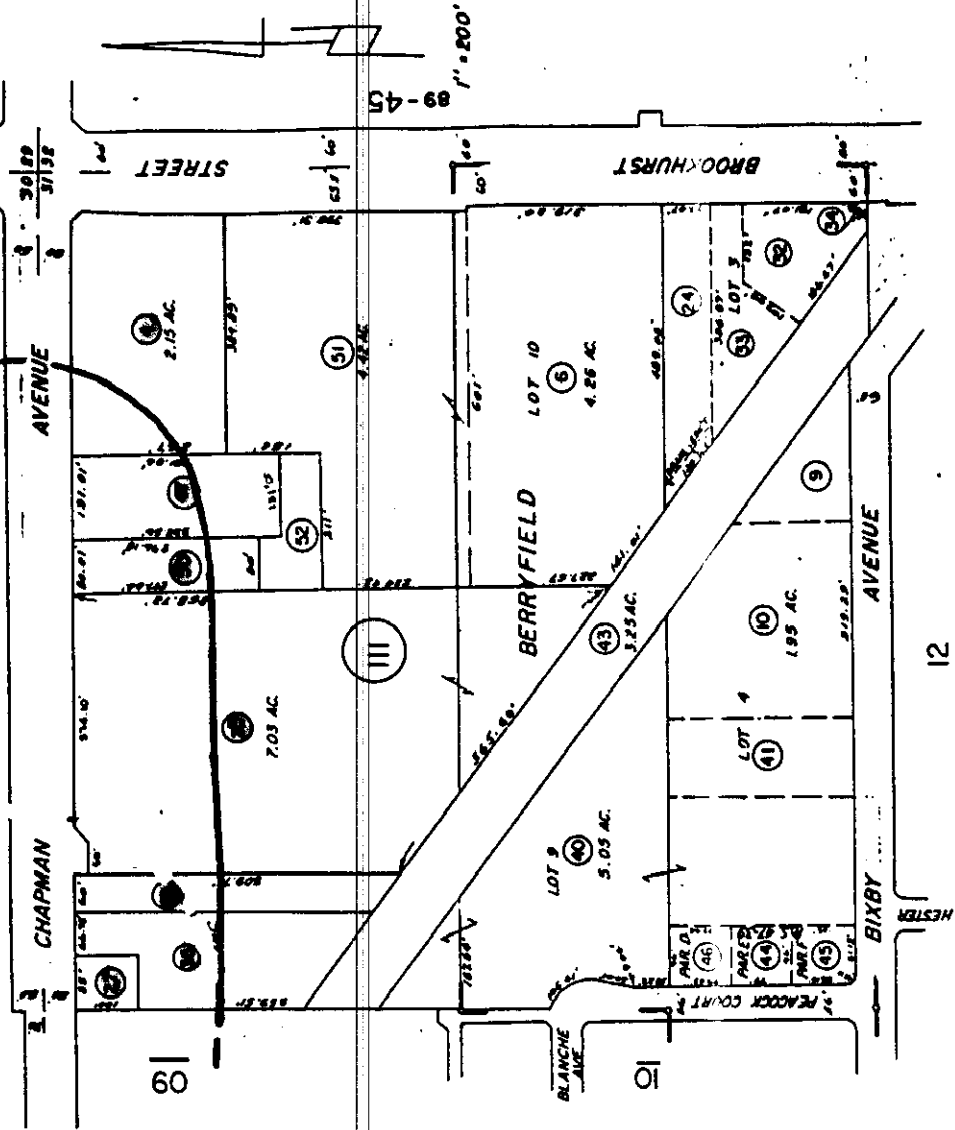
MARCH 1960

NE 1/4, N.E. 1/4, SEC. 31, T. 4S, R. 10W.

133-11

132-40

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NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES



BERRYFIELD M. M. 4-97
RECORD SURVEY R. S. 47-39

MARCH 1960

ASSESSOR'S MAP
BOOK 133 PAGE 11
COUNTY OF ORANGE

13

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

PUBLIC
HEARING:

CEQA - NEGATIVE DECLARATION
SITE PLAN NO. SP-106-92

APPLICANT:
LOCATION:

AMERICANA ENTERTAINMENT GROUP
NORTH SIDE OF CHAPMAN AVENUE, EAST OF GILBERT STREET
9635 CHAPMAN AVENUE

DATE:

JULY 23, 1992

Staff announced that the applicant is requesting to construct a 2,000 square foot addition to an existing 8,293 square foot restaurant as part of an existing 507,706 square foot shopping center on an approximate 40.09 acre site located in the BCC (Brookhurst Chapman Commercial) zone.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act.

Staff report was reviewed.

Chairman Ingegneri opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Tom Hubbard, Vice President and representative for the applicant, addressed the Commission. He noted that everything the architect was contracted to do was consistent with the original design. He commented that the Planning Division saw no problems with the project and the applicant was anxious to go forward.

Commissioner Butterfield questioned how many restaurants the applicant owned. The representative commented that they owned five and three others were under construction but none were located in Orange County.

There being no comments from the audience and no further testimony, the public portion of the hearing was closed.

Commissioner Krebs moved, seconded by Commissioner Blakesley, to approve the Negative Declaration of the project and a finding that the project will not have a de Minimis impact on fish and game. The motion carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, BLAKESLEY, ANDERSON, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

Commissioner Butterfield moved, seconded by Commissioner Killingbeck, that SP-106-92 be approved pursuant to the facts and reasons as stated in the Resolution, and authorize the Chairman to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

9293

Notice of Determination

Appendix H

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of Garden Grove
P. O. Box 3070, 11391 Acacia Parkway
Garden Grove, Ca 92642 (Address)

X County Clerk
County of Orange
P. O. Box 838
Santa Ana, Ca 92702

FILED

POSTED



AUG 11 1992
GARY L. GRAN... County Clerk
By _____ DEPUTY

Subject: SOP

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

SITE PLAN NO. SP-106-92

Project Title _____

City of Garden Grove (714) 741-5312

State Clearinghouse Number (If submitted to Clearinghouse) Lead Agency Contact Person Area Code/Telephone/Extension

9635 Chapman Avenue, Garden Grove (ORANGE)

Project Location (include county) _____

Project Description:

To construct a 2,000 square foot addition to an existing restaurant as part of an existing 507,706 square foot shopping center.

This is to advise that the City of Garden Grove has approved the above described project on _____

Lead Agency Responsible Agency

and has made the following determinations regarding the above described project:

(Date)

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: City of Garden Grove, Development Services, 11391 Acacia Parkway, Garden Grove, CA 92640

[Signature]
Signature (Public Agency)

7/27/92
Date

Director
Development Services
Title

Date received for filing at OPR:

9593

POSTED

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

AUG 14 1992

De Minimis Impact Finding

By GARY L. GRANVILLE, County Clerk
DEPUTY

FILED

Project Title/Location (include county) :

SITE PLAN NO. SP-106-92
North side of Chapman, east of Gilbert Street
at: 9635 Chapman Avenue, Garden Grove (ORANGE)

AUG 14 1992

GARY L. GRANVILLE, County Clerk
By [Signature]

Project Description :

To construct a 2,000 square foot addition to an existing restaurant as part of an existing 507,706 square foot shopping center.

Findings of Exemption (attach as necessary) :

The proposed project will not have a significant adverse effect on the environment, therefore the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act (CEQA). The Planning Commission finds a DeMinimus impact in relation to fish and game.

Certification :

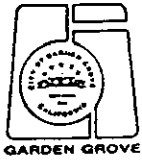
I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in section 711.2 of the Fish and Game Code.

[Signature]
(Chief Planning Official)

Title : Director, Development Services

Lead Agency City of Garden Grove

Date _____



DEVELOPMENT SERVICES DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO. 2.
HEARING DATE July 23, 1992
CASE NO. SP-106-92

APPLICANT Americana Entertainment Grp

SITE LOCATION N/S Chapman Avenue
E/O Gilbert Street
GENERAL PLAN Commercial
ZONE BCC (Brkhrst/Chapman Com.) SP
CEQA DETERMINATION Neg. Dec.

REQUEST:

Site Plan approval to construct an approximately 2,000 sq. ft. addition to an existing restaurant which is part of an existing 507,706 sq. ft. shopping center (Garden Promenade) located on an approximately 40.09 acre site.

VARIANCES:

None

PROJECT STATISTICS

	<u>Provided</u>	<u>Code</u>
<u>LOT SIZE:</u>	40.09 acres	7,200 s.f.
<u>BUILDING(S) SQUARE FOOTAGE:</u>		
Existing Rest.:	8,293 s.f.	N/A
Proposed Rest. Addition (Approx.):	2,000 s.f.	N/A
Total Rest.	10,293 s.f.	N/A
Existing Commercial Center:	507,706 s.f.	N/A
Proposed Rest. Addition (Approx.):	2,000 s.f.	N/A
Total Commercial Center:	509,706	N/A

PARKING:

Existing Rest.	83	83
Proposed Rest. Addition	20	20
Total Rest. Parking	103	103
Total Commercial Center Parking	2256	2073

BUILDING HEIGHT:

One Story	35 ft.	No Limit
-----------	--------	----------

DISCUSSION:

The project as proposed consists of an approximately 2,000 sq. ft. addition to an existing restaurant which is part of the Garden Promenade Shopping Center. The proposed addition will be located contiguous to the southwest of the existing building (formerly Soup Exchange) where there was once an outdoor eating area. This tenant space is vacant at this time. The new tenant will be Home Town Buffet. The new restaurant will be serving a similar type of family style buffet as did the previous tenant. No alcoholic beverages are proposed to be served on the premises at this time.

The proposed addition's building design will match the existing shopping center design theme. The center was remodeled in 1988 to reflect a modern design by using several shades of peach colored plaster for main walls with teal ceramic tile accents, and metal storefronts. Metal seam roofs, and burgundy-colored awnings are also part of the building design.

The proposed addition requires twenty (20) parking spaces. Parking is currently shared throughout the shopping center. The site presently has a total of 2,256 parking spaces while the Code requires 2,073. Therefore, the site has adequate parking space to accommodate the proposed addition.

RECOMMENDATION:

Staff has reviewed the applicant's request and finds that the proposed addition is compatible in size, shape and design with the existing shopping center. Staff therefore recommends approval of site plan No. SP-106-92.

MILLIE J. SUMMERLIN
Planning Services Manager

By: Rosalinh M. Ung
Assistant Planner

APPROVED FOR AGENDA LISTING

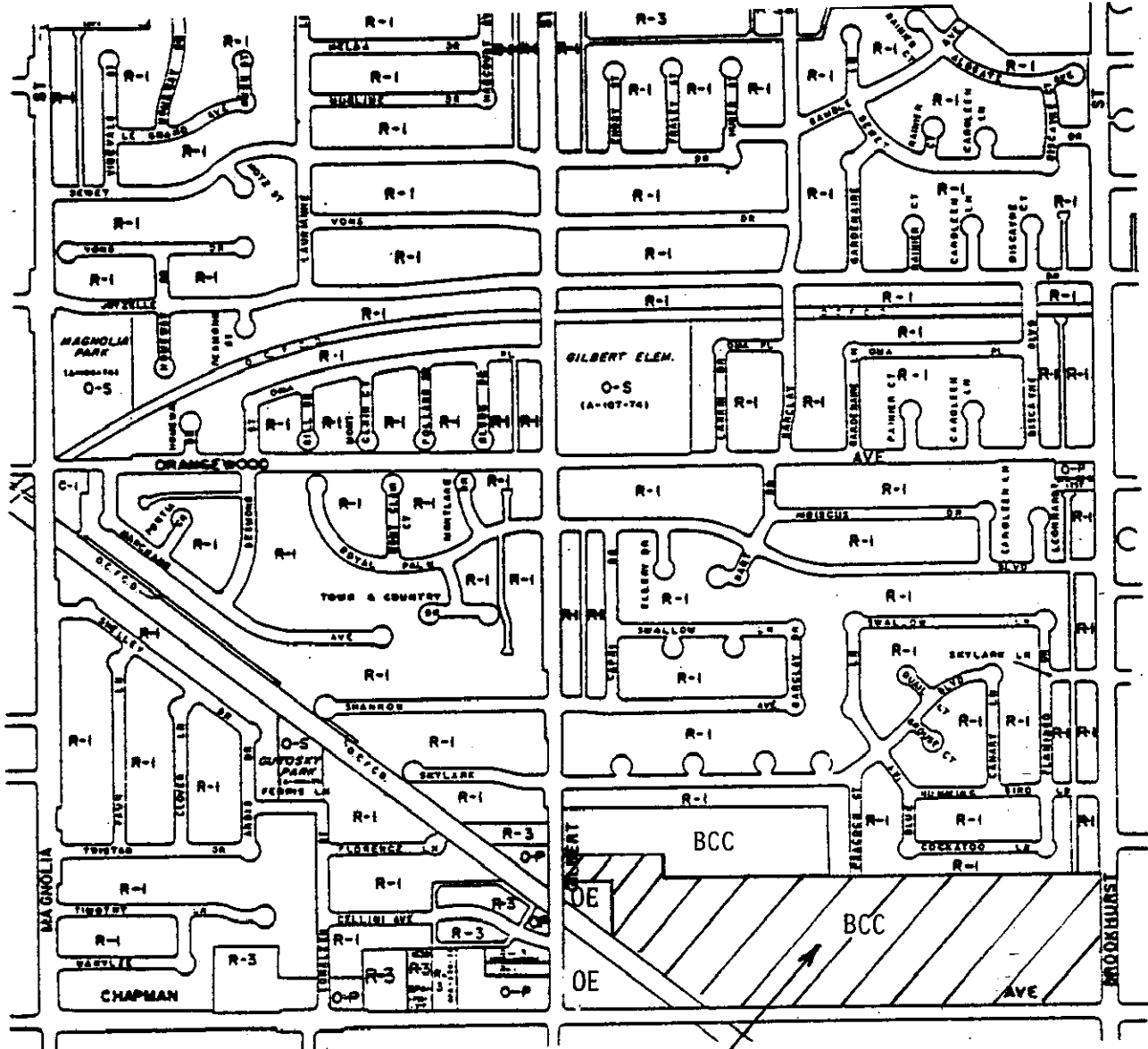
FRANK A. SCHUMA, Director
Development Services Department

SP-106-92.sr 07/16/92

VICINITY MAP



SCALE 1" = 1000'



SUBJECT SITE
SP-106-92

Date Completed May 28, 1992

INITIAL STUDY OF ENVIRONMENTAL EFFECTS
(To Be Completed by Lead Agency)

I. BACKGROUND

1. Name of developer or project sponsor: Americana Entertainment Group
Address and phone number of above: 9171 Towne Center Dr., Ste. 260
San Diego, CA 92122
2. Address or location of project: 9635 Chapman Avenue, Garden Grove
3. Name of project leader or coordinator: Tom Hubbard
4. Lead Agency: City of Garden Grove
5. Date Environmental Information Form submitted: 5/14/92
6. Agency Requiring Form: City of Garden Grove
7. Name of proposal, if applicable: SP-106-92
8. Project Proposal: 2,000 sq. ft. addition to an existing restaurant
as part of an existing 507,706 sq. ft. shopping center

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|-------------------------------------------------------------------------------------------|---------------|---------------|--------------|
| 1. Earth. Will the proposal result in: | | | |
| a. Unstable earth conditions or changes in geologic substructures? | <u> </u> | <u> </u> | <u> X </u> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | <u> </u> | <u> </u> | <u> X </u> |
| c. Change in topography or ground surface relief features? | <u> </u> | <u> </u> | <u> X </u> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <u> </u> | <u> </u> | <u> X </u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>X</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?	_____	_____	<u>X</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
d. Exposure of people to high ambient levels of air pollution?	_____	_____	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u>X</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Alteration of the direction or rate of flow of ground water?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	<u>X</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction of acreage of any agricultural crop?	_____	_____	<u>X</u>
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____	_____X_____
b. Exposure of people to severe noise levels?	_____	_____	_____X_____
7. Light and Glare. Will the proposal produce new light or glare?	_____	_____	_____X_____
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	_____X_____
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	_____X_____
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____X_____
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	_____X_____
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____X_____
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____X_____
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	_____X_____
b. Effects on existing parking facilities or demand for new parking?	_____	_____	_____X_____
c. Substantial impact upon existing transportation systems?	_____	_____	_____X_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u>X</u>
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	<u>X</u>
b. Police Protection?	_____	_____	<u>X</u>
c. Schools?	_____	_____	<u>X</u>
d. Parks or other recreational facilities?	_____	_____	<u>X</u>
e. Maintenance of public facilities, including roads?	_____	_____	<u>X</u>
f. Other governmental services?	_____	_____	<u>X</u>
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>X</u>
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	<u>X</u>
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>X</u>
b. Communications system?	_____	_____	<u>X</u>
c. Water?	_____	_____	<u>X</u>
d. Sewer or septic tanks?	_____	_____	<u>X</u>
e. Storm water drainage?	_____	_____	<u>X</u>
f. Solid waste and disposal	_____	_____	<u>X</u>

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-------------|
| 17. Human Health. Will the proposal result in: | | | |
| a. Creation of any health hazard or potential health hazard (excluding mental health)? | _____ | _____ | _____X_____ |
| b. Exposure of people to potential health hazards? | _____ | _____ | _____X_____ |
| 18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | _____ | _____ | _____X_____ |
| 19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? | _____ | _____ | _____X_____ |
| 20. Cultural Resources. Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building? | _____ | _____ | _____X_____ |
| 21. Mandatory Findings of Significance. | | | |
| a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | _____ | _____ | _____X_____ |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.) | _____ | _____ | _____X_____ |
| c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact | | | |

on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

<u>Yes</u>	<u>Maybe</u>	<u>No</u>
_____	_____	<u>X</u>

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____	_____	<u>X</u>
-------	-------	----------

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. Is the project to be located in an area with a high probability of soil liquefaction?

_____	_____	<u>X</u>
-------	-------	----------

2. Is the project site located on or adjacent to a known or suspected earthquake fault?

_____	<u>X</u>	_____
-------	----------	-------

3. Is the project within a 100-year flood plain?

_____	_____	<u>X</u>
-------	-------	----------

4. Is the project to be located under the flight path for an airport?

_____	_____	<u>X</u>
-------	-------	----------

5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?

