



CUP-226-08

SEPARATOR SHEET

76 pgs JM  
7/31/08

**APPLICATION CHECKLIST AND CASE PROGRESS LOG**

Case Identification No. CUP-226-08 Case Planner Chris Chung  
 Related Case File Nos. N/A Dec. No(s): 1545  
 Date Filed 3/24/08 Hearing Date 5/8/08 Hearing Body Z.A.

<b>Applicant:</b> My-Ha Thi Ho	<b>Prop. Owner:</b> Westbrook Development
<b>Address:</b> 10145 & 10155 Westminster Ave.	<b>Address:</b> 14235 Oxnard St.
<b>City:</b> Garden Grove, CA 92843	<b>City:</b> Van Nuys, CA 91401
<b>Phone:</b> N/A	<b>Phone:</b> (818) 904-0992

<b>Representative:</b> N/A
<b>Address:</b>
<b>City:</b>
<b>Phone:</b>

\* \* \* \* \*

**Site Address:** Northwest corner of Westminster Ave. and Dawson St. **APN:** 099-585-11 & 12  
**Location:** 10145 & 10155 Westminster Ave. **General Plan:** Recreational Commercial  
**Flood Zone:** N/A **Zone:** Planned Unit Development No. PUD-108-96  
**Map/Panel No.:** N/A **Proposed Zone:** N/A

Processing Information

	Date		Date
Application Submitted	<u>3/11/08</u>	Resumes distributed	<u>3/24/08</u>
App Correction Notice	<u>                    </u>	Legal sent to Newspaper	<u>4/21/08</u>
App Determined Complete	<u>                    </u>	Radius Map	<u>                    </u>
Fees sent to cashier	<u>3/24/08</u>	Legal Notices sent	<u>4/21/08</u>
ZAP review	<u>                    </u>	Final Staff Report	<u>                    </u>
PCC review	<u>                    </u>	Staff Report Delivered	<u>                    </u>
Site Inspection	<u>                    </u>	NOD sent to County (Neg. Dec.)	<u>Exempt</u>

MINUTE EXCERPT

GARDEN GROVE ZONING ADMINISTRATOR

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PUBLIC HEARING ITEM

CONDITIONAL USE PERMIT NO. CUP-226-08

APPLICANT: My-Ha Thi Ho

LOCATION: 10145 and 10155 Westminster Avenue

DATE: May 8, 2008

REQUEST: A request for Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine – Public Eating Place) License. The site is in the Planned Unit Development No. PUD-108-96 zone.

Staff report was reviewed and the Zoning Administrator opened the public hearing.

In reply to the Zoning Administrator's question, the applicant stated agreement with the hours of operation listed in the conditions and requested that the permit be granted.

With no further comments or questions, the Zoning Administrator closed the public hearing and approved Conditional Use Permit No. CUP-226-08, subject to the conditions and pursuant to the facts and reasons contained in Decision No. 1545.

**NOTICE OF EXEMPTION**

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

From:  
City of Garden Grove  
P. O. Box 3070  
11222 Acacia Parkway  
Garden Grove, CA 92842



X   
Orange County Clerk  
Recorder Department  
Hall of Finance and Records  
12 Civic Center Plaza, Room 106  
Santa Ana, CA 92701

Project Title: Conditional Use Permit No. CUP-226-08

Project Location - Specific: Northwest corner of Westminster Avenue and Dawson Street at 10145 and 10155 Westminster Avenue

Project Location - City: Garden Grove Project Location - County: Orange

Description of Project: Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is in the Planned Unit Development No. PUD-108-96 zone.

Name of Public Agency Approving Project: Garden Grove Agency for Community Development  
Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: My-Ha Thi Ho  
Address: 10145 & 10155 Westminster Avenue, Garden Grove, CA 92843  
Phone: N/A

Exempt Status:

- Ministerial (Sec.21080(b)(1); 15268)
- Declared Emergency (Sec.21080(b)(3); 15269(a))
- Emergency Project (Sec.21080(b)(4); 15269(b)(c))
- XX Categorical Exemption. State type and section number: Section 15301 - Existing Facilities, of the California Environmental Quality Act.
- Statutory Exemptions. State code number:

Reasons why project is exempt: n/a

Lead Agency

Contact Person: Chris Chung Area Code/Telephone/Extension: (714) 741-5312

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? yes no

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency Date received for filing at OPR:  
 Signed by Applicant



FILE COPY

## CITY OF GARDEN GROVE

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May 8, 2008

My-Ha Thi Ho  
10145 & 10155 Westminster Avenue  
Garden Grove, CA 92843

REFERENCE: Conditional Use Permit No. CUP-226-08

Your request as referenced above has been provisionally approved. The final granting is contingent upon your complying with all of the conditions of approval listed in the enclosed Decision.

Provided that you do comply with all conditions of approval and no appeals of the Zoning Administrator's decision is filed with the City Clerk, the earliest effective date will be May 30, 2008.

Sincerely,

*Chris Chung*

Chris Chung  
Assistant Planner

cc: Westbrook Development

Enclosure

DECISION NO. 1545

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-226-08.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-226-08 for a property located on the northwest corner of Westminster Avenue and Dawson Street at 10145 & 10155 Westminster Avenue, Assessor's Parcel No. 099-585-11 & 12.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-226-08, the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated My-Ha Thi Ho.
2. The applicant is requesting Conditional Use Permit approval in order to allow a restaurant, Que Me Restaurant, to operate with an original State Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Land Use designation of Recreational Commercial, and is zoned PUD-108-96 (Planned Unit Development). The site is improved with a multi-tenant shopping center called the Westbrook Plaza.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on May 8, 2008, and all interested persons were given an opportunity to be heard.
8. The Zoning Administrator gave due and careful consideration to the matter during its meeting of May 8, 2008; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.24.030, are as follows:

FACTS:

The restaurant occupies a 1,685 square foot in-line tenant space in a building that is located along the south side of the property.

The property has a General Plan Land Use designation of Recreational Commercial.

The property is zoned PUD-108-96 (Planned Unit Development).

The applicant is requesting Conditional Use Permit approval in order to allow a restaurant, Que Me Restaurant, to operate with an original State Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Space) License.

The restaurant is located in a high-crime district, and in an area with an under-concentration of Alcoholic Beverage Control Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 106.
- The crime count for the District is 162.
- The average crime count per district in the City is 106.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 53% above the citywide average; therefore, it is considered a high-crime area.
- The subject site is located in Alcoholic Beverage Control (ABC) Census Report District no. 889.02.
- ABC Census Reporting District No. 889.02 allows for six (6) on-sale licenses within the District. Currently, there are five (5) on-sale licenses in the District. The approval of this CUP will increase the number of ABC Licenses in the District by one, but the new total (6) does not exceed the number allowed in this district.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for a Type "41" License will apply.

FINDINGS AND REASONS:

1. The subject site has a General Plan Land Use Designation of Recreational Commercial and is zoned PUD-108-96 (Planned Unit Development). Eating establishments with alcohol sales are conditionally permitted in this zone. The restaurant currently operates with an ABC Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. This approval will allow the restaurant to sell beer and wine. Provided that the conditions of approval are complied with, the use will be consistent with the General Plan.

2. The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The conditions of approval will minimize potential impacts to the adjoining area. The restaurant will now operate with a Type "41" (On-Sale, Beer and Wine, Public Eating Place) License. This approval will allow the restaurant to sell beer and wine. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.
3. The use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project. By operating as a bona-fide eating-place with ancillary beer and wine sales for on-site consumption, the use will be compatible with the surrounding uses.
4. The use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The conditions of approval will ensure the public health, safety, and welfare.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Zoning Administrator incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030 (Conditional Use Permits).
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 of Approval, attached as Exhibit "A," shall apply to Conditional Use Permit No. CUP-226-08.

Dated: May 8, 2008

  
\_\_\_\_\_  
SUSAN EMERY  
ZONING ADMINISTRATOR



**EXHIBIT "A"**  
**Conditional Use Permit No. CUP-226-08**

10145 & 10155 Westminster Avenue

**CONDITIONS OF APPROVAL**

**General Conditions**

1. The applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of an ABC license. 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 by the Zoning Administrator.
2. Approval of this Conditional Use Permit 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. Modifications which do not change the intent of the project may be approved by the Community Development Director.
3. If major modifications are made to the approved floor plan that result in the intensification of the project or create impacts that have been previously addressed, a new Conditional Use Permit application shall be filed which reflects the revisions made.

**Public Works Water Services Division**

4. In the event that a Reduced Pressure Principle Device (RPPD) backflow prevention device does not already exist, a RPPD device shall be installed for meter protection. The landscape system shall also have a RPPD device. Any carbonation dispensing equipment shall have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
5. Commercial food use of any type requires the installation of an approved grease interceptor, according to Garden Grove Sanitary District's Ordinance No. 6 (Fats, Oil and Grease Control Regulations Applicable to Food Service Establishments). In the event that an approved grease interceptor is not already installed, a properly sized grease interceptor shall be installed on the

sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

6. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Any existing units are to be removed.

**Fire Department**

7. The restaurant shall not exceed the posted occupancy load, as determined by the Fire Department.
8. The applicant shall comply with the 2007 California Fire Code for all Life Safety Issues.

**Police Department**

9. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
10. Hours of operation shall be permitted only between the hours of 9:00 a.m. to 9:00 p.m., Sunday through Thursday, and 9:00 a.m. to 10:00 p.m., Friday and Saturday.
11. There shall be no customers or patrons in or about the premises when the establishment is closed.
12. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
13. All pay phones located on the property, adjacent to the premises, shall be limited to out-going calls only. This condition shall be complied with within 30 days following approval of this application.

14. The sale of alcoholic beverages for consumption off the premises is prohibited.
15. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.

**Community Development Department**

16. Approval of this Conditional Use Permit will allow the establishment to operate with a Type "41" ABC License. There shall be no additional changes in the design of the floor plan without the approval of the Community Development Department, Planning Division. Any additional changes in the approved floor plan, which has the effect of expanding or intensifying the present use, shall require a new Conditional Use Permit.
17. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by ABC. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants.
18. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
19. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the sales of food.
20. The owner of the establishment shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
21. No outside storage or displays shall be permitted at any time.
22. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the restaurant's entrance, and shall also be visible to the public.