_____	_____	<u>X</u>
-------	-------	----------

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes", "maybe", and "no" answers and possible mitigation measures of any significant adverse effects.)

SEE ATTACHMENT "A"

V. DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

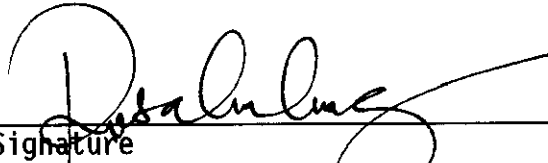
Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Yes Maybe No

Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date 5/28/92

Signature 

For city of Garden Grove

ATTACHMENT A

INITIAL STUDY CHECKLIST RESPONSES

CASE NO. SP-106-92

II. ENVIRONMENTAL IMPACTS

1. Earth (Yes Maybe No)

a-g A project of this size would not create any substantial impacts to the soil or topography of the area, other than to provide adequate drainage.

According to the seismic and safety element of the General Plan, the Shady Canyon fault is the only fault line known to exist within the Garden Grove city limits. This fault has no history of seismic activity and is not considered to be active. The city lies in proximity to the Newport/Inglewood fault, as well as larger general fault lines which may affect buildings within Garden Grove. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

2. Air (Yes Maybe No)

a-d The size and scope of this project will not create a substantial impact on the air movement or the quality of the area.

3. Water (Yes Maybe No)

a-i The developer is required to comply with all the provisions of the Garden Grove Water Department and the Engineering Services Division to address any concern resulting from the design of this project.

4. Plant Life (Yes Maybe No)

a-d The project will not substantially impact any environmentally sensitive species of plants. Any existing vegetation required to be removed as a consequence of new construction will be replaced with new plant materials and located in areas designed to promote their sustenance and longevity. The project will have a de minimis effect on plant life in relation to fish and game.

5. Animal Life (Yes Maybe No)

a-d The project will not substantially impact any environmentally sensitive animal species. No known endangered animal species have been identified to reside on or adjacent to the site. The project will have a de minimis effect on plant life in relation to fish and game.

6. Noise (Yes Maybe No)

a & b A project of this nature will not create a sizable increase in noise levels beyond those prescribed by the noise element of the General Plan. Increases in existing noise levels will result during construction. The developer must observe code provisions as they pertain to hours of construction.

7. Light & Glare (Yes Maybe No)

The developer must adhere to code provisions for restricting light and glare onto the subject site. The developer is responsible for providing adequate security lighting as per the provisions of the Police Department.

8. Land Use (Yes Maybe No)

The project complies with the goals and objectives of the Garden Grove General Plan for Land Use applicable to commercial development.

9. Natural Resources (Yes Maybe No)

The project will not result in a substantial increase in the usage of any natural resources, including water. The developer must comply with all Water Department provisions.

10. Risk of Upset (Yes Maybe No)

a & b The nature of this project will not result in the storage or release of hazardous substances. All storage of hazardous substances must adhere to the provisions of the Fire Department as well as the safety element of the General Plan.

11. Population (Yes Maybe No)

The proposed project will not significantly alter the population of the City, as the project complied with the goals and objectives as outlined in the growth policy element of the General Plan.

12. Housing (Yes Maybe No)

The project will not have any effect on the number or quality of the residential housing stock within the City.

13. Transportation/Circulation (Yes Maybe No)

The developer is required to comply with all conditions of approval of the Traffic Engineer to address any traffic issues this project will generate. Impact on any traffic circulation patterns will be addressed by the City Traffic Engineer to ensure compliance with the goals and objectives of the circulation element of the General Plan.

14. Public Services (Yes Maybe No)

The project has been reviewed by the Development Services Department, Engineering Services Division, Police Department, Fire Department and Building Services Division, as well as the Garden Grove Sanitary District to insure adequate facilities for sewer, water, trash, police and fire protection exist.

15. Energy (Yes Maybe No)

The project will not create a substantial impact upon existing energy sources, nor will it require the creation of any new energy sources.

16. Utilities (Yes Maybe No)

The project will not substantially impact public utilities. Existing utilities are in place and are adequate to serve the proposed development. All on-site utilities servicing the project are required to be relocated underground with ground-mounted electrical transformers to be screened from view and not located in any landscape frontages.

17. Human Health (Yes Maybe No)

By adhering to all applicable code provisions, the proposed project will not be a detriment to public health, safety, or welfare.

18. Aesthetics (Yes Maybe No)

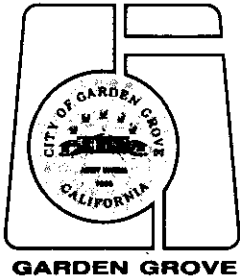
The project is located within a developed urban area. No scenic views or vistas will be obstructed by the construction of this development.

19. Recreation (Yes Maybe No)

The proposal will not substantially impact existing public recreational facilities. The developer is required to pay all applicable park fees as required by code.

20. Cultural Resources (Yes Maybe No)

The subject site is not located on or near any area of any archeological significance.



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

August 3, 1992

Americana Entertainment Group
9171 Towne Center Drive., Suite 260
San Diego, Ca 92122

SUBJECT: CASE NO. SITE PLAN NO. SP-106-92

The Planning Commission at their meeting of July 23, 1992, approved your subject request. Enclosed is Resolution No. 4261. Provided that you comply with all conditions of approval and no appeal is filed with the City Clerk within 21 days by August 13, 1992, the effective date will be August 14, 1992.

Should you have any questions regarding this approval, or you need assistance with obtaining any required permits, please call the staff of the Development Services Department at (714) 741-5312.

Respectfully,

Frank A. Schuma, Director
Development Services Department

By: Millie Summerlin
Planning Services Manager

Enclosure

cc: Hughes/Lyon Garden Grove Associates

HomeTown —BUFFET™—

RECEIVED
JUL 13 1992
DEVELOPMENT SERVICES

July 8, 1992

City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

RE: HomeTown Buffet -- Hold Harmless

Dear Rosalinh Ung,

HomeTown Buffet Inc. understands that there are certain risks associated with submitting for plan check before receiving approval from the planning board and reaction form the public hearing. HomeTown Buffet Inc. assumes those risks as theirs and theirs alone.

Sincerely,



Tom Hubbard
Vice President Development & Construction

HomeTown BUFFET

July 8, 1992

City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92640

RE: HomeTown Buffet -- Hold Harmless

Dear Rosalinh Ung,

HomeTown Buffet Inc. understands that there are certain risks associated with submitting for plan check before receiving approval from the planning board and reaction from the public hearing. HomeTown Buffet Inc. assumes those risks as theirs and theirs alone.

Sincerely,



Tom Hubbard
Vice President Development & Construction

Legal approved by:

Planner Pru Date 5/21/92

Supervisor BS Date 5-20-92

N-TEXT. SP-106-92
JSER.... PATRICIA
. 05/19/92
. 16:24
. 5
. 12/12/92

- 1..... THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC
- 2..... HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE,
- 3..... GARDEN GROVE ON THURSDAY, JULY 23, 1992 AT 7 P.M. TO
- 4..... CONSIDER SITE PLAN NO. SP-106-92.
- 5..... THE APPLICANT, AMERICANA ENTERTAINMENT GROUP, 9171 TOWNE
- 6..... CENTER DRIVE, SAN DIEGO, IS REQUESTING SITE PLAN
- 7..... APPROVAL TO CONSTRUCT A 2,050 S.F. ADDITION TO AN EXIST-
- 8..... ING RESTAURANT AS PART OF AN EXISTING 507,706 S.F.
- 9..... SHOPPING CENTER ON AN APPROX. 40.09 ACRE SITE LOCATED
- 10..... IN THE BCC (BROOKHURST CHAPMAN COMMERCIAL) ZONE. THE
- 11..... SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF CHAPMAN
- 12..... AVENUE, EAST OF GILBERT STREET AT 9635 CHAPMAN AVENUE.
- 13..... THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE
- 14..... DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE
- 15..... A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT
- 16..... TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN
- 17..... ROOM 220.

2000

1 records listed.
>PTR-OFF

PARCEL.. PN..... CNT..

13239212✓SP-106-92	1
13239213✓SP-106-92	1
13239214✓SP-106-92	1
13239216✓SP-106-92	1
13240202✓SP-106-92	1
13240204✓SP-106-92	1
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13311135✓SP-106-92	1

PARCEL.. PN..... CNT..

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13238602	SP-106-92	1
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13239205	SP-106-92	1
13239206	SP-106-92	1
13239207	SP-106-92	1
13239208	SP-106-92	1
13239209	SP-106-92	1
13239210	SP-106-92	1
13239211	SP-106-92	1

21. Mandatory Findings of Significance

- a. The project site is not located in an area that would substantially degrade the existing plant or wildlife. The project will have a de minimis effect in relation to fish and game.
- b. The project will not be disadvantageous to any long-term environmental goals as set forth in the General Plan.
- c. The cumulative impacts for this project will be addressed in the Conditions of Approval placed on this project.
- d. This project would not normally impact human health provided it complies with the applicable building and health codes as set forth by the State.

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

1. Soil Liquefaction

Liquefaction is the transformation of stable soil into a fluid-like state resulting from earth movement. The subject site is located within a medium area of probability of such a ground failure occurring. As per the seismic safety element of the General Plan, the developer will be required to comply with all applicable Uniform Building Code requirements to ensure public safety.

2. Earthquake

As stated in II.1., the City of Garden Grove lies in close proximity to the Newport/Inglewood fault. The developer is required to comply with the Uniform Building Code as it pertains to seismic safety.

3. Flood

The site is not located on a 100-year flood plain as determined by the Federal Emergency Management Agency (FEMA).

4. Flight Path

The site is not within proximity of any airport as it is an urbanized residential area, as identified in the Garden Grove General Plan.

5. Landfill

The site is not located in proximity to any known landfill areas.

SITE PLAN AND SITE PLAN AMENDMENTS

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE., GARDEN GROVE ON THURSDAY, July 23, 1992 AT 7 PM TO CONSIDER

SITE PLAN NO. SP-106-92

THE APPLICANT, (typist takes name & address from blue sheet) IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT 2,050 sq. ft addition to an existing restaurant as part of an existing 507,706 sq. ft shopping center

ON AN APPROX. 40.09 acres S.F. SITE LOCATED IN THE BCC

(Branthurst Chapman Commercial) ZONE. THE SUBJECT SITE IS LOCATED N/S of Chapman Ave, E/ of Gilbert St,
AT 9635 Chapman Ave

*Entered
in
computer
5/19
B.*

SITE PLAN AMENDMENT NO.

THE APPLICANT, (typist takes name & address from blue sheet) is REQUESTING TO REZONE THE SITE FROM THE _____
(_____) ZONE TO THE _____
(_____) ZONE. ADDITIONALLY, THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT _____

ON AN APPROX. _____ S.F. SITE. THE SUBJECT SITE IS LOCATED

AT _____

THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN ROOM 220.



PARCEL.. PN..... CNT..

13311147	SP-106-92	1
13311150	SP-106-92	1
13338204	SP-106-92	1
13338205	SP-106-92	1
13338206	SP-106-92	1
13338207	SP-106-92	1

108

RESOLUTION NO. 4261

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, APPROVING SITE PLAN NO. SP-106-92 FOR A PARCEL OF LAND LOCATED ON THE NORTH SIDE OF CHAPMAN AVENUE, EAST OF GILBERT STREET AT 9635 CHAPMAN AVENUE PARCEL NO. 133-421-09

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 23, 1992, does hereby approve Site Plan No. SP-106-92.

BE IT FURTHER RESOLVED in the matter of SP-106-92, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Americana Entertainment Group.
2. The applicant requests Site Plan approval to construct an approximately 2,000 sq. ft. addition to an existing restaurant which is part of an existing 507,706 sq. ft. shopping center located on an approximately 40.09-acre site.
3. The proposed project will not have a significant adverse effect on the environment; therefore, the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. Further, the Planning Commission finds a de minimis impact in relation to fish and game.
4. The subject property has a General Plan Land Use designation of Commercial and is zoned BCC (Brookhurst/Chapman Commercial), Brookhurst/Chapman Specific Plan. The subject site is improved with a commercial retail shopping center.
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 legal notice, public hearing was held on July 23, 1992, 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 of July 23, 1992; 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 9.24.030, are as follows:

ACTION

FACTS:

The subject site is approximately 40.09 acres in area;

CONDITIONS OF APPROVAL:

- A. All below listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. 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 of the Planning Commission.
- B. Approval of this Site Plan No. SP-106-92 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.
- C. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new Site Plan application shall be filed which reflects the revisions made.
- D. Utilities and mechanical equipment:
 - 1. All new on- and off-site utilities shall be installed or relocated underground.
 - 2. All new above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in either the front/street setbacks or the front parking area and shall be screened to the satisfaction of the Development Services Department.
 - 3. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Development Services Department prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - 4. All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
- E. All provisions of the Development Services' Traffic Engineering Division shall be complied with. This includes, but is not limited to, the following:
 - 1. Any damages to on-site pavement adjacent to development shall be removed and replaced as required by City Engineer.
- F. All provisions of the Garden Grove Fire Department shall be met.
- G. All provisions of the Garden Grove Police Department shall be met.

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on July 23, 1992, and carried by the following votes:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

/s/ PATRICIA BREZNA
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
(To Be Completed by Lead Agency)

Project Title: SITE PLAN NO. SP-106-92

Project Location: North side of Chapman Avenue, east of Gilbert Street
at: 9635 Chapman Avenue

Project Description:

To construct a 2,050 square foot addition to an existing restaurant as part of an existing 507,706 square foot shopping center.

Name and Address of Developer or Project Sponsor:

Americana Entertainment Group
9171 Towne Center Drive, Suite 260
San Diego, CA 92122

Phone: (619) 546-4096

Findings:

The Planning Coordinating Committee of the City of Garden Grove has reviewed the Initial Study of Environmental Effects (attached) for the above-described project and hereby finds:

- A. The project is in conformance with the environmental goals and policies adopted by the community.
- B. The project will not have a significant effect on the environment.

Mitigation Measures (if any, to avoid potentially significant effects):

If mitigation measures are provided, such items are included and implemented through the proposed project and included in the Initial Study.

Reason for Finding of No Significant Effect:

The project is consistent with the City's General Plan, zoning designation and the City's development standards any environmental concerns noted in the Environmental Checklist form have been appropriately addressed for this project.

Contact Person and Phone Number:

Rosalinh Ung (714) 741-5312



Chairman, Planning Coordinating Committee

5-26-92
Date

Attachment: Initial Study of Environmental Effects

PROOF OF PUBLICATION

(2015.5 C.C.P.)

This space is for the County Clerk's Filing S

STATE OF CALIFORNIA,
County of Orange

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

.....ORANGE COUNTY NEWS.....

.....
.....a newspaper of general circulation, printed
and published..... TWICE WEEKLY.....

.....in the City of..... GARDEN GROVE.....
County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of

California, under the date of 12/15/59.....

Case Number A-31502.....; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

.....
.....all in the year 1970.....

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at..... GARDEN GROVE.....

California, this..... day of..... 1970.....

.....
.....
Signature

Proof of Publication of

LEGAL NOTICE
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11500 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON Thursday, 7 p.m., July 23, 1992 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION DESCRIBED BELOW.

SITE PLAN NO. SP-102-92
THE APPLICANT, AMERICANA ENTERTAINMENT GROUP, 9171 TOWNE CENTER DRIVE, SAN DIEGO, IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A 2,000 S.F. ADDITION TO AN EXISTING RESTAURANT AS PART OF AN EXISTING 507,706 S.F. SHOPPING CENTER ON AN APPROX. 40.09 ACRE SITE LOCATED IN THE BCC (BROOKHURST CHAPMAN COMMERCIAL) ZONE. THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF CHAPMAN AVENUE, EAST OF GILBERT STREET AT 9635 CHAPMAN AVENUE.
THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA.

CONDITIONAL USE PERMIT NO. CUP-107-92
THE APPLICANT, 9584 WILSHIRE PARTNERSHIP, 315 S. BEVERLY DRIVE, BEVERLY HILLS IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW (VALLEY VIEW LIQUOR) AN EXISTING LIQUOR STORE RELOCATING IN THE PLANNED UNIT DEVELOPMENT (PUD-102-76) ZONE TO OPERATE UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE "21" (OFF-SALE GENERAL). THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF VALLEY VIEW STREET, NORTH OF CERULEAN AVENUE AT 12572 VALLEY VIEW STREET.
THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.
Further information on the above may be obtained from the Planning Commission.

HUGHES INVESTMENTS
DEVELOPMENT & ACQUISITION OF COMMERCIAL PROPERTIES

May 12, 1992

Mr. Karl Hill
City of Garden Grove
11391 Acacia Parkway
Garden Grove, CA 92642

RE: GARDEN PROMENADE
Garden Grove, CA

Dear Karl:

Enclosed please find a copy of our most current title report for the above referenced shopping center. To the best of our knowledge, there have been no changes since it was issued.

Sincerely,

HUGHES/LYON GARDEN GROVE ASSOCIATES



Kip G. Robinson, CSM *KGR*
Tenant Construction

KGR/kk
enclosure

cc: Dave DePierro
Steve Wright - SGPA

FIRST AMERICAN TITLE INSURANCE COMPANY
114 EAST FIFTH STREET, (P.O. BOX 267)
SANTA ANA, CALIFORNIA 92702
(714) 558-3211

RECEIVED
MAR 26 1990
HUGHES INVESTMENT

MARCH 22, 1990

FIRST AMERICAN TITLE INSURANCE
ATTN: JUDY MOORE

COPY

YOUR NO. 1543676
OUR NO. 1532151
DATED AS OF JANUARY 23, 1990 AT 7:30 A.M.


LORI C.W. BAILEY - TITLE OFFICER

SUPPLEMENTAL COMMITMENT

THE ABOVE NUMBERED COMMITMENT (INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS HEREBY MODIFIED AND/OR SUPPLEMENTED IN ORDER TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE AS FOLLOWS:

ITEMS 13, 28 AND 72 ARE HEREBY ELIMINATED.

ITEM 99 IS HEREBY ADDED TO READ AS FOLLOWS:

99. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA SURVEY BY THE KEITH COMPANIES, SIGNED BY MARILYN BROOKS, L.S. 5831, DATED OCTOBER 10, 1989, JOB NO. 10865.00:

- A. THE FACT THAT RIBBON GUTTERS CARRY DRAINAGE TO OR FROM OTHER LAND.
- B. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR ELECTRIC FAULTS AT VARIOUS LOCATIONS.
- C. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR A TRAFFIC BOX.