23. No live entertainment, i.e., dancing, karaoke, solo performer, live music, sport bar or disc-jockey entertainment, etc., including amplified music, shall be permitted on the premises.
24. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
25. The counter shall be used as a service counter only. There shall be no stools at the counter at any time.
26. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
27. There shall be no separate bar or lounge area to provide direct service of alcoholic beverages to customers.
28. There shall be no deliveries to or from the premises before 8:00 a.m. and after 9:00 p.m., seven days a week.
29. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
30. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
31. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be based on the existing schedule provided by the Westbrook Plaza.
32. Graffiti shall be removed from the premises, and all parking lots under the control of the licensee and/or the property owner, within 120 hours upon notification/application.
33. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
34. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Division. Said screening

shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

35. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Division. No advertising material shall be placed thereon.
36. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
37. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows.
38. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
39. Any Conditional Use Permit previously governing this tenant space shall become null and void, and superseded in its entirety, by approval of CUP-226-08.
40. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-226-08 shall be kept on the premises at all times.
41. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-226-08, and his/her agreement with all conditions of the approval.
42. The Conditional Use Permit shall be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> <b>1.A.</b>	<b>SITE LOCATION:</b> 10145 & 10155 Westminster Ave., northwest corner of Westminster Avenue and Dawson Street
<b>HEARING DATE:</b> May 8, 2008	<b>GENERAL PLAN:</b> Recreational Commercial
<b>CASE NO.:</b> Conditional Use Permit No. CUP-226-08	<b>ZONE:</b> PUD-108-96 (Planned Unit Development)
<b>APPLICANT:</b> My-Ha Thi Ho	<b>CEQA DETERMINATION:</b> Exempt
<b>PROPERTY OWNER:</b> Westbrook Development	<b>APN:</b> 099-585-11 & 12

**REQUEST:**

The applicant is requesting Conditional Use Permit approval in order to allow a restaurant, Que Me Restaurant, to operate with an original State Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine, Public Eating Place) License.

**BACKGROUND:**

The site is improved with a multi-tenant shopping center called the Westbrook Plaza. The shopping center includes a supermarket, restaurants, medical offices/clinics, professional offices, and a variety of retail stores.

The specific tenant space under application is a 1,685 square foot in-line tenant space in a building that is located along the south side of the property. The subject tenant space is occupied by Que Me Restaurant that has been in operation since January 1, 2008. The subject tenant space was previously occupied by Lac Viet Restaurant and Food to Go.

The applicant is requesting Conditional Use Permit approval to operate the existing restaurant with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Public Eating Place) License in order to sell beer and wine. Municipal Code, Title 9, Section 9.08.080.B.1, requires a Conditional Use Permit when there is an application for an original ABC License.

**DISCUSSION:**

Que Me Restaurant specializes in authentic Vietnamese and Thai cuisine that ranges mostly in seafood dishes that are culturally unique from Vietnam. The interior of the restaurant consists of a dining area that contains eleven (11) dining tables for a total of forty (40) seats, a customer counter, a kitchen/preparation area, two handicap accessible unisex restrooms, a walk-in freezer, a walk-in cooler, and a storage area.

The restaurant currently operates from 9:00 a.m. to 9:00 p.m., Sunday through Thursday, and 9:00 a.m. to 10:00 p.m., Friday and Saturday. The restaurant is required to serve meals during all hours of operation.

Upon inspection of the premises, staff found that the restaurant and the property were properly maintained, and complied with the requirements of Title 9 of the Municipal Code.

The restaurant is located in a high-crime district, and in an area with an under-concentration of Alcoholic Beverage Control Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 106.
- The crime count for the District is 162.
- Average crime count per district in the City is 106.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 53% above the citywide average; therefore, it is considered a high-crime area.
- The subject site is located in Alcoholic Beverage Control (ABC) Census Report District No. 889.02.
- ABC Census Reporting District No. 889.02 allows for six (6) on-sale licenses within the District. Currently, there are five (5) on-sale licenses in the District. The approval of this CUP will increase the number of ABC Licenses in the District by one, but the new total (6) does not exceed the number allowed in this district.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for a Type "41" License will apply.

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator take the following action:

1. Approve Conditional Use Permit No. CUP-226-08, subject to the recommended conditions of approval.

By: Chris Chung  
Assistant Planner

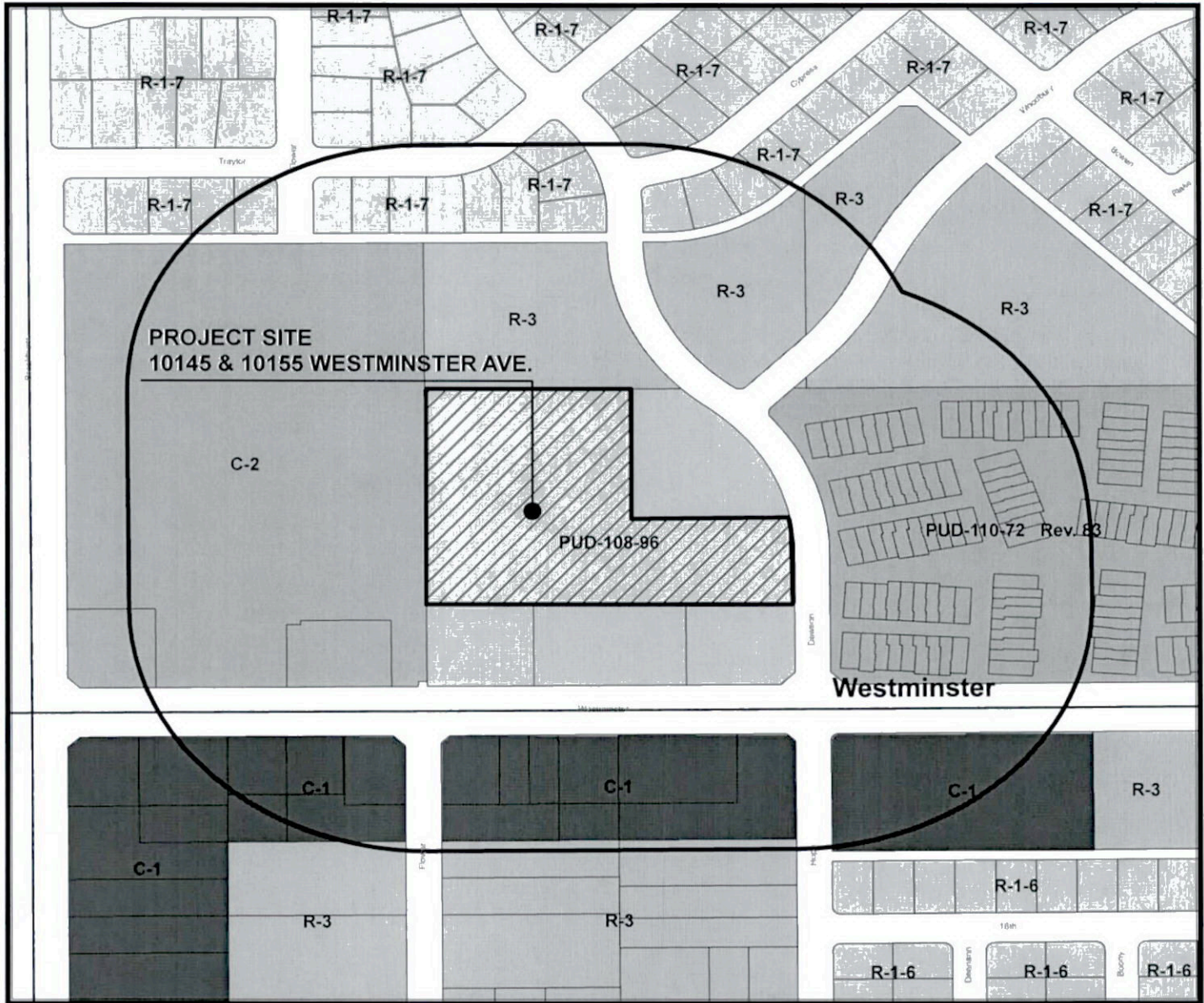




# CONDITIONAL USE PERMIT NO. CUP-226-08

APN: 099-585-11 & APN:099-585-12

GARDEN GROVE



## LEGEND

 PROJECT SITE - 10145 & 10155 WESTMINSTER AVENUE

 500 FEET RADIUS

## NOTES

1. GENERAL PLAN: RECREATIONAL COMMERCIAL
2. ZONE:PUD-108-96



0 75 150 300 450 600 Feet

CITY OF GARDEN GROVE  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 GIS SYSTEM  
 APRIL 2008



Bob ~~RAM~~

Kirk ~~A~~

Res ~~AB~~

Case No. CUP-226-08 Development Agreement  Yes  No

**RECEIVED**  
**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

MAR 25 2008

DISTRIBUTION:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department     | <input type="checkbox"/> Taormina Industries                                       |
| <input type="checkbox"/> Comm. Dev. Director  | <input type="checkbox"/> Plan Check          | <input type="checkbox"/> Engineering Services                                      |
| <input type="checkbox"/> Code Enforcement     | <input type="checkbox"/> Police Department   | <input type="checkbox"/> P/W -Utility Services                                     |
| <input type="checkbox"/> Planning Manager     | <input type="checkbox"/> Planning Supervisor | <input checked="" type="checkbox"/> P/W -Streets/Environmental Compliance Division |
|   |  | Traffic-Signs & Striping   |

ATTN:	<b>A J Holmon</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
Location:	Northwest corner of Westminster Ave. and Dawson St.	
Address:	10145 & 10155 Westminster Ave.	Parcel No.: 099-585-11 & 12
General Plan:	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
Grease Interceptor required (3-24-08 AJH)		

Prepared By:		Date:	
Div/Dept. Head:		Date:	
Signature:		Date:	

Case No. CUP-226-08 Development Agreement  Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Taormina Industries                            |
| <input type="checkbox"/> Comm. Dev. Director  | <input type="checkbox"/> Plan Check                 | <input type="checkbox"/> Engineering Services                           |
| <input type="checkbox"/> Code Enforcement     | <input type="checkbox"/> Police Department          | <input type="checkbox"/> P/W -Utility Services                          |
| <input type="checkbox"/> Planning Manager     | <input type="checkbox"/> Planning Supervisor        | <input type="checkbox"/> P/W -Streets/Environmental Compliance Division |
|   |   | <input type="checkbox"/> Traffic-Signs & Striping                       |

ATTN:	<b>Randy Garcia</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
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General Plan:	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
<i>USE 2007 CALIF. FIRE CODE FOR ALL LIFE SAFETY ISSUES.</i>		
<i>TIME RG-</i>		

Prepared By:		Date:		Ext:	
Div/Dept. Head:		Date:		Ext:	
Signature:		Date:		Ext:	

Case No. CUP-226-08 Development Agreement  Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department              | <input type="checkbox"/> Taormina Industries   |
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| <input type="checkbox"/> Code Enforcement     | <input checked="" type="checkbox"/> Police Department | <input type="checkbox"/> P/W -Utility Services   |
| <input type="checkbox"/> Planning Manager     | <input type="checkbox"/> Planning Supervisor          | <input type="checkbox"/> P/W -Streets/Environmental<br>Compliance Division<br>Traffic-Signs & Striping |

ATTN:	<b>Kevin Boddy</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
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Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		

Prepared By:		Date:	Ext:
Div/Dept. Head:		Date:	Ext:
Signature:		Date:	

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

FROM GARDEN GROVE POLICE DEPARTMENT

CUP Number: CUP 226-08

Site address: 10145 + 10155 WESTMINSTER

The site is located in crime district 106.