- D. THE FACT THAT VARIOUS ELECTRIC VAULTS AND H.V. TRANSFORMERS LIE PARTIALLY OUTSIDE THE RECORD EASEMENTS.
- E. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR OVERHEAD ELECTRICAL WIRES.
- F. THE FACT THAT A PORTION OF THE BUILDING SHOWN AS "RETAIL COMMERCIAL BUILDING 1 STORY STUCCO" ENCROACHES ONTO THE EASEMENT RECORDED IN BOOK 4312, PAGE 223.
- G. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR POWER POLES, POWER POLES WITH TRANSFORMERS AND GUY ANCHORS.
- H. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR G.T.E. VAULTS.
- I. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR OVER HANG OF ELECTRICAL POWER LINES AND CROSS ARMS FROM POWER POLES LOCATED NORTH OF THE NORTH LINE OF PARCEL A-1.
- J. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR A TELEPHONE BOX.
- K. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR STOP SIGNS.
- L. THE FACT THAT THE BUILDING SHOWN AS "RETAIL SHOPS 1 STORY STUCCO" ENCROACH ONTO THE EASEMENT RECORDED IN BOOK 5997, PAGE 434.
- M. THE FACT THAT THE BUILDING SHOWN AS "RETAIL SHOPS 1 STORY STUCCO" ENCROACH ONTO THE EASEMENT RECORDED IN BOOK 5760, PAGE 195 IN TWO LOCATIONS.
- N. THE FACT THAT WOOD FENCES, A WOOD GATE ATTACHED TO A BLOCK WALL AND A CHAIN LINK FENCE ENCROACH ALONG THE NORTH LINE OF PARCEL B-1 TO A MAXIMUM OF 0.8 FEET. NO DETERMINATION HAS BEEN MADE AS TO THE OWNERSHIP OF SAID FENCES OR GATE.
- O. THE FACT THAT BLOCK WALLS ENCROACH ALONG THE NORTHERLY LINE TO A MAXIMUM OF 1.00 FOOT. NO DETERMINATION HAS BEEN MADE AS TO THE OWNERSHIP OF SAID WALLS.
- P. THE FACT THAT THE SOUTHERLY EDGE OF A SHED ENCROACHES TO A MAXIMUM OF 1.00 FOOT ALONG THE NORTHERLY LINE OF PARCEL B-1.
- Q. THE FACT THAT THE SOUTHERLY EDGE OF A METAL STORAGE SHED ENCROACHES TO A MAXIMUM OF 0.6 FEET ALONG THE NORTHERLY LINE OF PARCEL B-1.

R. THE FACT THAT THE BUILDING SHOWN AS "RETAIL SHOPS 1 STORY STUCCO" ENCROACH ONTO THE EASEMENT RECORDED IN BOOK 3372, PAGE 116.

S. THE FACT THAT THE BUILDING SHOWN AS "RETAIL SHOPS 1 STORY STUCCO" ENCROACH ONTO THE EASEMENT RECORDED IN BOOK 3273, PAGE 593.

T. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR A CONCRETE SLAB WITH EDISON BOX ON TOP.

U. THE FACT THAT THE BUILDING SHOWN AS "RETAIL SHOPS 1 STORY STUCCO" ENCROACH ONTO THE EASEMENT RECORDED AS INSTRUMENT NO. 89-068361.

V. THE FACT THAT THE EDGE OF ASPHALT ENCROACHES INTO THAT PORTION SHOWN AS "NOT A PART". NO DETERMINATION HAS BEEN MADE AS TO THE USE OF THE ASPHALT.

W. AN UNRECORDED EASEMENT OR LESSER RIGHT FOR A TRANSFORMER ABOVE GROUND. NO DETERMINATION HAS BEEN MADE AS TO THE OWNERSHIP OF SAID TRANSFORMER.

X. THE FACT THAT THE FIRST INTERSTATE BANK BUILDING ENCROACHES ONTO THE EASEMENT RECORDED IN INSTRUMENT NO. 89-068361.

Y. THE FACT THAT MC DONALDS RESTAURANT AND THE PIZZA HUT BUILDINGS ENCROACH ONTO THE EASEMENT RECORDED IN BOOK 11227, PAGE 1243.

Z. THE FACT THAT A CHAIN LINK FENCE ALONG THE SOUTHWESTERLY LINE OF PARCEL A-1 EXTENDS BEYOND THE PROPERTY LINE. NO DETERMINATION HAS BEEN MADE AS TO THE OWNERSHIP OF SAID FENCE.

AA. THE FACT THAT A SIGN LIES WITHIN THE EASEMENT FOR INGRESS AND EGRESS RECORDED IN BOOK 4196, PAGES 235 AND 236.

SUBJECT TO THIS COMPANY BEING PROVIDED WITH A CORRECT SURVEY.

LCWB/gaa

CC: THE CORNERSTONE CORPORATION-HERBERT D. STEELE
CHICAGO TITLE-GEORGE BULL
ADAMS, DUQUE, HAZELTINE-SCOTT COOPER
RUTAN & TUCKER-RICHARD CURNUTT

FIRST AMERICAN TITLE INSURANCE COMPANY
114 EAST FIFTH STREET, (P.O. BOX 267)
SANTA ANA, CALIFORNIA 92702
(714) 558-3211

COPY

MARCH 22, 1990

FIRST AMERICAN TITLE INSURANCE
ATTN: JUDY MOORE

YOUR NO. 1543676

OUR NO. 1532151

DATED AS OF JANUARY 23, 1990 AT 7:30 A.M.



LORI C.W. BAILEY - TITLE OFFICER

SUPPLEMENTAL COMMITMENT

THE ABOVE NUMBERED COMMITMENT (INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS HEREBY MODIFIED AND/OR SUPPLEMENTED IN ORDER TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE AS FOLLOWS:

ITEMS 15, 17 AND 79 ARE HEREBY AMENDED TO READ AS FOLLOWS:

15. NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THE ABOVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR INGRESS AND EGRESS, PASSAGE AND PARKING, PEDESTRIAN TRAVEL, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, OVER A PORTION OF THE LAND.

17. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES, AS SET FORTH IN AN INSTRUMENT RECORDED MAY 12, 1979 IN BOOK 12672, PAGE 1944 OF OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 21, 1979 IN BOOK 13041, PAGE 1314 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.
OVER: A PORTION OF PARCEL A1.

NOTE: SAID INSTRUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.

79. A NON-EXCLUSIVE EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 8, 1989 AS INSTRUMENT NO. 89-068361 OF OFFICIAL RECORDS,
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
FOR: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS,
COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES.
OVER: PORTION OF SAID LAND AS DESCRIBED IN SAID DOCUMENT.

NOTE: SAID INSTRUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.

ITEM 100 IS HEREBY ADDED TO READ AS FOLLOWS:

100. AN EASEMENT TO CONSTRUCT, PLACE, OPERATE, SUCH AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES IN FAVOR OF PACIFIC TELEPHONE AS RESERVED IN THE INSTRUMENT RECORDED IN BOOK 14153, PAGE 1572 OF OFFICIAL RECORDS.

LCWB/gaa

CC: THE CORNERSTONE CORPORATION-HERBERT D. STEELE
CHICAGO TITLE-GEORGE BULL
ADAMS, DUQUE, HAZELTINE-SCOTT COOPER
RUTAN & TUCKER-RICHARD CURNUTT



The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

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SCHEDULE A	
1. Commitment Date	2
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CONDITIONS	other side of 1

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.

114 East Fifth Street, Santa Ana, California 92701-4699
Telephone (714) 558-3211

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions on the other side of this page 1.

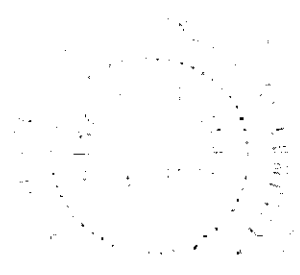
This Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.

First American Title Insurance Company

BY  PRESIDENT

ATTEST  SECRETARY

BY _____ COUNTERSIGNED



ALTA PLAIN
LANGUAGE COMMITMENT

OR-1528431

LORI C. W. BAILEY - TITLE OFFICER

RE: (MODIFICATION LOAN)

SCHEDULE A

1. COMMITMENT DATE: AUGUST 3, 1989 AT 7:30 A.M.

2. POLICY OR POLICIES TO BE ISSUED: POLICY AMOUNT

(A) OWNERS POLICY:

PROPOSED INSURED:

(B) LOAN POLICY: ALTA

\$(TO BE DETERMINED)

PROPOSED INSURED:

(TO BE DETERMINED).

3. (a) THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN THIS
COMMITMENT IS:

A FEE AS TO PARCELS A1 AND B1.
AN EASEMENT AS TO PARCELS A2, A3 AND B2.

3. (b) TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF
IS VESTED IN:

HUGHES/LYON GARDEN GROVE ASSOCIATES,
A CALIFORNIA GENERAL PARTNERSHIP.

4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF
ORANGE, CITY OF GARDEN GROVE, DESCRIBED AS FOLLOWS:

ALTA PLAIN
LANGUAGE COMMITMENT

OR-1528431

PARCEL A-1:

PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 216, PAGES 48, 49 AND 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING FROM A PORTION OF SAID LAND, ALL MINERALS AND OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 VERTICAL FEET BELOW THE SURFACE OF SAID LAND, BUT WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND OR WITHIN SAID TOP 500 FEET FOR ANY PURPOSES, AS CONVEYED TO THE SOUTHERN CALIFORNIA MINERAL DEVELOPMENT CO., BY DEED RECORDED FEBRUARY 20, 1956 IN BOOK 3403, PAGE 325 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER, LYING MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO SUE AND OCCUPY ALL PARTS OF THE SAID LAND LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM SAID LAND OR OTHER LANDS, BUT WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF THE SAID LAND OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED BY THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, IN DEED RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108237 OF OFFICIAL RECORDS.

PARCEL A-2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, FOR THE PASSAGE AND PARKING OF VEHICLES AND PASSAGE OF PEDESTRIANS AND UTILITY PURPOSES, AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108247 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL A-3:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR PASSAGE AND PARKING OF VEHICLES AND FOR PASSAGE AND ACCOMMODATION OF PEDESTRIANS, AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108242 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

ALTA PLAIN
LANGUAGE COMMITMENT

OR-1528431

PARCEL B-1:

LOT 16 AND LOT 17 OF BERRYFIELD, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 0 DEGREES 53' 40" WEST 50.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 16, AND SOUTH 89 DEGREES 22' 20" WEST 68.04 FEET, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 16, FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 22' 20" WEST 126.96 FEET; THENCE NORTH 0 DEGREES 53' 40" WEST 145.00 FEET; THENCE NORTH 89 DEGREES 22' 20" EAST 140.00 FEET TO A LINE PARALLEL WITH AND WESTERLY 55.00 FEET FROM SAID EASTERLY LINE OF LOT 16; THENCE SOUTH 0 DEGREES 53' 40" EAST 131.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHWESTERLY 20.48 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 16' 00" TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM THAT PORTION THEREOF, ALL UNDERGROUND WATERS LYING BENEATH SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID LAND FOR THE PURPOSES OF PRODUCING WATER, AS DESCRIBED IN THE DEED TO THE DYKE WATER COMPANY RECORDED JUNE 20, 1961 IN BOOK 5760, PAGE 195 OF OFFICIAL RECORDS.

PARCEL B-2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR PASSAGE AND PARKING OF VEHICLES AND FOR PASSAGE AND ACCOMMODATION OF PEDESTRIANS, AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108242 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

SCHEDULE B - SECTION 1

REQUIREMENTS

THE FOLLOWING REQUIREMENTS MUST BE MET:

- (A) PAY THE AGREED AMOUNTS FOR THE INTEREST IN THE LAND AND/OR THE MORTGAGE TO BE INSURED.
- (B) PAY US THE PREMIUMS, FEES AND CHARGES FOR THE POLICY.
- (C) DOCUMENTS SATISFACTORY TO US CREATING THE INTEREST IN THE LAND AND/OR THE MORTGAGE TO BE INSURED MUST BE SIGNED, DELIVERED AND RECORDED.
- (D) YOU MUST TELL US IN WRITING THE NAME OF ANYONE NOT REFERRED TO IN THIS COMMITMENT WHO WILL GET AN INTEREST IN THE LAND OR WHO WILL MAKE A LOAN ON THE LAND. WE MAY THEN MAKE ADDITIONAL REQUIREMENTS OR EXCEPTIONS.
- (E) RELEASE(S) OR RECONVEYANCE(S) OF ITEM(S) 89, 95 AND 96.
- (F) OTHER -
- (G) YOU MUST GIVE US THE FOLLOWING INFORMATION:
 - X 1. ANY OFF RECORD LEASES, SURVEYS, ETC.
 - X 2. STATEMENT(S) OF IDENTITY, ALL PARTIES.
 - X 3. (A) FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS THERETO FOR HUGHES/LYON GARDEN GROVE, A CALIFORNIA GENERAL PARTNERSHIP.

(B) FULL COPIES OF ALL UNRECORDED LEASES AFFECTING THE LAND AND A CERTIFIED ROLL.

SCHEDULE B - SECTION 2

EXCEPTIONS

ANY POLICY WE ISSUE WILL HAVE THE FOLLOWING EXCEPTIONS UNLESS THEY ARE TAKEN CARE OF TO OUR SATISFACTION. THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF THE POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS COMMITMENT.

1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1989-1990, A LIEN NOT YET PAYABLE.
2. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

THE FOLLOWING MATTERS AFFECT PARCELS A1, A2 AND A3:

3. AN EASEMENT OVER A PORTION OF THE NORTH 5 FEET OF PARCEL A2, FOR POLE LINES AND INCIDENTAL PURPOSES, AS CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED NOVEMBER 2, 1953 IN BOOK 2605, PAGE 645 OF OFFICIAL RECORDS.
4. A LEASE, DATED DECEMBER 19, 1957, EXECUTED BY ORANGE PLAZA, INC., AS LESSOR, AND BY THRIFTY DRUG STORES CO., INC., A CORPORATION, AS LESSEE, FOR THE PERIOD AND UPON THE TERMS, CONDITIONS AND COVENANTS THEREIN CONTAINED, RECORDED JANUARY 23, 1958 IN BOOK 4174, PAGE 95 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

NOTE: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

5. A NON-EXCLUSIVE EASEMENT AFFECTING PARCEL A1 FOR INGRESS AND EGRESS OVER THE SOUTH 40.00 FEET OF THE NORTH 338.91 FEET ON THE WEST 275.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPT THE NORTH ONE-QUARTER, AS CONVEYED TO MELODY SHOPPING CENTER, INC., AND OTHERS, BY DEEDS RECORDED FEBRUARY 13, 1958 IN BOOK 4196, PAGES 235 AND 236 OF OFFICIAL RECORDS.

6. A LEASE, DATED DECEMBER 27, 1957, EXECUTED BY ORANGE PLAZA, INC., AS LESSOR, AND BY J. C. PENNEY COMPANY, A CORPORATION, AS LESSEE, FOR THE TERM OF 20 YEARS FROM FIRST DAY OF THE MONTH AFTER OPENING FOR BUSINESS, UPON THE TERMS, CONDITIONS AND COVENANTS THEREIN CONTAINED, RECORDED MARCH 7, 1958 IN BOOK 4221, PAGE 425 OF OFFICIAL RECORDS, AS AMENDED BY AN AGREEMENT RECORDED JUNE 22, 1959 IN BOOK 4768, PAGE 88 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FURTHER PARTICULARS.

NOTE 1: RECORDED JULY 30, 1962 IN BOOK 6195, PAGE 476 OF OFFICIAL RECORDS IS AN AGREEMENT EXECUTED BY J. C. PENNEY COMPANY, A DELAWARE CORPORATION, AND ORANGE PLAZA INC., A CALIFORNIA CORPORATION, MODIFYING THE TERMS OF THE ABOVE MENTIONED LEASE.

NOTE 2: A LEASE AMENDMENT AND EXTENSION AGREEMENT DATED JULY 5, 1978, EXECUTED BY AND BETWEEN ORANGE COUNTY PLAZA ASSOCIATES, A PARTNERSHIP AND J. C. PENNEY COMPANY, INC., A DELAWARE CORPORATION, RECORDED MAY 10, 1979 IN BOOK 13140, PAGE 69 OF OFFICIAL RECORDS, UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED THEREIN.

NOTE 3: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

NOTE 4: AN INSTRUMENT DECLARING A MODIFICATION OR AMENDMENT OF SAID LEASE WAS RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108241 OF OFFICIAL RECORDS.

7. AN EASEMENT OVER PORTIONS OF PARCELS A1 AND A2 FOR POLE LINES, CONDUITS AND UNDERGROUND ELECTRIC SYSTEM AND INCIDENTAL PURPOSES, AS CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DEED RECORDED JUNE 11, 1958 IN BOOK 4312, PAGE 223 OF OFFICIAL RECORDS.

8. AN EASEMENT IN, ON AND OVER A PORTION OF PARCEL A1, FOR STORM DRAIN PURPOSES, IN FAVOR OF THE CITY OF GARDEN GROVE, AS SET FORTH IN AN INSTRUMENT RECORDED JULY 27, 1964 IN BOOK 7150, PAGE 618 OF OFFICIAL RECORDS.

SAID EASEMENT BEING WITHIN A STRIP OF LAND 5 FEET WIDE, THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY RIGHT OF WAY, 100 FEET WIDE, WITH THE NORTHERLY LINE OF THE SOUTHERLY 50 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTHERLY LINE 170 FEET.

THE NORTHERLY LINE OF ABOVE MENTIONED DESCRIBED 5 FOOT STRIP OF LAND, IS TO BE PROLONGED AT THE BEGINNING THEREOF SO AS TO TERMINATE IN SAID NORTHEASTERLY LINE.

9. AN EASEMENT FOR THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE AND USE WATERLINES AND APPURTENANT STRUCTURES IN, OVER AND ACROSS THE SOUTHERLY 10 FEET OF PARCEL A1, AS CONVEYED TO THE CITY OF GARDEN GROVE BY DEED RECORDED MAY 17, 1965 IN BOOK 7522, PAGE 183 OF OFFICIAL RECORDS.

10. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 23, 1974 IN BOOK 11227, PAGE 1243 OF OFFICIAL RECORDS, IN FAVOR OF: THE CITY OF GARDEN GROVE.
FOR: A STORM DRAIN, SEWER LINE AND INCIDENTAL PURPOSES.
OVER: A PORTION OF PARCEL A1.

NOTE: SAID INSTRUMENT WAS RE-RECORDED SEPTEMBER 10, 1974 IN BOOK 11238, PAGE 1794 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 5729.

11. ANY EASEMENT OR LESSER RIGHT WHICH THE OWNER OF A SEWER LINE WHICH EXISTS OVER THE NORTHERLY 20 FEET OF LOTS 18 AND 19 OF BERRYFIELD, AS SHOWN BY AN INSPECTION OF SAID LAND, MAY HAVE OR CLAIM. (AFFECTS PARCEL A1).

12. AN UNRECORDED EASEMENT FOR OVERHANG OF ELECTRICAL POWER LINES AND CROSS ARMS OVER THE NORTHERLY 3.00 FEET OF THE EASTERLY 660.00 FEET OF PARCEL A1, AS DISCLOSED BY AN ALTA SURVEY BY HERBERT W. PHILLIPS.

13. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED IN BOOK 12507, PAGE 520 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

AN INSTRUMENT DECLARING A MODIFICATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS, BUT DELETING RESTRICTIONS THEREIN, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, RECORDED IN BOOK 12744, PAGE 1474 OF OFFICIAL RECORDS.

14. EASEMENTS AS SET FORTH IN THE ABOVE INSTRUMENT FOR INGRESS AND EGRESS, PASSAGE AND PARKING, PEDESTRIAN TRAVEL, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, OVER A PORTION OF SAID LAND.

15. AN UNRECORDED LEASE DATED MARCH 8, 1977, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, A GENERAL PARTNERSHIP, AS LESSOR, AND BY FRANCHISE REALTY INTERSTATE CORPORATION, AN ILLINOIS CORPORATION, AS

LESSEE, FOR THE PERIOD AND UPON THE TERMS, CONDITIONS AND COVENANTS THEREIN CONTAINED, AS DISCLOSED BY A MEMORANDUM THEREOF DATED OCTOBER 4, 1977, RECORDED JANUARY 23, 1978 IN BOOK 12539, PAGE 732 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS, AND BY A NON-DISTURBANCE ATTORNMENT AND SUBORDINATION AGREEMENT RECORDED JULY 3, 1978 IN BOOK 12744, PAGE 1475 OF OFFICIAL RECORDS.

NOTE 1: SAID LEASE WAS MODIFIED BY THE FIRST AMENDED MEMORANDUM OF LEASE DATED JUNE 14, 1978, RECORDED AUGUST 4, 1978 IN BOOK 12787, PAGE 1053 OF OFFICIAL RECORDS.

NOTE 2: AN INSTRUMENT DECLARING A FURTHER MODIFICATION OF AMENDMENT OF SAID LEASE WAS RECORDED NOVEMBER 2, 1978 IN BOOK 12907, PAGE 1925 OF OFFICIAL RECORDS.

NOTE 3: SAID LEASE IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS OF SAID ATTORNMENT AND SUBORDINATION AGREEMENT.

NOTE 4: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

NOTE 5: AN INSTRUMENT DECLARING A MODIFICATION OR AMENDMENT OF SAID LEASE WAS RECORDED AUGUST 4, 1988 AS INSTRUMENT NO. 88-380693 OF OFFICIAL RECORDS.

16. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES, AS SET FORTH IN AN INSTRUMENT RECORDED MAY 12, 1978 IN BOOK 12672, PAGE 1944 OF OFFICIAL RECORDS AND RE-RECORDED FEBRUARY 21, 1979 IN BOOK 13041, PAGE 1314 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY.
OVER: A PORTION OF PARCEL A1.

17. AN UNRECORDED LEASE DATED MARCH 6, 1978, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, A PARTNERSHIP, AS LESSOR AND THE STRAW HAT RESTAURANT CORPORATION, A CALIFORNIA CORPORATION, AS LESSEE FOR THE PERIOD AND UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN CONTAINED, AS DISCLOSED BY A SHORT FORM LEASE RECORDED FEBRUARY 8, 1979 IN BOOK 13029, PAGE 300 OF OFFICIAL RECORDS AND BY A NON-DISTURBANCE ATTORNMENT AND SUBORDINATION AGREEMENT RECORDED AUGUST 29, 1978 IN BOOK 12820, PAGE 493 OF OFFICIAL RECORDS.

SAID LEASE IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS OF SAID ATTORNMENT AND SUBORDINATION AGREEMENT.

NOTE: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

18. AN UNRECORDED LEASE DATED MARCH 8, 1977, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, A PARTNERSHIP, AS LESSOR, AND CITIZENS SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY A SHORT FORM LEASE, RECORDED FEBRUARY 8, 1979 IN BOOK 13029, PAGE 303 OF OFFICIAL RECORDS.

NOTE: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

19. AN UNRECORDED LEASE DATED NOVEMBER 14, 1977, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, A PARTNERSHIP, AS LESSOR, AND NATIONAL LUMBER & SUPPLY, INC., A CALIFORNIA CORPORATION, AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY A SHORT FORM LEASE, RECORDED FEBRUARY 8, 1979 IN BOOK 13029, PAGE 306 OF OFFICIAL RECORDS.

NOTE: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

20. AN UNRECORDED LEASE, DATED MAY 23, 1978, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, A PARTNERSHIP, AS LESSOR, AND BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY A MEMORANDUM OF LEASE, RECORDED FEBRUARY 28, 1979 IN BOOK 13050, PAGE 1526 OF OFFICIAL RECORDS.

NOTE 1: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

NOTE 2: SAID LEASE CONTAINS OPTIONS TO RENEW FOR 2 SUCCESSIVE PERIODS OF TEN YEARS EACH, UPON THE PROVISIONS THEREIN CONTAINED.

21. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED MAY 29, 1979 IN BOOK 13162, PAGE 1322 OF OFFICIAL RECORDS, IN FAVOR OF: THE CITY OF GARDEN GROVE.
FOR: WATER LINES AND INCIDENTAL PURPOSES.
OVER: PORTIONS OF PARCELS A1 AND A2.

22. ANY RESTRICTIONS COVERING THE FUTURE USE OF SAID LAND, AS DISCLOSED BY A "STATEMENT FOR A REDEVELOPMENT PROJECT", RECORDED IN BOOK 13365, PAGE 348, AND IN BOOK 14132, PAGE 129, BOTH OF OFFICIAL RECORDS, COVERING THE HEREIN DESCRIBED AND OTHER LAND.

23. AN UNRECORDED LEASE, DATED MAY 9, 1979, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, AS LESSOR, AND MORSE SHOE, INC., AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY INDENTURE OF LEASE, RECORDED IN BOOK 13469, PAGE 846 OF OFFICIAL RECORDS.

NOTE: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

24. AN UNRECORDED LEASE, DATED APRIL 13, 1979, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, A PARTNERSHIP, AS LESSOR, AND SEE'S CANDY SHOPS, INC., A CALIFORNIA CORPORATION, AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY MEMORANDUM OF LEASE, RECORDED IN BOOK 13505, PAGE 727 OF OFFICIAL RECORDS.

NOTE: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

25. AN UNRECORDED LEASE, DATED MAY 4, 1983, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, A PARTNERSHIP, AS LESSOR, AND TRAK AUTO WEST, INC., A DELAWARE CORPORATION, AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY MEMORANDUM OF LEASE-TRACK AUTO, RECORDED JUNE 2, 1983 AS INSTRUMENT NO. 83-232760 OF OFFICIAL RECORDS.

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LANGUAGE COMMITMENT

OR-1528431

NOTE: THE LESSOR'S INTEREST UNDER SAID LEASE HAS BEEN ASSIGNED TO HUGHES/LYON GARDEN GROVE ASSOCIATES, A GENERAL PARTNERSHIP, BY ASSIGNMENT WHICH RECORDED JULY 31, 1985 AS INSTRUMENT NO. 85-282324 OF OFFICIAL RECORDS, REFERENCE BEING HEREBY MADE TO THE RECORD THEREOF FOR FULL PARTICULARS.

26. AN UNRECORDED LEASE, DATED JUNE 4, 1984, EXECUTED BY ORANGE COUNTY PLAZA ASSOCIATES, AS LESSOR, AND DEBBIE Y. KIM DBA COPENHAGEN ICE CREAM, AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY CONSENT AND WAIVER, RECORDED JULY 6, 1984 AS INSTRUMENT NO. 84-279492 OF OFFICIAL RECORDS.

27. AN A.L.T.A. SURVEY BY KEITH ENGINEERING, INC., ARAM H. KEITH, RCE 21769, DATED JUNE 24, 1985 AND JULY 9, 1985, DISCLOSES THE FOLLOWING:

- (A) AN EASEMENT OR LESSER RIGHT FOR TRANSFORMERS AND POWER POLES OVER PORTIONS OF SAID LAND.
- (B) EASEMENT OR LESSER RIGHT FOR VAULTS OVER PORTIONS OF SAID LAND.
- (C) THE FACT THAT A PORTION OF THE BUILDING SHOWN AS "COMMERCIAL BUILDING A" ENCREACHES ONTO THE EASEMENT TO SOUTHERN CALIFORNIA EDISON RECORDED IN BOOK 4312, PAGE 223 OF OFFICIAL RECORDS, SAID ENCREACHMENT BEING ONTO A PORTION OF THE 4 FOOT WIDE UNDERGROUND EASEMENT DESCRIBED THEREIN.
- (D) THE FACT THAT SEVERAL RESIDENCES ADJOINING TO THE NORTH OF SAID LAND HAVE ACCESS TO SAID LAND THROUGH GATES CONSTRUCTED IN THE WALL ALONG THE NORTH AND EAST BOUNDARY OF SAID LAND.
- (E) THE FACT THAT THE BLOCK WALL ALONG A PORTION OF SAID LAND IS BUILT PARTIALLY ON SAID LAND AND PARTIALLY ON THE LAND ADJOINING ON THE EAST.

28. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED AS INSTRUMENT NO. 87-108236, OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

NOTE: AFFECTS PARCELS A1 AND A2.

29. COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED AS INSTRUMENT NO. 87-108237, OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR

VALUE, BUT DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

NOTE: AFFECTS PARCELS A1 AND A2.

30. THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT ENTITLED "AMENDED RESTATED RECIPROCAL EASEMENT AGREEMENT" DATED FEBRUARY 17, 1987 BY AND BETWEEN HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP AND FRANK Y. CHIKASAWA AND KIYOKO CHIKASAWA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 4/5 INTEREST AND DON SHOICHI CHIKASAWA AND KAREN KEIKO CHIKASAWA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 1/5 INTEREST, IN AN INSTRUMENT RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108242 OF OFFICIAL RECORDS, AND AMENDED BY AN INSTRUMENT ENTITLED "SUPPLEMENT TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108243 OF OFFICIAL RECORDS.

NOTE: AFFECTS PARCELS A1 AND A3.

31. THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT ENTITLED "SUPPLEMENT TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108244 OF OFFICIAL RECORDS.

NOTE: AFFECTS PARCELS A1 AND A2.

32. THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT ENTITLED "RECIPROCAL EASEMENT AND OPERATION AGREEMENT" DATED FEBRUARY 24, 1987 BY AND BETWEEN HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP (HUGHES) AND COSTCO WHOLESALE CORPORATION, A DELAWARE CORPORATION (COSTCO) RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108247 OF OFFICIAL RECORDS.

NOTE: AFFECTS PARCELS A1 AND A2.

33. THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT ENTITLED "SIDE YARD AGREEMENT" DATED MARCH 2, 1987 BY AND BETWEEN HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP (HUGHES) AND COSTCO WHOLESALE CORPORATION, A DELAWARE CORPORATION (COSTCO) RECORDED MARCH 5, 1987 AS INSTRUMENT NO. 87-121308 OF OFFICIAL RECORDS.

NOTE: AFFECTS PARCELS A1 AND A2.

34. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES, AS SET FORTH IN AN INSTRUMENT RECORDED AS INSTRUMENT NO. 87-161266 OF

OFFICIAL RECORDS.

IN FAVOR OF: THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
OVER: TWO STRIPS OF LAND 6 FEET WIDE LYING WITHIN LOT 18 OF BERRYFIELD, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, THE CENTERLINES OF SAID 6 FOOT WIDE STRIPS BEING DESCRIBED AS FOLLOWS:

STRIP 1:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 18; THENCE SOUTH 89 DEGREES 22' 20" WEST, 179; THENCE NORTH 00 DEGREES 54' 10" WEST, 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 54' 10" WEST, 89 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 0 DEGREES 54' 10" WEST, 31 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B".

STRIP 2:

BEGINNING AT THE ABOVE-DESCRIBED POINT "A"; THENCE NORTH 89 DEGREES 22' 20" EAST, 46 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C".

ALSO, A STRIP OF LAND 10 FEET WIDE LYING WITHIN SAID LOT 18; THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE TRUE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 54' 10" WEST, 8 FEET.

ALSO, A STRIP OF LAND 12 FEET WIDE LYING WITHIN SAID LOT; THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE-DESCRIBED POINT "B"; THENCE SOUTH 89 DEGREES 22' 20" WEST, 15 FEET.

ALSO, A STRIP OF LAND 14 FEET WIDE LYING WITHIN SAID LOT; THE SIDELINES OF SAID STRIP OF LAND LYING 10 FEET NORTHERLY AND 4 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE ABOVE-DESCRIBED POINT "C"; THENCE NORTH 89 DEGREES 22' 20" EAST, 16 FEET.

NOTE: AFFECTS PARCEL A1.

35. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES, AS SET FORTH IN AN INSTRUMENT RECORDED AS INSTRUMENT NO. 87-293657 OF OFFICIAL RECORDS.

IN FAVOR OF: THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION.
OVER: A STRIP OF LAND 6 FEET WIDE LYING WITHIN THE SOUTHEAST
1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST THE
CENTERLINE OF SAID STRIP OF LAND BEING DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 32 OF TRACT NO. 1798 AS
SHOWN ON A MAP RECORDED IN BOOK 56, PAGES 3, 4 AND 5 OF
MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE
COUNTY; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT
32, 3 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY 79
FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 347
FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF TRACT
NO. 1796 AS SHOWN ON A MAP RECORDED IN BOOK 53, PAGES 39 AND 40 OF
MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY; THENCE 227 FEET WESTERLY PARALLEL WITH SAID SOUTHERLY LINE OF
SAID TRACT NO. 1796; THENCE NORTHWESTERLY 185 FEET TO A POINT ON A
LINE PARALLEL WITH AND DISTANT SOUTHERLY 300 FEET MEASURED AT RIGHT
ANGLES FROM SAID SOUTHERLY LINE OF SAID TRACT NO. 1796.

NOTE 1: SAID EASEMENT IS ERRONEOUS AS TO THE DESCRIPTION ABOVE.

NOTE 2: SAID EASEMENT WAS GRANTED BY THE OWNER OF PARCEL A1.

36. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 7,
1989 AS INSTRUMENT NO. 89-066157 OF OFFICIAL RECORDS,
IN FAVOR OF: THE CITY OF GARDEN GROVE.
FOR: ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES.
OVER: A PORTION OF SAID LAND AS DESCRIBED THEREIN.

37. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 9,
1989 AS INSTRUMENT NO. 89-071211 OF OFFICIAL RECORDS,
IN FAVOR OF: CITY OF GARDEN GROVE.
FOR: TRAFFIC SIGNAL AND INCIDENTAL PURPOSES.
OVER: A PORTION OF SAID LAND AS DESCRIBED THEREIN.

THE FOLLOWING MATTERS AFFECT PARCELS B1 AND B2:

38. AN EASEMENT AS SHOWN ON THE MAP OF SAID TRACT.
FOR: ROAD AND INCIDENTAL PURPOSES.
OVER: THE SOUTH 30 FEET OF LOT 16 AND THE EAST 30 FEET OF
LOTS 16 AND 17.

39. THE RIGHT OF WAY TO WIDEN BROOKHURST STREET AND CHAPMAN AVENUE,
OVER THOSE PORTIONS OF PARCEL B1 DESCRIBED AS FOLLOWS:

PARCEL 1 OF SAID EASEMENT:

THE WEST 25.00 FEET OF THE EAST 55.00 FEET OF LOTS 16 AND 17 OF THE BERRYFIELD TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, THE SOUTH 30.00 FEET.

PARCEL 2 OF SAID EASEMENT:

THE NORTH 20.00 FEET OF THE SOUTH 50.00 FEET OF LOT 16 OF THE BERRYFIELD TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, THE EAST 55.00 FEET.

AS CONVEYED TO THE COUNTY OF ORANGE BY DEED RECORDED AUGUST 19, 1955 IN BOOK 3181 PAGE 84 OF OFFICIAL RECORDS.

40. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 3186, PAGE 144 OF OFFICIAL RECORDS.

OVER: THE NORTHERLY 6 FEET OF LOT 17.

41. A RIGHT OF WAY OVER THE NORTHERLY 30 FEET OF SAID LOT 17, EXCEPT THAT PORTION INCLUDED IN BROOKHURST STREET, FOR CONDUITS, PIPE LINES AND INCIDENTAL PURPOSES, AS CONVEYED TO SOUTHERN COUNTIES GAS COMPANY BY DEED RECORDED SEPTEMBER 28, 1955 IN BOOK 3226, PAGE 564 OF OFFICIAL RECORDS.

42. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 3273, PAGE 593 OF OFFICIAL RECORDS,

FOR: PIPE LINES AND INCIDENTAL PURPOSES.

OVER: A PORTION OF LOT 17.

43. AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 3372, PAGE 116 OF OFFICIAL RECORDS,

SAID DEED PROVIDES THAT SAID CONDUITS SHALL BE INSTALLED AND MAINTAINED WITHIN A STRIP OF LAND 4 FEET WIDE, BEING 2 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF LOT 17, DISTANT 5 FEET WESTERLY THEREON FROM THE WESTERLY LINE OF BROOKHURST STREET; THENCE SOUTH 25 DEGREES WEST 115 FEET.

AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 3452, PAGE 473 OF OFFICIAL RECORDS,

SAID DEED CONTAINS THE FOLLOWING PROVISIONS:

SAID UNDERGROUND CONDUITS SHALL BE INSTALLED AND MAINTAINED WITHIN 3 STRIPS OF LAND, EACH 4 FEET IN WIDTH, LYING WITHIN LOT 17 OF THE BERRYFIELD TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, THE CENTERLINES OF SAID STRIPS SHALL BE COINCIDENTAL WITH THE CENTERLINES OF SUCH CONDUITS AS MAY BE INSTALLED; THEN APPROXIMATE LOCATIONS ARE DESCRIBED AS FOLLOWS:

(1) BEGINNING AT A POINT ON THE SOUTHERLY LINE OF TRACT NO. 1798, AS SHOWN ON MAP RECORDED IN BOOK 56, PAGES 3, 4 AND 5 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DISTANT 137 FEET WESTERLY THEREON FROM THE WESTERLY LINE OF BROOKHURST AVENUE, AS NOW ESTABLISHED; THENCE SOUTHWESTERLY TO A POINT WHICH IS DISTANT 40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE, AND DISTANT 157 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE, SAID POINT SHALL HEREINAFTER BE REFERRED TO AS POINT "A".

(2) BEGINNING AT A POINT ON SAID SOUTHERLY LINE OF TRACT NO. 1798, DISTANT 133 FEET WESTERLY THEREON FROM SAID WESTERLY LINE; THENCE SOUTHWESTERLY TO SAID POINT "A".

(3) BEGINNING AT A POINT ON SAID SOUTHERLY LINE, DISTANT 157 FEET WESTERLY THEREON FROM SAID WESTERLY LINE; THENCE SOUTHERLY TO SAID POINT "A".

44. AN UNRECORDED LEASE DATED DECEMBER 10, 1956, EXECUTED BY MELODY SHOPPING CENTER, INC. AS LESSOR, AND FITZSIMMONS STORES, LTD., A CORPORATION AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 23, 1957 IN BOOK 3779, PAGE 26 OF OFFICIAL RECORDS.

THE TERM OF SAID LEASE IS FROM NOVEMBER 15, 1955 AND ENDING NOVEMBER 30, 1975.

SAID LEASE PROVIDED FOR AN OPTION TO RENEW FOR A PERIOD OF 10 YEARS.

THE INTEREST OF THE LESSOR HAS SINCE PASSED BY AN INSTRUMENT RECORDED MARCH 1, 1971 AND BY OTHER INSTRUMENTS OF RECORD, TO FRANK YORIMASA CHICKASAWA AND KIYOKO CHICKASAWA.

UNRECORDED MODIFICATIONS DATED FEBRUARY 8, 1955 AND OCTOBER 15, 1956, MODIFYING SAID LEASE, AS DISCLOSED BY AN INSPECTION.

45. AN UNRECORDED LEASE DATED MAY 12, 1957, EXECUTED BY MELODY SHOPPING CENTER, INC. AS LESSOR, AND SAM BUCCOLA AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 23, 1957 IN BOOK 3779, PAGE 38 OF OFFICIAL RECORDS.

THE INTEREST OF THE LESSOR HAS SINCE PASSED BY AN INSTRUMENT RECORDED MARCH 1, 1971 AND BY OTHER INSTRUMENTS OF RECORDS, TO FRANK YORIMASA CHICKASAWA AND KIYOKO CHICKASAWA.

AN UNRECORDED AMENDMENT AND EXTENSION OF SAID LEASE, DATED FEBRUARY 15, 1965, AS DISCLOSED BY AN INSPECTION.

46. AN UNRECORDED LEASE DATED JANUARY 27, 1956, EXECUTED BY MELODY SHOPPING CENTER, INC. AS LESSOR, AND MAGIC MIRROR BEAUTY SALONS, INC. AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 23, 1957 IN BOOK 3779, PAGE 48 OF OFFICIAL RECORDS.

THE TERM OF SAID LEASE IS FROM APRIL 13, 1956 AND ENDING APRIL 12, 1966.

AN UNRECORDED AMENDMENT OF SAID LEASE, DATED JANUARY 28, 1964, AS DISCLOSED BY AN INSPECTION.

SAID LEASE PROVIDES FOR AN OPTION TO RENEW FOR A PERIOD OF 10 YEARS.

THE INTEREST OF THE LESSOR HAS SINCE PASSED BY AN INSTRUMENT RECORDED MARCH 1, 1971, AND BY OTHER INSTRUMENTS OF RECORD, TO FRANK YORIMASA CHICKASAWA AND KIYOKO CHICKASAWA.

47. AN UNRECORDED LEASE DATED SEPTEMBER 14, 1956, EXECUTED BY MELODY SHOPPING CENTER, INC. AS LESSOR, AND DR. SHELDON S. SINGER AND JOYCE SINGER AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 23, 1957 IN BOOK 3779, PAGE 58 OF OFFICIAL RECORDS.

THE INTEREST OF THE LESSOR HAS SINCE PASSED BY AN INSTRUMENT RECORDED MARCH 1, 1971, AND BY OTHER INSTRUMENTS OF RECORD, TO FRANK YORIMASA CHICKASAWA AND KIYOKO CHICKASAWA.

AN UNRECORDED AMENDMENT TO SAID LEASE, DATED OCTOBER 3, 1959 AND AUGUST ____, 1969, AS DISCLOSED BY AN INSPECTION.

48. AN UNRECORDED LEASE DATED NOVEMBER 1, 1956, EXECUTED BY MELODY SHOPPING CENTER, INC. AS LESSOR, AND SAMUEL M. ROBINSON AND KATHERINE E. ROBINSON AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS

AND CONDITIONS PROVIDED, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 23, 1957 IN BOOK 3779, PAGE 62 OF OFFICIAL RECORDS.

THE INTEREST OF THE LESSOR HAS SINCE PASSED BY AN INSTRUMENT RECORDED MARCH 1, 1971, AND BY OTHER INSTRUMENTS OF RECORD, TO FRANK YORIMASA CHICKASAWA AND KIYOKO CHICKASAWA.

49. A NON-EXCLUSIVE EASEMENT AFFECTING PARCEL B-2, FOR INGRESS AND EGRESS OVER THE SOUTH 40.00 FEET OF THE NORTH 338.91 FEET OF THE WEST 275.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, EXCEPT THE NORTH ONE-QUARTER, AS CONVEYED TO MELODY SHOPPING CENTER, INC., AND OTHERS, BY DEEDS RECORDED FEBRUARY 13, 1958 IN BOOK 4196, PAGES 235 AND 236 OF OFFICIAL RECORDS.

50. THE EFFECT OF AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 20, 1961 IN BOOK 5760, PAGE 195 OF OFFICIAL RECORDS, FOR ONE OR MORE PIPE LINES, AND ONE OR MORE SERVICE CONNECTIONS AT ANY TIME, AND FROM TIME TO TIME, WITH METERING, REGULATING AND OTHER EQUIPMENT FOR THE CONVEYANCE OF WATER, WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS TO AND FROM THE SAME, OVER THE WESTERLY 10.00 FEET OF THE EASTERLY 65.00 FEET OF SAID LOTS 16 AND 17, AND THE NORTHERLY 10.00 FEET OF THE SOUTHERLY 60.00 FEET OF SAID LOT 16, AND THE NORTHERLY 10 FEET OF LOT 17 AND THE WESTERLY 10 FEET OF LOTS 16 AND 17.

NOTE: THE GRANTOR IN SAID INSTRUMENT HAD NO RECORD INTEREST IN SAID LAND AT THE TIME OF EXECUTION THEREOF, NOR HAVE THEY SINCE ACQUIRED SUCH AN INTEREST.

51. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 5997, PAGE 434 OF OFFICIAL RECORDS,
FOR: PIPE LINES AND INCIDENTAL PURPOSES.
OVER: A STRIP OF LAND 10.00 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE INTERSECTION OF CHAPMAN AVENUE AND BROOKHURST STREET; THENCE NORTH 0 DEGREES 54' 10" WEST ALONG THE CENTERLINE OF SAID BROOKHURST STREET, 660.44 FEET; THENCE SOUTH 89 DEGREES 24' 37" WEST 647.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 24' 37" EAST ALONG THE CENTERLINE OF SAID EXISTING WATER PIPE LINE, 133.14 FEET TO AN ANGLE POINT IN SAID WATER PIPE LINE; THENCE SOUTH 44 DEGREES 05' 50" WEST 19 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID WATER PIPE LINE; THENCE SOUTH 0 DEGREES 54' 10" EAST 102.6 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID WATER PIPE LINE; THENCE SOUTH 45 DEGREES 54' 10" EAST 19 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID WATER PIPE LINE; THENCE SOUTH 0 DEGREES 54' 10" EAST 337.3 FEET, MORE OR LESS, TO A POINT WHICH IS

55 FEET MEASURED AT RIGHT ANGLES, NORTHERLY OF THE CENTERLINE OF SAID CHAPMAN AVENUE.

EXCEPTING THEREFROM, ANY PORTIONS OF SAID EASEMENT WHICH ARE OCCUPIED BY BUILDINGS OR STRUCTURES WHICH WERE CONSTRUCTED PRIOR TO JULY 7, 1961

52. AN UNRECORDED LEASE DATED JANUARY 10, 1964, EXECUTED BY SUN-PACIFIC INC., A CORPORATION AS LESSOR, AND UNITED CALIFORNIA BANK, A CORPORATION AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED APRIL 17, 1964 IN BOOK 7008, PAGE 14 OF OFFICIAL RECORDS.

THE TERM OF SAID LEASE IS APPROXIMATELY 20 YEARS, COMMENCING ON THE FIRST DAY OF THE MONTH FOLLOWING THE DATE ON WHICH THE BUILDING IS COMPLETED, AND ENDING ON NOVEMBER 30, 1984, WHICH TERM MAY BE EXTENDED BY EXERCISE OF OPTIONS FOR TWO CONSECUTIVE 10-YEAR PERIODS.

53. AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES, IN AND ACROSS THE NORTH 10 FEET OF THE SOUTH 60 FEET OF THAT PORTION OF LOT 16 OF PARCEL 2 HEREIN DESCRIBED, AS DESCRIBED IN THE DEED TO THE CITY OF GARDEN GROVE RECORDED MAY 6, 1965 IN BOOK 7511, PAGE 133 OF OFFICIAL RECORDS.

54. AN EASEMENT FOR THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE AND USE WATER LINES AND APPURTENANT STRUCTURES, IN, OVER AND ACROSS THE NORTHERLY 10 FEET OF THE SOUTHERLY 60 FEET OF SAID LAND, AS CONVEYED TO THE CITY OF GARDEN GROVE BY DEED RECORDED MAY 17, 1965 IN BOOK 7522, PAGE 183 OF OFFICIAL RECORDS.

55. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 23, 1974 IN BOOK 11227, PAGE 1248 OF OFFICIAL RECORDS,
FOR: PUBLIC STREET, HIGHWAY AND INCIDENTAL PURPOSES.
OVER: THE WESTERLY 5 FEET OF THE EASTERLY 60 FEET OF LOTS 16 AND 17 OF BERRYFIELD TRACT, AS PER MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY OF ORANGE.

SAID LOTS 16 AND 17 AS HEREIN REFERRED, EXTEND FROM THE CENTERLINE OF ADJOINING STREETS.

56. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED JULY 22, 1975 IN BOOK 11463, PAGE 1584 OF OFFICIAL RECORDS,
FOR: PUBLIC STREET, HIGHWAY AND INCIDENTAL PURPOSES.
OVER: THE FOLLOWING DESCRIBED LAND:

PARCEL A OF SAID EASEMENT:

THE WESTERLY 5 FEET OF THE EASTERLY 60 FEET OF THE NORTHERLY 145 FEET OF THE SOUTHERLY 195 FEET OF LOT 16 OF BERRYFIELD, AS PER MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

SAID LOT 16 AS HEREIN REFERRED, EXTENDS FROM THE CENTERLINE OF ADJOINING STREETS.

PARCEL B OF SAID EASEMENT:

THAT PORTION OF LOT 16 OF BERRYFIELD, AS PER MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS IN THE OFFICE OF SAID COUNTY, WHICH LIES WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND HEREINABOVE DESCRIBED AND DESIGNATED AS PARCEL A, WITH A LINE PARALLEL WITH AND 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG LAST MENTIONED WESTERLY LINE, 20 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE TO A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 50 FEET OF SAID LOT, DISTANT WESTERLY 20 FEET FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTHERLY LINE, 20 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCELS A AND B ARE TO BE KNOWN AS BROOKHURST STREET.

57. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 11782, PAGE 1825 OF OFFICIAL RECORDS.

OVER: THE NORTHERLY 6 FEET OF THE EASTERLY 110 FEET OF LOT 17 OF BERRYFIELD, IN THE CITY OF GARDEN, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

58. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED NOVEMBER 12, 1976 IN BOOK 11959, PAGE 1137 OF OFFICIAL RECORDS,

FOR: AERIAL, UNDERGROUND LINES AND INCIDENTAL PURPOSES.

OVER: THE NORTHERLY 5 FEET OF THE EASTERLY 102 FEET OF LOT 17 OF BERRYFIELD, AS PER MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE: SAID EASEMENT FURTHER RECITES:

IT IS UNDERSTOOD AND AGREED THAT NO IMPROVEMENTS SHALL BE CONSTRUCTED BY GRANTEE UPON, ALONG, OVER, UNDER OR ACROSS THE SERVIENT TENEMENT THAT WOULD INTERFERE WITH THE INGRESS AND EGRESS OF MOTOR VEHICLES AND PEDESTRIAN TRAFFIC, OVER AND ACROSS THE SERVIENT TENEMENT.

GRANTEE ALSO AGREES TO COOPERATE REASONABLY WITH GRANTORS IN RELOCATING THIS EASEMENT AND ANY IMPROVEMENTS CONSTRUCTED THEREIN BY GRANTEE IN THE EVENT THAT GRANTORS ELECT TO CONSTRUCT BUILDING IMPROVEMENTS UPON THE SERVIENT TENEMENT. IN SUCH EVENT, GRANTORS, THEIR SUCCESSORS OR ASSIGNS, SHALL CAUSE THE NECESSARY NEW LEGAL DESCRIPTIONS AND EASEMENT DEED TO BE PREPARED, AT ITS SOLE COST AND EXPENSE, AND ALL COSTS OF RELOCATION SHALL BE BORNE BY GRANTEE.

59. ANY RESTRICTIONS COVERING THE FUTURE USE OF SAID LAND, AS DISCLOSED BY A "STATEMENT FOR A REDEVELOPMENT PROJECT", RECORDED APRIL 14, 1977 IN BOOK 12146, PAGE 1601 OF OFFICIAL RECORDS, COVERING THE HEREIN DESCRIBED AND OTHER LAND, AND AMENDED BY INSTRUMENT RECORDED JULY 8, 1981 IN BOOK 14132, PAGE 129 OF OFFICIAL RECORDS.

60. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES, AS SET FORTH IN AN INSTRUMENT RECORDED IN BOOK 12701, PAGE 1397 OF OFFICIAL RECORDS.

OVER: A STRIP OF LAND 3 FEET IN WIDTH, LYING WITHIN LOT 16 OF BERRYFIELD, IN THE CITY OF GARDEN GROVE, AS PER MAP RECORDED IN BOOK 4, PAGE 97 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THE SOUTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF CHAPMAN AVENUE AS NOW ESTABLISHED, DISTANT THEREON WESTERLY 316 FEET FROM THE CENTER LINE OF BROOKHURST STREET AS NOW ESTABLISHED; THENCE WESTERLY, PARALLEL WITH SAID NORTHERLY LINE OF CHAPMAN AVENUE, A DISTANCE OF 20 FEET.

61. AN UNRECORDED LEASE DATED MAY 31, 1983, EXECUTED BY FRANK Y. CHIKASAWA AND KIYOKO CHIKASAWA AS LESSOR, AND CONSUMERS DISTRIBUTING COMPANY LIMITED AS LESSEE, FOR THE TERM, AND UPON THE TERMS, COVENANTS AND CONDITIONS PROVIDED THEREIN, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED AUGUST 24, 1983 AS INSTRUMENT NO. 83-370386 OF OFFICIAL RECORDS.

NOTE: THE LESSORS INTEREST IN SAID LEASE WAS ASSIGNED TO SUMITOMO BANK OF CALIFORNIA, AS ADDITIONAL COLLATERAL AS DISCLOSED BY AN ASSIGNMENT OF LEASE AND AGREEMENT RECORDED MAY 16, 1984 AS INSTRUMENT

NO. 84-203791 AND RECORDED OCTOBER 10, 1985 AS INSTRUMENT
NO. 85-390573 BOTH OF OFFICIAL RECORDS.

62. THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT ENTITLED "AMENDED RESTATED RECIPROCAL EASEMENT AGREEMENT" DATED FEBRUARY 17, 1987 BY AND BETWEEN HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP AND FRANK Y. CHIKASAWA AND KIYOKO CHIKASAWA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 4/5 INTEREST AND DON SHOICHI CHIKASAWA AND KAREN KEIKO CHIKASAWA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 1/5 INTEREST, IN AN INSTRUMENT RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108242 OF OFFICIAL RECORDS, AND AMENDED BY AN INSTRUMENT ENTITLED "SUPPLEMENT TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 27, 1987 AS INSTRUMENT NO. 87-108243 OF OFFICIAL RECORDS.

NOTE: AFFECTS PARCELS B1 AND B2.

63. A NON-EXCLUSIVE EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 7, 1988 AS INSTRUMENT NO. 88-636464 OF OFFICIAL RECORDS, IN FAVOR OF: HARRY JUNG ENTERPRISES, INC., A CALIFORNIA CORPORATION.
FOR: DRIVEWAY PURPOSES.
OVER: A PORTION OF PARCEL B-1.

64. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 7, 1989 AS INSTRUMENT NO. 89-066158 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF GARDEN GROVE.
FOR: ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES.
OVER: A PORTION OF SAID LAND AS DESCRIBED THEREIN.

65. AN EASEMENT AS SET FORTH IN AN INSTRUMENT RECORDED FEBRUARY 9, 1989 AS INSTRUMENT NO. 89-071210 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF GARDEN GROVE.
FOR: WATER APPURTENANCES AND INCIDENTAL PURPOSES.
OVER: A PORTION OF SAID LAND AS DESCRIBED THEREIN.

THE FOLLOWING MATTERS AFFECT ALL PARCELS:

66. AN AGREEMENT TO BE RECORDED AFFECTING REAL PROPERTY DATED MARCH 21, 1988, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, RECORDED MARCH 23, 1988 AS INSTRUMENT NO. 88-132608 OF OFFICIAL RECORDS, UPON THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN.

67. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED FROM THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT, RECORDED MARCH 23, 1988 AS INSTRUMENT NO. 88-132609 OF OFFICIAL RECORDS.

68. AN UNRECORDED DISPOSITION AND DEVELOPMENT AND OWNER PARTICIPATION AGREEMENT DATED FEBRUARY 24, 1988 EXECUTED BY AND BETWEEN THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT AND HUGHES/LYON GARDEN GROVE ASSOCIATES, AS DISCLOSED BY MEMORANDUM OF AGREEMENT RECORDED MARCH 23, 1988 AS INSTRUMENT NO. 88-132614 OF OFFICIAL RECORDS.

69. A MAINTENANCE AGREEMENT EXECUTED BY AND BETWEEN THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT AND HUGHES/LYON GARDEN GROVE ASSOCIATES, RECORDED MARCH 23, 1988 AS INSTRUMENT NO. 88-132615 OF OFFICIAL RECORDS, UPON THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS CONTAINED THEREIN.

70. THE FOLLOWING MATTERS DISCLOSED BY AN A.L.T.A. SURVEY BY THE KEITH COMPANIES, DOUGLAS O. FOSTER, L.S. 4599, DATED JUNE 5, 1987, JOB NO. A119-003:

- A) AN EASEMENT OR LESSER RIGHT FOR SEWER MANHOLES AND LINES OVER THE NORTHERLY PORTION OF SAID LAND.
- B) THE FACT THAT BLOCK WALLS, WOOD FENCES AND CHAIN LINK FENCES ENCROACH ONTO THE NORTHERLY PORTION OF SAID LAND TO A MAXIMUM OF 1.2 FEET.
- C) THE FACT THAT A 5 FOOT HIGH WOOD GATE ATTACHED TO A BLOCK WALL ENCROACHES ONTO THE NORTHERLY PORTION OF SAID LAND TO A MAXIMUM OF 0.5 FEET.
- D) THE FACT THAT A 4 FOOT BY 6 FOOT SHED AND A METAL STORAGE SHED ENCROACH ONTO THE NORTHEASTERLY PORTION OF SAID LAND TO A MAXIMUM OF 1.0 FEET.
- E) THE FACT THAT A 30 FOOT HIGH SIGN ENCROACHES OVER THE STREET RIGHT OF WAY FOR BROOKHURST STREET TO A MAXIMUM OF 4.2 FEET.
- F) EASEMENTS OR LESSER RIGHTS FOR AN EDISON VAULT AND ELECTRIC PULL BOX OVER THE SOUTHERLY PORTION OF SAID LAND.
- G) AN EASEMENT OR LESSER RIGHT FOR A TRAFFIC SIGN OVER THE SOUTHWESTERLY CORNER OF SAID LAND.
- H) THE FACT THAT WESTERLY PORTION OF THE "1 STORY CONCRETE BLOCK BUILDING" IS BUILT WITHIN AND ENCROACHES ONTO THE EASEMENT FOR PIPELINES RECORDED IN BOOK 5997, PAGE 434 OF OFFICIAL RECORDS.
- I) THE FACT THAT A "1 STORY STUCCO DOUGHNUT SHOP" IS BUILT WITHIN AND ENCROACHES ONTO THE EASEMENT FOR PIPELINES RECORDED IN BOOK 3273, PAGE 593 OF OFFICIAL RECORDS.

J) THE FACT THAT THE "RETAIL SHOPS" BUILDING IS BUILT WITHIN AND ENCROACHES ONTO THE EASEMENT FOR UNDERGROUND LINES RECORDED IN BOOK 3452, PAGE 473 OF OFFICIAL RECORDS.

71. A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$23,800,000.00, RECORDED MARCH 23, 1988 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 88-132611.

DATED: MARCH 21, 1988.

TRUSTOR: HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP.

TRUSTEE: AMERICAN SECURITIES COMPANY, A CALIFORNIA CORPORATION.

BENEFICIARY: WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION.

NOTE 1: SAID DEED OF TRUST ALSO SECURES AN ADDITIONAL ADVANCE EVIDENCED BY AN INSTRUMENT RECORDED MARCH 31, 1989 AS INSTRUMENT NO. 89-168578 OF OFFICIAL RECORDS.

EXECUTED BY: HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP ("BORROWER") AS TRUSTOR, IN FAVOR OF WELLS FARGO BANK, N.A., AS BENEFICIARY.

AMOUNT OF ADVANCE: \$5,525,000.00, WHICH PRINCIPAL AMOUNT HAS, BY THE TERMS OF THE MODIFICATION AGREEMENT, BEEN INCREASED TO TWENTY-NINE MILLION THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (29,325,000.00).

NOTE 2: AN INSTRUMENT PURPORTS TO MODIFY THE TERMS OF SAID DEED OF TRUST AS THEREIN PROVIDED,

RECORDED: MARCH 31, 1989 AS INSTRUMENT NO. 89-168578 OF OFFICIAL RECORDS.

EXECUTED BY: HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP AND WELLS FARGO BANK, N.A.

72. AN ASSIGNMENT OF LEASES AND RENTAL AGREEMENTS AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED MARCH 23, 1988 AS INSTRUMENT NO. 88-132611 OF OFFICIAL RECORDS.

RECORDED: MARCH 23, 1988 AS INSTRUMENT NO. 88-132612 OF OFFICIAL RECORDS.

EXECUTED BY: HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP.

TO: WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION.

73. THE EFFECT OF A FINANCING STATEMENT RECORDED MARCH 23, 1988 AS INSTRUMENT NO. 88-132613 OF OFFICIAL RECORDS, SHOWING

CONTAINED THEREIN, RECORDED MAY 5, 1989 AS INSTRUMENT NO. 89-239000 OF OFFICIAL RECORDS.

81. THE EFFECT OF A NOTICE OF NON-RESPONSIBILITY, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED THEREIN, RECORDED MAY 5, 1989 AS INSTRUMENT NO. 89-2389001 OF OFFICIAL RECORDS.

82. THE EFFECT OF A NOTICE OF NON-RESPONSIBILITY, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED THEREIN, RECORDED MAY 18, 1989 AS INSTRUMENT NO. 89-263663 OF OFFICIAL RECORDS.

83. THE EFFECT OF A NOTICE OF NON-RESPONSIBILITY, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED THEREIN, RECORDED MAY 18, 1989 AS INSTRUMENT NO. 89-263664 OF OFFICIAL RECORDS.

84. ANY CLAIMS OF LIEN THAT MAY BE FILED AGAINST SAID LAND BY REASON OF A WORK OF IMPROVEMENT THEREON, DISCLOSED BY A NOTICE OF COMPLETION RECORDED JUNE 7, 1989 AS INSTRUMENT NO. 89-300371 OF OFFICIAL RECORDS, STATING THAT WORK OF IMPROVEMENT WAS COMPLETED ON JUNE 1, 1989.

85. THE EFFECT OF A NOTICE OF NON-RESPONSIBILITY, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED THEREIN, RECORDED JUNE 26, 1989 AS INSTRUMENT NO. 89-337262 OF OFFICIAL RECORDS.

86. THE EFFECT OF A NOTICE OF NON-RESPONSIBILITY, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED THEREIN, RECORDED JUNE 30, 1989 AS INSTRUMENT NO. 89-349074 OF OFFICIAL RECORDS.

87. ANY CLAIMS OF LIEN THAT MAY BE FILED AGAINST SAID LAND BY REASON OF A WORK OF IMPROVEMENT THEREON, DISCLOSED BY A NOTICE OF COMPLETION RECORDED JULY 11, 1989 AS INSTRUMENT NO. 89-364935 OF OFFICIAL RECORDS, STATING THAT WORK OF IMPROVEMENT WAS COMPLETED ON JUNE 25, 1989.

88. ANY CLAIMS OF LIEN THAT MAY BE FILED AGAINST SAID LAND BY REASON OF A WORK OF IMPROVEMENT THEREON, DISCLOSED BY A NOTICE OF COMPLETION RECORDED JULY 19, 1989 AS INSTRUMENT NO. 89-380389 OF

ALTA PLAIN
LANGUAGE COMMITMENT

OR-1528431

OFFICIAL RECORDS, STATING THAT WORK OF IMPROVEMENT WAS COMPLETED ON JULY 12, 1989.

89. A CLAIM OF LIEN RECORDED JULY 20, 1989 AS INSTRUMENT NO. 89-383974 OF OFFICIAL RECORDS.
LIEN CLAIMANT: ANTHONY BATTELLE OF BATTELLE ELECTRIC LIC.
#539401.
AMOUNT: \$4,164.87.

90. THE EFFECT OF A NOTICE OF NON-RESPONSIBILITY, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED THEREIN, RECORDED JULY 24, 1989 AS INSTRUMENT NO. 89-389304 OF OFFICIAL RECORDS.

91. THE EFFECT OF AN UNRECORDED LEASE, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, AS LESSOR, AND LEN VAN PHAM AND NGO HONG HOA PHAM, HUSBAND AND WIFE (DBA: TOPLINE NAILS), AS LESSEE, AS EVIDENCED BY A NOTICE OF NON-RESPONSIBILITY RECORDED JULY 24, 1989 AS INSTRUMENT NO. 89-389304 OF OFFICIAL RECORDS.

92. THE EFFECT OF A NOTICE OF NON-RESPONSIBILITY, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS CONTAINED THEREIN, RECORDED JULY 24, 1989 AS INSTRUMENT NO. 89-389305 OF OFFICIAL RECORDS.

93. THE EFFECT OF AN UNRECORDED LEASE, EXECUTED BY HUGHES/LYON GARDEN GROVE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, AS LESSOR, AND HUI AND JEANNIE VUONG, HUSBAND AND WIFE (DBA: CHINESE KING), AS LESSEE, AS EVIDENCED BY A NOTICE OF NON-RESPONSIBILITY RECORDED JULY 24, 1989 AS INSTRUMENT NO. 89-389305 OF OFFICIAL RECORDS.

94. ANY CLAIMS OF LIEN THAT MAY BE FILED AGAINST SAID LAND BY REASON OF A WORK OF IMPROVEMENT THEREON, DISCLOSED BY A NOTICE OF COMPLETION RECORDED AUGUST 1, 1989 AS INSTRUMENT NO. 89-405798 OF OFFICIAL RECORDS, STATING THAT WORK OF IMPROVEMENT WAS COMPLETED ON JULY 19, 1989.

95. A CLAIM OF LIEN RECORDED AUGUST 1, 1989 AS INSTRUMENT NO. 89-406423 OF OFFICIAL RECORDS.
LIEN CLAIMANT: FRANK VANDENBERG, VICE PRESIDENT OF VANDENBERG PLUMBING INC.
AMOUNT: \$3,636.00.

96. A CLAIM OF LIEN RECORDED AUGUST 1, 1989 AS INSTRUMENT NO. 89-405799 OF OFFICIAL RECORDS.

ALTA PLAIN
LANGUAGE COMMITMENT

OR-1528431

LIEN CLAIMANT: MERRILL/BOYLE CONSTRUCTION CO. INC.
AMOUNT: \$14,000.00.

97. RIGHTS OF PARTIES IN POSSESSION OF SAID LAND BY REASON OF
UNRECORDED LEASES, IF ANY.

* * * * *

RO:BZ
PLATS (CC&R'S, IF ANY) ENCLOSED.

NOTE 1: ACCORDING TO THE PUBLIC RECORDS, THERE HAVE BEEN NO DEEDS
CONVEYING THE PROPERTY IN THIS REPORT WITHIN A PERIOD OF SIX MONTHS
PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS: NONE.

NOTE 2: TAXES FOR PRORATION FISCAL YEAR 1988-1989,
FIRST HALF: \$86,956.40, PAID.
SECOND HALF: \$86,956.40, PAID.
CODE AREA: 18-087.
A. P. NOS.: 132-402-04; 132-402-05; 132-402-06; 132-402-07;
132-402-10; 132-402-11; 132-402-12; 132-402-13;
132-402-14; 132-402-15; 132-402-16; 132-402-18;
132-402-33.

COPY WITH PLAT (AND CC&R, IF ANY) TO:

WELLS FARGO BANK
660 NEWPORT CENTER, SUITE 1200
NEWPORT BEACH, CALIFORNIA 92660
ATTENTION: TRISH KRAMER
REFERENCE: 85130-F

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed 5/14/92

I. GENERAL INFORMATION

1. Name and address of Developer or Project Sponsor: Americana
Entertainment Group
Phone: (619) 546-9096
2. Address of project: 9635 Chapman Avenue, Garden Grove, CA 92641
Assessor's Block and Lot Number: Parcel Map 132-40-33 - See attached map
3. Name and address of Project Coordinator: Tom Hubbard, Americana
Entertainment Group
Phone: (619) 546-9096
4. Existing zoning: Brookhurst & Chapman Commercial
5. Proposed zoning: Brookhurst & Chapman Commercial
6. Proposed use of site: Existing use to remain. Expand one lease space by
+ 2,050 SF for restaurant use.

II. PROJECT DESCRIPTION

1. Site size: 40.09 AC (1,746,507 SF)
2. Building footprint(s): 482,706 existing; 484,756 proposed
3. Number of floors in building(s): 1 except for basement @ J.C. Penney
4. Total floor area: 507,706 existing; 509,756 proposed
5. Amount of off-street parking provided: 2,256
6. Proposed scheduling (phasing) of current development and any anticipated future development: Only expansion will be addition of 2,050 SF
@ S.W. corner of existing building.
7. If residential, include the number of units, unit sizes and type of household size expected:
N/A
8. If commercial, indicate the type and square footage of sales area:
Addition of + 2,050 SF of restaurant use

9. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
-
-
10. If institutional, indicate the major function, estimated employment per shift and estimated occupancy: N/A
-
-
11. If public works, indicate the kind, whether it is taking place within the existing public right-of-way, and whether it is replacing an existing system or facility: N/A
-
-

12. Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO

- X a. Change in existing topography (a substantial alteration of ground contours).
- X b. Change in scenic views or vistas from existing residential areas or public lands or roads.
- X c. Change in pattern, scale or character of general area of project.
- X d. Significant amount of solid waste or litter.
- X e. Change in dust, ash, smoke, fumes or odors in vicinity.
- X f. Change in stream or ground water quality or quantity, or alteration of existing drainage patterns.
- X g. Substantial change in existing noise or vibration levels in the vicinity.
- X h. Site on filled land or on slope of 10 percent or more.
- X i. Site on 100 year flood plain.
- X j. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- X k. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- X l. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- X m. Relationship to a larger project or series of projects.

III. ENVIRONMENTAL SETTING

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

N/A. Minor change to existing project.

2. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (approximate height, setback, etc.).

- Single family residential to the north
- Commercial to the south (large commercial center)
- Commercial to the east
- Womens Club, medical, fire station, and residential beyond Gilbert

VI. CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 5/12/92

[Handwritten Signature]
(Signature)

For American Entertaining



ARCHITECTURE AND PLANNING

TRANSMITTAL

TO Karl Hill
Planning Department
City of Garden Grove

DATE May 14, 1992

VIA Hand Delivery

JOB NO. 92029-16-01

BY Steve Wright

PROJECT

Home Town Buffet - Garden Promenade
Garden Grove, CA

DESCRIPTION

Enclosed please find a Site Plan Application for the expansion of the existing shell to accommodate the Home Town Buffet Tenant. The submittal includes: Site Plan Application and Environmental Impact Report Application, a preliminary Title Report, Assessor's Parcel Maps, and twenty-five (25) sets folded of application documents including: a site plan, dated 5/4/92, a floor plan, dated 5/4/92, showing existing and proposed expansion space, a floor plan, dated 4/24/92, showing proposed layout, elevations, dated 5/4/92, including material and color callouts, signed exhibit, dated 4/27/92, and one (1) colored elevation.

ds

- IDENTIFICATION
TRACINGS
SPECIFICATIONS
PRINTS
SHOP DRAWINGS
SAMPLES
PRICE REQUEST
CHANGE ORDER
ADDENDUM
CONTRACT
REPORT

- PURPOSE
INFORMATION
ACTION
QUOTATION
BIDDING
PER REQUEST
YOUR USE

- ACTION
CORRECT & RESUBMIT
APPROVED
DISAPPROVED
RETURN
FOR APPROVAL

COPY TO:

Dave DePierro/Hughes w/encl.
Tom Hubbard/w/encl.

DEVELOPMENT SERVICES DEPARTMENT
PLANNING SERVICES DIVISION

APPLICATION FOR:

SITE PLAN
(\$1,000 Deposit @ \$40 hr.)

ENVIRONMENTAL IMPACT REPORT
REVIEW (COST + 15%)

____ ZONE CHANGE
(\$1,000 Deposit @ \$40 hr.)

ENVIRONMENTAL IMPACT REPORT
NEGATIVE DECLARATION (\$250)

____ VARIANCE/WAIVER (\$650)

\$25 CASHIER'S CHECK MADE
PAYABLE TO COUNTY OF ORANGE

NAME OF APPLICANT: Americana Entertainment Group TELEPHONE: (619) 546-9096

MAILING ADDRESS: 9171 Towne Center Drive, Suite 260

San Diego, CA ZIP: 92122

NAME OF RECORDED OWNER: Hughes/Lyon/Garden Grove Assoc. TELEPHONE: (714) 759-9531

MAILING ADDRESS: Two Corporate Plaza, Suite 250

Newport Beach, CA ZIP: 92660

SUBJECT PROPERTY ADDRESS: N.W. corner of Brookhurst & Chapman Avenues

SUBJECT PROPERTY LOCATION: _____

STATUS OF THE APPLICANT (CHECK ONE)

____ RECORDED OWNER OF THE PROPERTY

____ PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

LESSEE

____ AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

SIGNATURE OF OWNER: _____ DATE: _____

NAME OF OWNER (Print): _____

SIGNATURE OF APPLICANT: [Signature] DATE: 5/14/92

NAME OF APPLICANT (Print): Americana Entertainment Group

ACCEPTANCE BY PLANNING STAFF: [Signature] DATE: 5/14/92

ACKNOWLEDGMENT OF FEE PAYMENT: [Signature] DATE: 5/14/92

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
Development Services Division

LETTER OF AUTHORIZATION
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR Site Plan Review CASE NO. _____

I, Hughes/Lyon Garden Grove Associates, owner of the below-described property, do hereby appoint Americana Entertainment Group my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: _____

Parcel 2 of Parcel Map No. 86-290 as recorded in Book 216, pages 48 through 50
inclusive Parcel Map Records, County of Orange, State of California.