The site is located in census tract 889.02.

The crime count for the district is 162.

The average crime count per district is 106.

This is \_\_\_\_\_%  above/  below the average crime count.

(Note: Anything above 20% is considered a high crime area.)

There are 6  on-sale/  off-sale licenses allowed in this census tract.

There are currently 5  on-sale/  off-sale licenses in this census tract.

Additional comments: ( Standard conditions apply)

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Prepared by: K. BOSSY Ext.: 5857

DEPARTMENT OF PUBLIC WORKS  
WATER SERVICES DIVISION  
DEVELOPMENT REVIEW AND  
CONDITIONS OF APPROVAL

CUP for ABC License Type "41" for Existing Restaurant  
*10145 & 10155 Westminster Blvd.*  
*CUP-226-08*

**Sewer Status:**

N/A

**WATER**

A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.

Case No. CUP-226-08 Development Agreement  Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Economic Development        | <input type="checkbox"/> Fire Department     | <input type="checkbox"/> Taormina Industries                            |
| <input type="checkbox"/> Comm. Dev. Director         | <input type="checkbox"/> Plan Check          | <input type="checkbox"/> Engineering Services                           |
| <input checked="" type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department   | <input type="checkbox"/> P/W -Utility Services                          |
| <input type="checkbox"/> Planning Manager            | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W -Streets/Environmental Compliance Division |
|  |  | Traffic-Signs & Striping  |

ATTN:	<b>Patti Petruzzelli</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
Location:	Northwest corner of Westminster Ave. and Dawson St.	
Address:	10145 & 10155 Westminster Ave.	Parcel No.: 099-585-11 & 12
General Plan:	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
<p><i>Since Notice of violation letter sent on 10-05-07 and 11-08-07, In Banner up without a special event permit. Closed 11-21-07. New permit issued on 01-04-08.</i></p> <p style="text-align: right;"><i>Rita Crane</i></p>		

Prepared By:		Date:		Ext:	
Div/Dept. Head:		Date:		Ext:	
Signature:		Date:		Ext:	

Case No. CUP-226-08 Development Agreement  Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department       | <input type="checkbox"/> Taormina Industries  |
| <input type="checkbox"/> Comm. Dev. Director  | <input checked="" type="checkbox"/> Plan Check | <input type="checkbox"/> Engineering Services   |
| <input type="checkbox"/> Code Enforcement     | <input type="checkbox"/> Police Department     | <input type="checkbox"/> P/W -Utility Services  |
| <input type="checkbox"/> Planning Manager     | <input type="checkbox"/> Planning Supervisor   | <input type="checkbox"/> P/W -Streets/Environmental Compliance Division<br>Traffic-Signs & Striping |

ATTN:	<b>Ding Victoria</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
Location:	Northwest corner of Westminster Ave. and Dawson St.	
Address:	10145 & 10155 Westminster Ave.	Parcel No.: 099-585-11 & 12
General Plan:	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
NO COMMENT		

Prepared By:	DING VICTORIA	Date: 3-26-08	Ext: 5327
Div/Dept. Head:		Date:	Ext:
Signature:		Date:	

Case No. CUP-226-08 Development Agreement  Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department                | <input type="checkbox"/> Taormina Industries  |
| <input type="checkbox"/> Comm. Dev. Director  | <input type="checkbox"/> Plan Check                     | <input type="checkbox"/> Engineering Services   |
| <input type="checkbox"/> Code Enforcement     | <input type="checkbox"/> Police Department              | <input type="checkbox"/> P/W -Utility Services  |
| <input type="checkbox"/> Planning Manager     | <input checked="" type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W -Streets/Environmental Compliance Division<br>Traffic-Signs & Striping |

ATTN:	<b>Lee Marino</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
Location:	Northwest corner of Westminster Ave. and Dawson St.	
Address:	10145 & 10155 Westminster Ave.	Parcel No.: 099-585-11 & 12
General Plan:	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
USE TYPICAL CONDITIONS OF APPROVAL -		

Prepared By:		Date:		Ext:	
Div/Dept. Head:		Date:		Ext:	
Signature:		Date:		Ext:	



3/26/08 to SID

Case No. CUP-226-08 Development Agreement  Yes  No

RECEIVED

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

MAR 25 2008

DISTRIBUTION:

P.W. ENGINEERING

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department     | <input type="checkbox"/> Taormina Industries                            |
| <input type="checkbox"/> Comm. Dev. Director  | <input type="checkbox"/> Plan Check          | <input checked="" type="checkbox"/> Engineering Services                |
| <input type="checkbox"/> Code Enforcement     | <input type="checkbox"/> Police Department   | <input type="checkbox"/> P/W -Utility Services                          |
| <input type="checkbox"/> Planning Manager     | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W -Streets/Environmental Compliance Division |
|   |  | <input type="checkbox"/> Traffic-Signs & Striping                       |

ATTN:	<b>Dan Candelaria</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
Location:	Northwest corner of Westminster Ave. and Dawson St.	
Address:	10145 & 10155 Westminster Ave.	Parcel No.: 099-585-11 & 12
General Plan:	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
No comment		

Prepared By:	sid Ashrafnia	Date: 3-31-08	Ext: 5181
Div/Dept. Head:	Engineering	Date:	Ext:
Signature:	Sayed Ashrafnia	Date:	

MAR 25 2008

PUBLIC WORKS

Case No. CUP-226-08 Development Agreement  Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department     | <input type="checkbox"/> Taormina Industries                            |
| <input type="checkbox"/> Comm. Dev. Director  | <input type="checkbox"/> Plan Check          | <input type="checkbox"/> Engineering Services                           |
| <input type="checkbox"/> Code Enforcement     | <input type="checkbox"/> Police Department   | <input checked="" type="checkbox"/> P/W -Utility Services               |
| <input type="checkbox"/> Planning Manager     | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W -Streets/Environmental Compliance Division |
|   |  | Traffic-Signs & Striping  |

ATTN:	<b>Scott Lowe</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
Location:	Northwest corner of Westminster Ave. and Dawson St.	
Address:	10145 & 10155 Westminster Ave.	Parcel No.: 099-585-11 & 12
General Plan:	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
<i>NO COMMENTS, C.O.A. EMAILED TO CHRIS CHUNG 3/27/08</i>		

Prepared By:	<i>SCOTT LOWE</i>	Date:	<i>3/27/08</i>	Ext:	<i>5346</i>
Div/Dept. Head:		Date:		Ext:	
Signature:		Date:			

Case No. CUP-226-08 Development Agreement  Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Economic Development        | <input type="checkbox"/> Fire Department     | <input type="checkbox"/> Taormina Industries                            |
| <input type="checkbox"/> Comm. Dev. Director         | <input type="checkbox"/> Plan Check          | <input type="checkbox"/> Engineering Services                           |
| <input type="checkbox"/> Code Enforcement            | <input type="checkbox"/> Police Department   | <input type="checkbox"/> P/W -Utility Services                          |
| <input checked="" type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W -Streets/Environmental Compliance Division |
|  |  | Traffic-Signs & Striping  |

ATTN:	<b>Karl Hill</b>	
From:	Chris Chung	<b>Return By: 4/7/08</b>
Applicant	My-Ha Thi Ho	Date Out: 3/24/08
Request:	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
Location:	Northwest corner of Westminster Ave. and Dawson St.	
Address:	10145 & 10155 Westminster Ave.	Parcel No.: 099-585-11 & 12
General Plan:	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
<i>Verify w/ P.D. on state see they ok with this?</i>		
<i>apply std conditions if ok with PD.</i>		
<i>KH 3-26-08</i>		

Prepared By:		Date:	Ext:
Div/Dept. Head:		Date:	Ext:
Signature:		Date:	

Case No. CUP-226-08 Development Agreement  Yes  No

**COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET**

DISTRIBUTION:

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department     | <input type="checkbox"/> Taormina Industries                            |
| <input type="checkbox"/> Comm. Dev. Director             | <input type="checkbox"/> Plan Check          | <input type="checkbox"/> Engineering Services                           |
| <input type="checkbox"/> Code Enforcement                | <input type="checkbox"/> Police Department   | <input type="checkbox"/> P/W -Utility Services                          |
| <input type="checkbox"/> Planning Manager                | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W -Streets/Environmental Compliance Division |
|  |  | Traffic-Signs & Striping  |

MAR 25 2008

<b>ATTN:</b>	<b>Jim Dellalonga</b>	
<b>From:</b>	Chris Chung	<b>Return By: 4/7/08</b>
<b>Applicant</b>	My-Ha Thi Ho	Date Out: 3/24/08
<b>Request:</b>	Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License.	
<b>Location:</b>	Northwest corner of Westminster Ave. and Dawson St.	
<b>Address:</b>	10145 & 10155 Westminster Ave.	Parcel No.: 099-585-11 & 12
<b>General Plan:</b>	Recreational Commercial	Zone: Planned Unit Development No. PUD-108-96
Environmental Determination: Exempt		
<b>ANALYSIS</b>		
Please provide any information you would like to have included in the Staff Report and attach Conditions of Approval to be included in the Planning Commission Resolution.		
NO COMMENTS (JD)		

Prepared By:		Date:	Ext:
Div/Dept. Head:		Date:	Ext:
Signature:		Date:	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the multipiece, or on the front if space permits.</li> </ul>		<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>)            C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>My-Ha Thi Ho            10145 Westminster Avenue            Garden Grove, CA 92843</p>		<p>3. Service Type</p> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
<p>2. Article Number            (Transfer from service label)</p> <p>PS Form 3811, February 2004</p>		<p>4. Restricted Delivery? (<i>Extra Fee</i>)    <input type="checkbox"/> Yes</p> <p>7006 0100 0005 5374 0400</p> <p>Domestic Return Receipt    102595-02-M-1540</p>	

7006 0100 0005 5374 0394

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
<p>Sent To: Westbrook Development            14235 Oxnard Street            Van Nuys, CA 91401</p> <p>Street, Apt. # or PO Box N            City, State, Z</p>		
PS Form 3800, June 2002		See Reverse for Instructions

7006 0100 0005 5374 0400

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage		
<p>Sent To: My-Ha Thi Ho            10145 Westminister Avenue            Garden Grove, CA 92843</p> <p>Street, Apt. # or PO Box N            City, State, Z</p>		
PS Form 3800, June 2002		See Reverse for Instructions



May 1, 2008

CERTIFIED MAIL

My-Ha Thi Ho  
10145 & 10155 Westminster Avenue  
Garden Grove, CA 92843

SUBJECT: For Public Hearing Before the Zoning Administrator  
Case No.: Conditional Use Permit No. CUP-226-08  
Date & Time: May 8, 2008, 9:00 a.m.  
Place: City Hall, Third Floor **City Council Conference Room**,  
11222 Acacia Parkway, Garden Grove

We are enclosing, for your information, a copy of the staff report in conjunction with the subject public hearing.