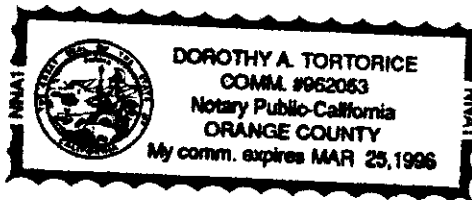
STATE OF CALIFORNIA ss.
COUNTY OF Orange

On May 14, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared Kip G. Robinson

7 of _____
range. _____

personally known to me (or 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.

WITNESS my hand and official seal.



Signature Dorothy A. Tortorice

(This area for official notarial seal)

Kip G. Robinson Hughes/Lyon Garden Grove Associates
(Signature of Owner)

./82) (Individual) First American Title Company



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

July 9, 1992

CERTIFIED MAIL

Americana Entertainment Group
9171 Towne Center Drive, Ste. 260
San Diego, CA 92122

RE: Site Plan No. SP-106-92

The Planning Commission of the City of Garden Grove will consider the referenced application at its meeting at 7:00 p.m. on July 23, 1992.

The meeting will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to attend this meeting please have someone represent you.

Respectfully,

Frank A. Schuma, Director
Development Services Department

By: Millie J. Summerlin
Planning Services Manager

cc: Hughes/Lyon Garden Grove Assn.

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt fee will provide you with the name of the carrier delivered to and the date of delivery. For additional fees the following services are available. Consult the postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge)†

3. Article Addressed to:
 Hughes/Lyon Garden Grove Associates
 Two Corporate Plaza, Ste. 250
 Newport Beach, CA 92660

4. Article Number: **P045 318 022**

Type of Service:
 Registered Insured
 Certified COD
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

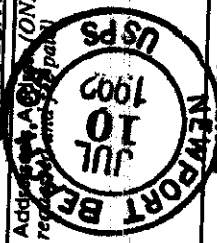
5. Signature - Addressee: **X**

6. Signature - Agent: **X**

7. Date of Delivery: **7/9/92**

8. Address ONLY if registered mail is paid

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268



SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do so will prevent this card from being returned to you. The return receipt fee will provide you with the name of the carrier delivered to and the date of delivery. For additional fees the following services are available. Consult the postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge)†

3. Article Addressed to:
 Americana Entertainment Group
 9171 Towne Center Dr. Ste. 260
 San Diego, CA 92122

4. Article Number: **P045 318 023**

Type of Service:
 Registered Insured
 Certified COD
 Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

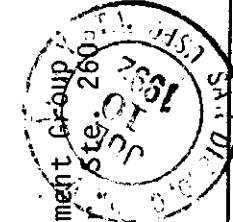
5. Signature - Addressee: **X**

6. Signature - Agent: **X**

7. Date of Delivery: **7/15/92**

8. Address ONLY if registered mail is paid

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268



P 045 318 022



Receipt for Certified Mail

No Insurance Coverage Provided
 Do not use for International Mail
 (See Reverse)

Hughes/Lyon Garden Grove Associates
 Two Corporate Plaza, Ste. 250
 Newport Beach, CA 92660

PS Form 3800, June 1991

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	7/9/92

P 045 318 023



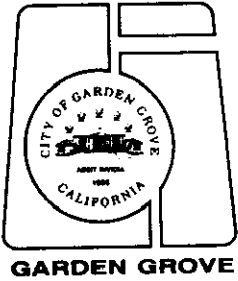
Receipt for Certified Mail

No Insurance Coverage Provided
 Do not use for International Mail
 (See Reverse)

Americana Entertainment Group
 9171 Towne Center Dr. Ste. 260
 San Diego, CA 92122

PS Form 3800, June 1991

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	7/8/92



CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

July 16, 1992

CERTIFIED MAIL

Americana Entertainment Group
9171 Towne Center Drive, Suite 260
San Diego, CA 92122

SUBJECT: Case No. Site Plan No. SP-106-92
Hearing before the Planning Commission
Date and Time: July 23, 1992 - 7 p.m.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in connection with the subject Public Hearing.

If you have any questions concerning this report, please contact the Planning Division of Development Services Department at (714) 541-5312.

Respectfully,

Frank A. Schuma, Director
Development Services Department

By: Millie J. Summerlin
Planning Services Manager

cc: Hughes/Lyon Garden Grove Assn.

RECEIVED JUL 23 1992

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

3. Article Addressed to:

Americana Entertainment Group
9171 Towne Center Dr.
San Diego, CA 92122

49. Article Number: P 045 317 963

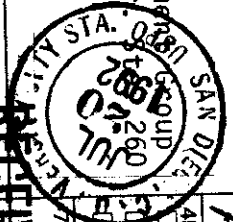
4b. Service Type: Registered Insured Certified COD Express Mail Return Receipt for Merchandise

5. Date of Delivery: 20-92

6. Signature (Addressee): [Signature]

6. Signature (Agent): [Signature]

PS Form 3811, October 1990 *U.S. GPO: 1990-273-901



1. I also wish to receive the following service (for an extra fee):

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee.

7. Date of Delivery: 20-92

8. Addressee's Address (Only if requested and fee is paid):

9. Signature (Addressee): [Signature]

9. Signature (Agent): [Signature]

PS Form 3811, October 1990 *U.S. GPO: 1990-273-901

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece next to the article number.

3. Article Addressed to:

Hughes/Lyon Garden Grove Associates
Two Corporate Plaza, Ste. 250
Newport Beach, CA 92660

49. Article Number: P 045 317 962

4b. Service Type: Registered Insured Certified COD Express Mail Return Receipt for Merchandise

5. Date of Delivery: 20-92

6. Signature (Addressee): [Signature]

6. Signature (Agent): [Signature]

PS Form 3811, October 1990 *U.S. GPO: 1990-273-901



1. I also wish to receive the following service (for an extra fee):

1. Addressee's Address

2. Restricted Delivery

Consult postmaster for fee.

7. Date of Delivery: 20-92

8. Addressee's Address (Only if requested and fee is paid):

9. Signature (Addressee): [Signature]

9. Signature (Agent): [Signature]

PS Form 3811, October 1990 *U.S. GPO: 1990-273-901

P 045 317 962



Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Hughes/Lyon Garden Grove Assoc
Two Corporate Plaza, Ste. 250
Newport Beach, CA 92660

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	7-17-92 SP-106-92

P 045 317 963



Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)



Americana Entertainment Group
9171 Towne Center Dr. Ste. 260
San Diego, CA 92122

Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	7-17-92 SP-106-92



RECEIPT

DATE May 14 1992 No. 71813RECEIVED FROM Americana Entertainment Group
ADDRESS 9171 Towne Center Dr Ste 260 San Diego 92122THE SUM OF One thousand two hundred fifty DOLLARS 1250FOR Site Plan & Environmental Study BILLED 1,000.00
PAID 250.00

CASH	MONEY ORDER	CHECK <u>002370</u>	VALIDATION ON <u>3/28 5-14-92</u> CHECK <u>1250.00</u>
GENERAL BIDDER NO.			CITY OF GARDEN GROVE, CALIF.
ACCOUNT NUMBER			
 			


THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVENUE, GARDEN GROVE ON THURSDAY, JULY 23, 1992 AT 7 P.M. TO CONSIDER SITE PLAN NO. SP-106-92. THE APPLICANT, AMERICANA ENTERTAINMENT GROUP, 9171 TOWNE CENTER DRIVE, SAN DIEGO, IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A 2,050 S.F. ADDITION TO AN EXISTING RESTAURANT AS PART OF AN EXISTING 507,706 S.F. SHOPPING CENTER ON AN APPROX. 40.09 ACRE SITE LOCATED IN THE BCC (BROOKHURST CHAPMAN COMMERCIAL) ZONE. THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF CHAPMAN AVENUE, EAST OF GILBERT STREET AT 9635 CHAPMAN AVENUE. THE CITY OF GARDEN GROVE RECOMMENDS THAT A NEGATIVE DECLARATION BE ADOPTED BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA. FOR INFORMATION CALL 741-5312 OR INQUIRE IN ROOM 220.

STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE COLLECTION RECEIPT
DFG 753.5a (6-91)

12612

Lead Agency: City of Garden Grove Date: 8/20/92
County/State Agency of Filing: Orange County Clerk Document No.: 9293
Project Title: Site Plan No. SP-106-92
Project Applicant Name: City of Garden Grove Phone Number: 741-5312
Project Applicant Address: 11391 Acacia Pkwy, Garden Grove CA 92642
Project Applicant (check appropriate box): Local Public Agency School District Other Special District
State Agency Private Entity

CHECK APPLICABLE FEES:

() Environmental Impact Report	\$850.00	\$ _____
() Negative Declaration	\$1,250.00	\$ <u>exempt</u>
() Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
() Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
() County Administrative Fee	\$25.00	\$ <u>25.00</u>
() Project that is exempt from fees		
 TOTAL RECEIVED		\$ <u>25.00</u>

Signature and title of person receiving payment: _____

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT
 PLNG SUPER
ATTN: _____

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Rosalind Unay DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: American Entertainment Group DATE OUT: 5/18 IN: _____

REQUEST: Site plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSR PARCEL NO. 132-402-33

RECEIVED

MAY 19 1992

ANALYSIS

COMMENTS

NO COMMENTS

PUBLIC SERVICES WATER

Information to be included in Staff Report or for Planning information.

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

- CITY ATTORNEY
- ECONOMIC DEV
- DEV. SERV DIR
- CODE ENFORCE
- OTHER

- FIRE DEPT
- PLAN CHECK
- POLICE DEPT
- PLNG SUPER
- ATTN:

- SANITARY DISTRICT
- TRAFFIC ENGINEERING
- FACILITIES ENGINEERING
- PUB SERV/WATER SERV

FROM: Rosalind Vnag DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: American Entertainment Group DATE OUT: 5/18 IN:

REQUEST: Site Plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. Shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

Proposed project is located w/in redevelopment area boundaries. Project needs to conform to Bookhurst Chapman Specific Plans guidelines.

1001 1001
9:53
(over)

CONDITIONS OF APPROVAL (Specific)

1. ANY DAMAGED ^{on-site} PAVEMENT ADJACENT TO DEVELOPMENT SHALL BE REMOVED & REPLACED AS REQUIRED BY CITY ENGINEER

2. EXISTING 2 DRIVEWAYS ON CHAPMAN AVE SHALL BE REPLACED WITH OCEMA STD PLAN 1210 - FLARED DEPRESSED CURB DRIVEWAY APPROACH.

PREPARED BY: DIGNA RODRIGUEZ DATE: 6-4-92 EXTENSION: 5188

DIV. /DEPT. HEAD: wd DATE: 6/5/92 EXTENSION: _____

REVIEWER		DATE	HOURS
<u>MR</u>	PROJECT REVIEW		<u>0.5</u>
	STAFF MEETING		
<u>MR</u>	FIELD CHECK		<u>0.5</u>
	MTG W/ DEVELOPER		
	OTHER		
TOTAL			

SIGNATURE: Digna Rodriguez DATE: 6-4-92

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- CITY ATTORNEY
- ECONOMIC DEV
- DEV. SERV DIR
- CODE ENFORCE
- OTHER

- FIRE DEPT
- PLAN CHECK
- POLICE DEPT.
- PLNG SUPER
- ATTN:
- SANITARY DISTRICT
- TRAFFIC ENGINEERING
- FACILITIES ENGINEERING
- PUB SERV/WATER SERV

FROM: Rosalind Vnag DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: American Entertainment Group DATE OUT: 5/18 IN:

REQUEST: Site plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9695 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

New site plan



DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

- CITY ATTORNEY
- ECONOMIC DEV
- DEV. SERV DIR
- CODE ENFORCE
- OTHER

- FIRE DEPT
- PLAN CHECK
- POLICE DEPT
- PLNG SUPER
- ATTN: _____

- SANITARY DISTRICT
- TRAFFIC ENGINEERING
- FACILITIES ENGINEERING
- PUB SERV/WATER SERV

FROM: Rosalind Vlnay DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: Americana Entertainment Group DATE OUT: 5/18 IN: _____

REQUEST: Site Plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

G R Weingard X5871

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input checked="" type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT.	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN:	

FROM: Rosalind Vnag DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: American Entertainment Group DATE OUT: 5/18 IN:

REQUEST: Site Plan approval to construct ^{2,000} 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9695 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS NO COMMENTS

Information to be included in Staff Report or for Planning information.

<u>SEWER SERVICE USE FEE</u>	<u>\$ 720.00</u>
<u>COUNTY SANITATION DISTRICT</u>	<u>2250.00</u>

(over)

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input checked="" type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN: _____	

FROM: Rosalind Vnag DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: American Entertainment Group DATE OUT: 5/18 IN: _____

REQUEST: Site plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS NO COMMENTS

- Information to be included in Staff Report or for Planning information.
1. ~~New addition and existing building shall be fire sprinklered when an addition or alteration are to be made which would add more than 2,000 square ft. of floor area to the existing square footage of a building exceeding 6,000 square ft of gross floor area.~~
 2. ~~Fire sprinkler system per NFPA Standard 13 shall be provided and plans approved prior to the issuance of building permits. System shall be designed to utilize not more than 90% of the available water as indicated on a submittal graph sheet as required by National Fire Protection Association, Standard 13, Chapter 7. Fire sprinkler riser(s) shall be located inside the building in a room with a door accessible from the outside of the building.~~
 3. ~~Fire sprinkler system and all control valves shall be supervised to an approved central alarm station, when the total number of sprinkler heads is 100 or more.~~

CONDITIONS OF APPROVAL (Specific)

1. ~~New addition and existing building shall be fire sprinklered when an addition or alteration are to be made which would add more than 2,000 square ft. of floor area to the existing square footage of a building exceeding 6,000 square ft of gross floor area.~~
2. ~~Fire sprinkler system per NFPA Standard 13 shall be provided and plans approved prior to the issuance of building permits. System shall be designed to utilize not more than 90% of the available water as indicated on a submittal graph sheet as required by National Fire Protection Association, Standard 13, Chapter 7. Fire sprinkler riser(s) shall be located inside the building in a room with a door accessible from the outside of the building.~~
3. ~~Fire sprinkler system and all control valves shall be supervised to an approved central alarm station, when the total number of sprinkler heads is 100 or more.~~

PREPARED BY: E. Luber DATE: 5-26-92 EXTENSION: 5630

DIV. /DEPT. HEAD: _____ DATE: _____ EXTENSION: _____

REVIEWER		DATE	HOURS
<u>E. Luber</u>	PROJECT REVIEW	<u>5-26-92</u>	<u>15</u>
	STAFF MEETING		
	FIELD CHECK		
	MTG W/ DEVELOPER		
	OTHER		
	TOTAL		<u>15</u>

SIGNATURE: _____ DATE: _____

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

<input type="checkbox"/> CITY ATTORNEY	<input type="checkbox"/> FIRE DEPT	<input type="checkbox"/> SANITARY DISTRICT
<input type="checkbox"/> ECONOMIC DEV	<input type="checkbox"/> PLAN CHECK	<input type="checkbox"/> TRAFFIC ENGINEERING
<input type="checkbox"/> DEV. SERV DIR	<input type="checkbox"/> POLICE DEPT	<input type="checkbox"/> FACILITIES ENGINEERING
<input type="checkbox"/> CODE ENFORCE	<input checked="" type="checkbox"/> PLNG SUPER	<input type="checkbox"/> PUB SERV/WATER SERV
<input type="checkbox"/> OTHER	ATTN: _____	

FROM: Rosalind Vnag DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: American Entertainment Group DATE OUT: 5/18 IN: _____

REQUEST: Site plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS NO COMMENTS

Information to be included in Staff Report or for Planning information.

- check all previous site plans for this site that may affect this proposal
- check all requirements of the B.C.C. zone.
- alcohol sales?, if so, cup required.
- make sure redevelopment get a chance to review this plan.

DEVELOPMENT SERVICES REVIEW AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
ECONOMIC DEV
DEV. SERV DIR
CODE ENFORCE
OTHER

FIRE DEPT
PLAN CHECK
POLICE DEPT
PLNG SUPER
ATTN:

SANITARY DISTRICT
TRAFFIC ENGINEERING
FACILITIES ENGINEERING
PUB SERV/WATER SERV

FROM: Rosalind Vnag DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: Americana Entertainment Group DATE OUT: 5/18 IN: _____

REQUEST: Site Plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

Multiple horizontal lines for handwritten notes or comments.

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT
 PLNG SUPER
ATTN:

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Rosalind Vnag DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: Americana Entertainment Group DATE OUT: 5/18 IN:

REQUEST: Site plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

CITY ATTORNEY
 ECONOMIC DEV
 DEV. SERV DIR
 CODE ENFORCE
 OTHER

FIRE DEPT
 PLAN CHECK
 POLICE DEPT.
 PLNG SUPER
ATTN:

SANITARY DISTRICT
 TRAFFIC ENGINEERING
 FACILITIES ENGINEERING
 PUB SERV/WATER SERV

FROM: Rosalind Uray DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: Americana Entertainment Group DATE OUT: 5/18 IN:

REQUEST: Site Plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/ of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSR PARCEL NO. 132-402-33

ANALYSIS

COMMENTS

NO COMMENTS RP6

Information to be included in Staff Report or for Planning information.