If you have any questions concerning this report, please call the Planning Services Division of Community Development at (714) 741-5312.

Sincerely,

*Chris Chung*

Chris Chung  
Assistant Planner

cc: Westbrook Development

Enclosures: Agenda/Staff Report

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Westbrook Development  
 14235 Oxnard Street  
 Van Nuys, CA 91401

2. Article Number  
(Transfer from service label)

7006 0100 0005 5374 1483

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 4-22 X

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

My-Ha Thi Ho  
 10145 Westminster Avenue  
 Garden Grove, CA 92843

2. Article Number  
(Transfer from service label)

7006 0100 0005 5374 0233

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 MY-HA HO 4-26-08

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	6up22608 2A 5808 CCN	Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			

Total Pos

Sent To Westbrook Development  
 14235 Oxnard Street  
 Van Nuys, CA 91401

PS Form 3800, June 2002

See Reverse for Instructions

7006 0100 0005 5374 1483

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	6up22608 2A 5808 CCN	Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			

Total

Sent To My-Ha Thi Ho  
 10145 Westminister Avenue  
 Garden Grove, CA 92843

PS Form 3800, June 2002

See Reverse for Instructions

7006 0100 0005 5374 0233



April 21, 2008

CERTIFIED MAIL

My-Ha Thi Ho  
10145 & 10155 Westminster Avenue  
Garden Grove, CA 92843

SUBJECT: Case: Conditional Use Permit No. CUP-226-08  
Date and Time: May 8, 2008, 9:00 a.m.

The Zoning Administrator of the City of Garden Grove will consider the referenced application at its meeting on the date and time stated above.

The meeting will be held at City Hall in the Third Floor Training Room, 11222 Acacia Parkway, Garden Grove.

If you are unable to attend this meeting, please have someone represent you. A representative must have your written authorization to speak and to agree to any conditions of approval on your behalf.

Sincerely,

*Chris Chung*

Chris Chung  
Assistant Planner

cc: Westbrook Development

Enclosure: Public Notice



# GARDEN GROVE JOURNAL

**PROOF OF PUBLICATION** (2015.5. C.C.P)

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 part or interested in the above title matter. I am the principle clerk of The Garden Grove Journal, a newspaper of general circulation, published in the City of Garden Grove, County of Orange, and which a newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Orange, State of California on November 26, 1984, case number A 124641; that the notice, of which the annexed is a printed copy, has been published in regular and entire issue of said newspaper and not run in supplement there of on the following date, to wit:

Apr 24 2008

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed at Garden Grove, California.

Date Apr 24 2008

Mary Quinn  
Signature

This space is for the County Clerk's Filing Stamp

## LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE CITY HALL THIRD FLOOR CITY COUNCIL CONFERENCE ROOM AT 11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA, ON **THURSDAY, 9:00 A.M., MAY 8, 2008** TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATION(S) DESCRIBED BELOW:

### **CONDITIONAL USE PERMIT NO. CUP-226-08**

A request for Conditional Use Permit approval to operate an existing restaurant, Que Me Restaurant, with an original Alcoholic Beverage Control Type "41" (On-Sale, Beer and Wine) License. The site is at 10145 and 10155 Westminster Avenue in the Planned Unit Development No. PUD-108-96 zone.

### **SITE PLAN NO. SP-433-07 (REV. 08)**

### **CONDITIONAL USE PERMIT NO. CUP-218-07**

A request to modify the approved Site Plan and Conditional Use Permit to allow a reduced front setback from 20-feet to 18.75-feet. The minimum front setback in this area is 15-feet. The site is at 5852 Belgrave Avenue in the R-1 (Single-Family Residential) zone.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit evidence for or against the proposal as outlined above, on **May 8, 2008**. 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 Zoning Administrator at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741-5312.

DATE: APRIL 21, 2008  
PUBLISH: APRIL 24, 2008

Publish April 24, 2008  
Garden Grove Journal (GG 08-17-1)

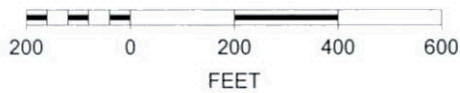
# GARDEN GROVE JOURNAL

12866 Main Street, Suite 203, Garden Grove, CA 92840  
Tel: (714) 539-6018 • Fax: (714) 892-7052

# 10145 & 10155 Westminster



SCALE 1 : 4,432





# City of Garden Grove

OFFICIAL NOTICE AFFECTS YOUR PROPERTY  
**PLEASE READ!**

*Chris please review TX*  
*g.*

*ok!*  
*ca*

«OWNER»  
«ADDRLINE1»  
«ADDRLINE2»  
«ADDRLINE3»



## OFFICIAL NOTICE OF PUBLIC HEARING

The City of Garden Grove Zoning Administrator will hold a Public Hearing in the City Hall Third Floor ~~Training~~ Room at 11222 Acacia Parkway, Garden Grove, to consider the following request:

*city Council Conference*

PUBLIC HEARING DATE: **THURSDAY, MAY 8, 2008 AT 9:00 A.M.**

PROJECT DESCRIPTION: **A REQUEST FOR CONDITIONAL USE PERMIT APPROVAL TO OPERATE AN EXISTING RESTAURANT, QUE ME RESTAURANT, WITH AN ORIGINAL ALCOHOLIC BEVERAGE CONTROL TYPE "41" (ON-SALE, BEER AND WINE) LICENSE.**

PROJECT LOCATION: **10145 AND 10155 WESTMINSTER AVENUE**

CASE NUMBER: **CONDITIONAL USE PERMIT NO. CUP-226-08**

ZONE: **PLANNED UNIT DEVELOPMENT NO. PUD-108-96**

The City of Garden Grove has determined that this project is **exempt** pursuant to CEQA.