SP-106-92
for Link

DEVELOPMENT SERVICES REVIEW
AND COMMENT SHEET

DISTRIBUTION:

- CITY ATTORNEY
- ECONOMIC DEV
- DEV. SERV DIR
- CODE ENFORCE
- OTHER

- FIRE DEPT
- PLAN CHECK
- POLICE DEPT
- PLNG SUPER
- ATTN:

- SANITARY DISTRICT
- TRAFFIC ENGINEERING
- FACILITIES ENGINEERING
- PUB SERV/WATER SERV

FROM: Rosalind Unay DEV-SERV DEPT RETURN BY: 5/26/92

APPLICANT: American Entertainment Group DATE OUT: 5/18 IN:

REQUEST: Site plan approval to construct 2,050 sq. ft. addition to an existing restaurant as part of an existing 507,706 sq. ft. shopping center

LOCATION: N/s of Chapman Ave, E/w of Gilbert St.

ADDRESS: 9635 Chapman Ave ASSN PARCEL NO. 132-402-33

ANALYSIS

COMMENTS

NO COMMENTS

Information to be included in Staff Report or for Planning information.

Must have some arch

What about parking

RESOLUTION NO. 4261

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, APPROVING SITE PLAN NO. SP-106-92 FOR A PARCEL OF LAND LOCATED ON THE NORTH SIDE OF CHAPMAN AVENUE, EAST OF GILBERT STREET AT 9635 CHAPMAN AVENUE PARCEL NO. 133-421-09

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 23, 1992, does hereby approve Site Plan No. SP-106-92.

BE IT FURTHER RESOLVED in the matter of SP-106-92, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Americana Entertainment Group.
2. The applicant requests Site Plan approval to construct an approximately 2,000 sq. ft. addition to an existing restaurant which is part of an existing 507,706 sq. ft. shopping center located on an approximately 40.09-acre site.
3. The proposed project will not have a significant adverse effect on the environment; therefore, the City of Garden Grove has prepared a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act. Further, the Planning Commission finds a de minimis impact in relation to fish and game.
4. The subject property has a General Plan Land Use designation of Commercial and is zoned BCC (Brookhurst/Chapman Commercial), Brookhurst/Chapman Specific Plan. The subject site is improved with a commercial retail shopping center.
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 legal notice, public hearing was held on July 23, 1992, 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 of July 23, 1992; 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 9.24.030, are as follows:

ACTION

FACTS:

The subject site is approximately 40.09 acres in area;

The proposed addition is a permitted development in the BCC (Brookhurst/Chapman Commercial) zone;

The proposed addition's building design will match the existing shopping center's design theme;

The spirit and intent of the provisions, conditions, and requirements of Title 9 of the Garden Grove Municipal Code, Brookhurst/Chapman Specific Plan, and other applicable ordinances are complied with;

The proposed addition will require twenty (20) parking spaces; and

The site has a total of 2,256 parking spaces while the Code requires 2,073. Therefore, the site has adequate parking spaces to accommodate the proposed addition.

REASONS:

The proposed addition complies with the spirit and intent of the provisions, conditions and requirements of the Brookhurst/Chapman Specific Plan and other applicable ordinances.

The proposed addition is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed addition is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

The proposed addition exhibits a reasonable degree of physical, functional and visual compatibility with shopping center's retail uses.

An attractive environment for the occupants of the property will be attained through superior site planning and design.

The proposed addition will not adversely impact Public Services' ability to perform their required function.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject addition does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9.24.030.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions for the approval shall apply to the SP-106-92.

CONDITIONS OF APPROVAL:

- A. All below listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. 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 of the Planning Commission.
- B. Approval of this Site Plan No. SP-106-92 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.
- C. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new Site Plan application shall be filed which reflects the revisions made.
- D. Utilities and mechanical equipment:
 1. All new on- and off-site utilities shall be installed or relocated underground.
 2. All new above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in either the front/street setbacks or the front parking area and shall be screened to the satisfaction of the Development Services Department.
 3. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Development Services Department prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 4. All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
- E. All provisions of the Development Services' Traffic Engineering Division shall be complied with. This includes, but is not limited to, the following:
 1. Any damages to on-site pavement adjacent to development shall be removed and replaced as required by City Engineer.
- F. All provisions of the Garden Grove Fire Department shall be met.
- G. All provisions of the Garden Grove Police Department shall be met.

- H. All provisions of the Garden Grove Public Services' Water Services Division shall be met. This includes, but is not limited to, the following:
 - 1. All improvements and modifications shall be borne by the developer/owner;
 - 2. All one and a half inch (1 1/2") meter(s) and larger shall have an approved backflow device per City standard B-771 A or B and inspected by City cross connection specialist prior to receiving water service;
- I. All provisions of the Garden Grove Sanitation District shall be met.
- J. The building plans, site plans and all construction shall comply with the current editions of the U.B.C., U.P.C., U.M.C., N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements.
- K. The developer shall submit a detailed sign plan for the new tenant, and shall be approved by the Development Services Department prior to installation.
- L. No exterior piping, plumbing, or mechanical duct work shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
- M. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as County Noise Ordinance as adopted:
 - 1. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - 2. Sunday and Federal Holidays may work same hours but are subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
- N. The subject Site Plan shall expire one year after date of Resolution approval.

ADOPTED this 23rd day of July, 1992.

/s/ ANTHONY INGEGNERI
CHAIRMAN

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on July 23, 1992, and carried by the following votes:

AYES:	COMMISSIONERS:	INGEGNERI, ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, KREBS, MARSHALL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

/s/ PATRICIA BREZNA
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

PUBLIC-NOTICE	PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
SP-106-92	13238601	KUMP, MARY F (BL)	9822 HUMMINGBIRD LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238602	ASHLEY, ROBERT D (BL)	1221 N CABRILLO PARK DR	SANTA ANA, CA	92701	1
SP-106-92	13238603	HAMMON, CHARLES W (BL)	9852 HUMMINGBIRD LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238604	LAVINE, ROBERT E (WR)	9862 HUMMINGBIRD LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238605	LOVELL, LAWNEY (UW)	9872 HUMMINGBIRD LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238606	WRIGHT, MICHAEL D (EA)	9882 HUMMINGBIRD LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238607	WOLF, KENNETH H (JT)	9902 HUMMINGBIRD LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238609	DATU, NAZARIO (JT)	11821 FLAMINGO DR	GARDEN GROVE, CA	92641	1
SP-106-92	13238610	VARA, JOSEPH A (BL)	11831 FLAMINGO DR	GARDEN GROVE, CA	92641	1
SP-106-92	13238611	MANERING, MARK C (EA)	9701 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238612	FORTL, JOSEPH TR (TR)	9881 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238613	NGUYEN, NG VAN (JT)	9871 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238614	PARAMAN, T A (JT)	9861 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238615	MULLINS, JOHNNY M (JT)	9851 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238616	ALVAREZ, FELICIANO (MV)	6052 DUNDEE DR	HUNTINGTON BEACH, CA	92647	1
SP-106-92	13238617	KRAMER, MICHAEL J (JT)	9821 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238701	POWELL, WILLIAM E TR (TR)	2216 E CENTRAL AVE	FULLERTON, CA	92631	1
SP-106-92	13238702	BALCOM, JAMES E (JT)	11842 PEACOCK CT	GARDEN GROVE, CA	92641	1
SP-106-92	13238703	HYDOCK, JOSEPH J TR (TR)	11832 PEACOCK CT	GARDEN GROVE, CA	92641	1
SP-106-92	13238704	FIEDLER, LAWRENCE E (JT)	11822 PEACOCK CT	GARDEN GROVE, CA	92641	1
SP-106-92	13238705	PAPARAZO, CARL N (NO)	9761 HIBISCUS DR	GARDEN GROVE, CA	92641	1
SP-106-92	13238709	SQUIRES, LARRY K TR (TR)	11702 BLUEJAY LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238710	SQUIRES, LARRY K (JT)	11702 BLUEJAY LN	GARDEN GROVE, CA	92680	1
SP-106-92	13238711	CARROLL, DENNIS V (UM)	P O BOX 401	TUSTIN, CA	92645	1
SP-106-92	13238712	LILLARD, MILDRED CAROL TR (TR)	11841 BLUEJAY LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238713	O'CONNOR, ROGER A (EA)	9812 COCKATOO LN	GARDEN GROVE, CA	92704	1
SP-106-92	13238714	BUSH, GERALD W (JT)	2217 W LARAMORE LN	SANTA ANA, CA	92641	1
SP-106-92	13238715	KAY, FRANCIS J (BL)	9842 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238716	MARKLEY, HAROLD F (BL)	9852 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238717	KASH, BERNARD N (EA)	9862 COCKATOO LN	GARDEN GROVE, CA	93543	1
SP-106-92	13238718	RECTOR, GARY L (NO)	35820 77TH ST EAST	LITTLE ROCK, CA	92641	1
SP-106-92	13238719	GILTZOW, MERLE V (BL)	9882 COCKATOO LN	GARDEN GROVE, CA	92641	1
SP-106-92	13238720	SESMAS, MANUEL (JT)	9902 COCKATOO LN	GARDEN GROVE, CA	92804	1
SP-106-92	13238721	HUMPHREYS, PATSY R TR (TR)	9641 W CERRITOS AVE	ANAHEIM, CA	94163	1
SP-106-92	13238722	BANK OF AMERICA NT&SA (NO)	P O BOX 63700	SAN FRANCISCO, CA	92641	1
SP-106-92	13239108	SCHULZE, WOLFGANG (JT)	9581 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239109	ALCARAZ, ANTONIO O (JT)	9591 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239110	JONES, WINDELL W (JT)	1877 SWAN CIR	COSTA MESA, CA	92626	1
SP-106-92	13239114	ARMSTRONG, ROGER W (CP)	9641 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239115	BORRMAN, LEONARD F (BL)	RD	GRANTS PASS, OREG	97526	1
SP-106-92	13239116	FALDOWSKI, ANTHONY P TR (TR)	9581 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239202	NEWPORT, FRANK E TR (TR)	9522 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239203	LESTER, VAL M (JT)	11292 GARDEN DR	GARDEN GROVE, CA	92640	1
SP-106-92	13239204	CRISPIN, HERBERT W (BL)	9552 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239205	WALTON, JOYCE J (SW)	9562 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239206	MARK, EDGAR I (JT)	9582 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239207	EADS, JAMES J (JT)	9592 SKYLARK BLVD	GARDEN GROVE, CA	92641	1

PUBLIC-NOTICE	PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
SP-106-92	13239208	MAYS, EUGENE D JR (EA)	9612 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239209	GLENN, CHARLES R JR (BL)	9622 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239210	CAMPBELL, ROBERT M (JT)	9642 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239211	CANNON, FRANK A (JT)	9652 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239212	WATSON, MORRIS F TR (TR)	9672 SKYLARK	GARDEN GROVE, CA	92641	1
SP-106-92	13239213	NETTLETON, RAYMOND E (JT)	9682 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239214	MURRAY, THOMAS E (EA)	9702 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13239216	ZINDA, DONALD (EA)	1030 YUKONITE PL	DXNARD, CA	93030	1
SP-106-92	13240202	GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
SP-106-92	13240204	HUGHES/LYON GARDEN GROVE (PT)	P O BOX 8700	NEWPORT BEACH, CA	92660	1
SP-106-92	13240205	HUGHES/LYON GARDEN GROVE (PT)	P O BOX 8700	NEWPORT BEACH, CA	92660	1
SP-106-92	13240206	HUGHES/LYON GARDEN GROVE (PT)	P O BOX 8700	NEWPORT BEACH, CA	92660	1
SP-106-92	13240210	HUGHES/LYON GARDEN GROVE (PT)	P O BOX 8700	NEWPORT BEACH, CA	92660	1
SP-106-92	13240211	HUGHES/LYON GARDEN GROVE (CR)	P O BOX 8700	NEWPORT BEACH, CA	92658	1
SP-106-92	13240212	HUGHES/LYON GARDEN GROVE (PT)	2 CORPORATE PLAZA	NEWPORT BEACH, CA	92660	1
SP-106-92	13240213	HUGHES/LYON GARDEN GROVE (PT)	2 CORPORATE PLAZA	NEWPORT BEACH, CA	92660	1
SP-106-92	13240214	HUGHES/LYON GARDEN GROVE (PT)	2 CORPORATE PLAZA	NEWPORT BEACH, CA	92660	1
SP-106-92	13240215	HUGHES/LYON GARDEN GROVE (PT)	2 CORPORATE PLAZA	NEWPORT BEACH, CA	92660	1
SP-106-92	13240216	HUGHES/LYON GARDEN GROVE (PT)	2 CORPORATE PLAZA	NEWPORT BEACH, CA	92660	1
SP-106-92	13240220	ORANGE COUNTY TRANSIT (XX)	P O BOX 3005	GARDEN GROVE, CA	92642	1
SP-106-92	13240231	WOMANS CIVIC CLUB OF (BL)	9501 CHAPMAN AVE	GARDEN GROVE, CA	92641	1
SP-106-92	13240232	COSTCO WHOLESAL CORP (CR)	P O BOX 97077	KIRKLAND, WA	98083	1
SP-106-92	13240233	HUGHES/LYON GARDEN GROVE (PT)	2 CORPORATE PLAZA	NEWPORT BEACH, CA	92660	1
SP-106-92	13241212	HART, FRANK (ND)	13572 CARROLL WAY	TUSTIN, CA	92680	1
SP-106-92	13241213	WARD, VESTA B TR (TR)	2011 N GREENGROVE ST	ORANGE, CA	92665	1
SP-106-92	13241214	WARD, VESTA B TR (TR)	2011 N GREENGROVE ST	ORANGE, CA	92665	1
SP-106-92	13241215	GOLDEN STATE HUMANE (CR)	11901 GILBERT ST	GARDEN GROVE, CA	92641	1
SP-106-92	13241216	ORANGE COUNTY TRANSIT (XX)	P O BOX 3005	GARDEN GROVE, CA	92641	1
SP-106-92	13241316	GOLDEN STATE HUMANE (CR)	11901 GILBERT ST	GARDEN GROVE, CA	92641	1
SP-106-92	13241338	THIND, SURINDER S TR (TR)	32 MISSION BAY DR	CORONA DEL MAR, CA	92625	1
SP-106-92	13242210	NINH, HOA KIEN (EA)	9362 FLORENCE LN	GARDEN GROVE, CA	92641	1
SP-106-92	13242317	YOLKERT, JOHN H (JT)	9452 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13242318	MOLTER, CHRIS (JT)	9462 SKYLARK BLVD	GARDEN GROVE, CA	92641	1
SP-106-92	13242319	CITY OF GARDEN GROVE (XX)	11391 ACACIA ST	GARDEN GROVE, CA	92640	1
SP-106-92	13242329	WYNN, DENNIS G (JT)	5460 EL PARQUE ST	LONG BEACH, CA	90815	1
SP-106-92	13242330	CARPENTER, KENNETH M (JT)	21365 AUTUMNWOOD	EL TORO, CA	92630	1
SP-106-92	13242331	ORANGE COUNTY TRANSIT (XX)	P O BOX 3005	GARDEN GROVE, CA	92642	1
SP-106-92	13309101	DURANTE, GUIDO (EA)	965 S HARVARD CIR	ANAHEIM, CA	92807	1
SP-106-92	13309102	DURANTE, ARMAND (EA)	540 S SCOUT TRAIL	ANAHEIM, CA	92807	1
SP-106-92	13309103	TSIMAHIDIS, NICHOLAS (UM)	9562 CHAPMAN AVE	GARDEN GROVE, CA	92641	1
SP-106-92	13309117	RICE, CARL E TR (TR)	P O BOX 175	LOS ANGELES, CA	90720	1
SP-106-92	13309118	MILLER, ROGER ANDRE (EA)	P O BOX 1364	PLACENTIA, CA	92670	1
SP-106-92	13309119	HEMERICK, ROBERT (JT)	PO BOX 8391	RANCHO SANTA FE, CA	92067	1
SP-106-92	13309143	GARRITY, CHARLES W (BL)	1417 W JAMES WAY	ANAHEIM, CA	92801	1
SP-106-92	13309144	GARRITY, CHARLES W (BL)	1417 W JAMES WAY	ANAHEIM, CA	92801	1
SP-106-92	13309145	ORANGE COUNTY TRANSIT (XX)	P O BOX 3005	GARDEN GROVE, CA	92642	1
SP-106-92	13309146	YOD, YONG SUK (JT)	12441 SEAL BEACH BLV	SEAL BEACH, CA	90740	1
SP-106-92	13309147	GOUNTOMAS, THOMAS (EA)	D	GARDEN GROVE, CA	92641	1
SP-106-92	13309148	PETROSINE, THOMAS (JT)	9692 CHAPMAN AVE	GARDEN GROVE, CA	92640	1
			10501 STANLEY LN	GARDEN GROVE, CA	92640	1

(2P-6PLI) Public Notices printed

PUBLIC-NOTICE	PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
SP-106-92	13309149	MISETICH, ANTHONY J (EA)	3410 HIGHTIDE DR	RANCHO PALOS VERDE S, CA	90274	1
SP-106-92	13311104	SAV-ON-REALTY-INC (CR)	3030 CULLERTON DR	FRANKLIN PARK, IL	60131	1
SP-106-92	13311120	M X ASSOCIATES (CR)	5250 W CENTURY BLVD	LOS ANGELES, CA	90045	1
SP-106-92	13311127	RICHLAND, BARBARA (EA)	2230 LINDA FLORA DR	LOS ANGELES, CA	90077	1
SP-106-92	13311129	HOLMAN, AUBREY A (CP)	21182 SHAW LN	HUNTINGTON BEACH, CA	92646	1
SP-106-92	13311135	CHAPMAN PLAZA ASSOCIATES (PT)	3100 BRISTOL ST SUIT E 220	A COSTA MESA, CA	92626	1
SP-106-92	13311147	KEY, THOMAS A TR (TR)	100 W VALENCIA MESA DR	FULLERTON, CA	92635	1
SP-106-92	13311150	PACIFIC SOUTHWEST REALTY (CR)	P O BOX 2097	LOS ANGELES, CA	90051	1
SP-106-92	13338204	CRANE, ELAINE P (EA)	NEX 12912 VILLAGE RD	GARDEN GROVE, CA	92641	1
SP-106-92	13338205	DE MDURA, JOSE GIL (MS)	P O BOX 5574	GARDEN GROVE, CA	92645	1
SP-106-92	13338206	SUH, YOUNG I (JT)	9628 GARDEN GROVE BL VD	GARDEN GROVE, CA	92644	1
SP-106-92	13338207	PARK, SANG KYU (JT)	12952 VILLAGE RD	GARDEN GROVE, CA	92641	1