If you wish to review and comment on the above listed project, you may do so by submitting your written comments to the City of Garden Grove Zoning Administrator beginning **April 24, 2008** and ending **May 7, 2008**. Please reference the case number with all correspondence. You may also provide comments by attending the public hearing scheduled for **May 8, 2008** at 9:00 a.m.

For further information, please call (714) 741-5312, or inquire at the Planning Services Division, City Hall, 11222 Acacia Parkway.

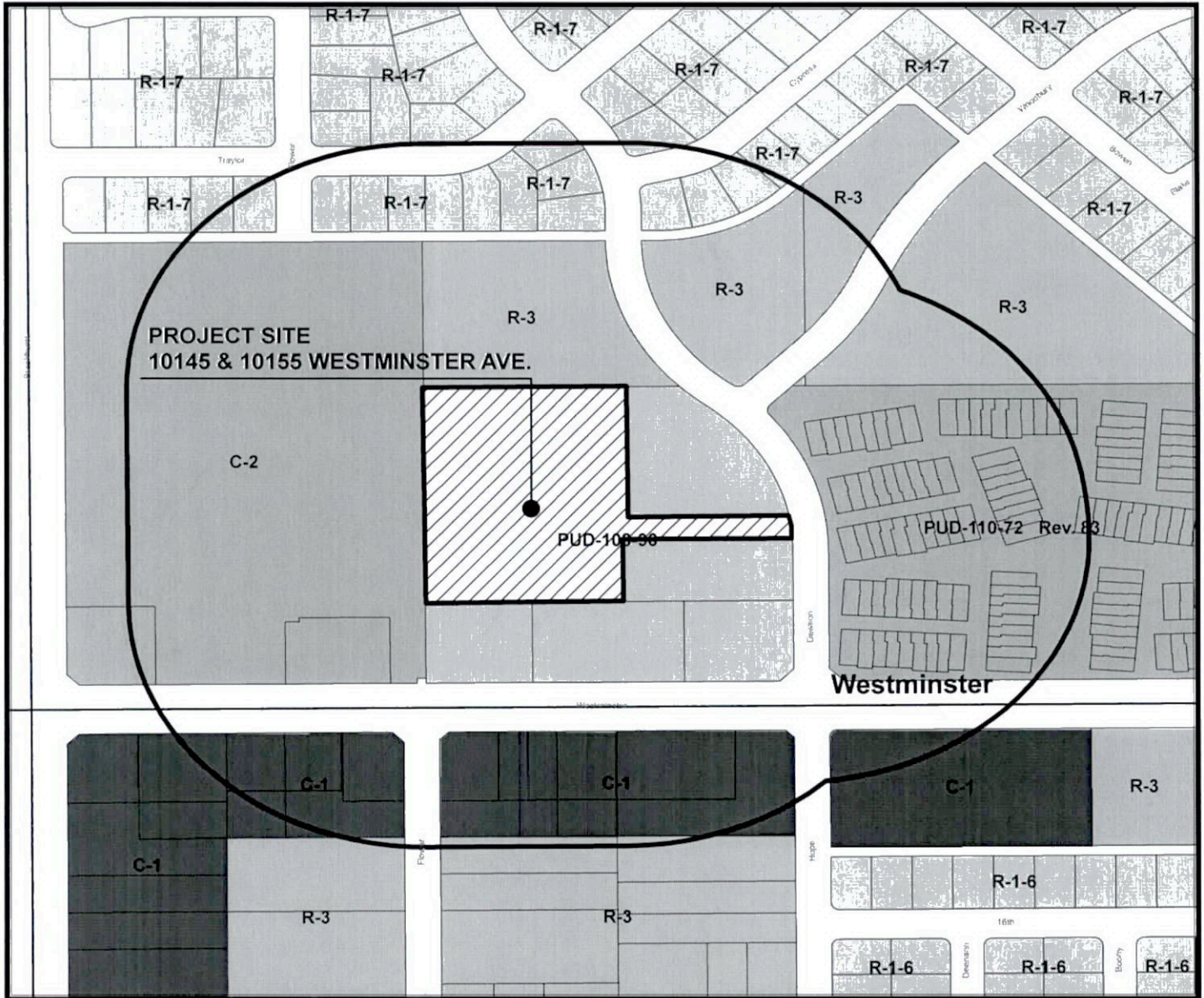
**ATTENTION MULTI-TENANT PROPERTY OWNERS: THIS NOTICE IS NOT MAILED TO YOUR TENANTS. PLEASE POST THIS WHERE IT WILL BE VISIBLE TO YOUR TENANTS.**



# CONDITIONAL USE PERMIT NO. CUP-225-08

APN: 099-585-11 & APN:099-585-12

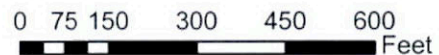
GARDEN GROVE



## LEGEND

 PROJECT SITE - 10145 & 10155 WESTMINSTER AVENUE

 500 FEET RADIUS



## NOTES

1. GENERAL PLAN: RECREATIONAL COMMERCIAL
2. ZONE:PUD-108-96

CITY OF GARDEN GROVE  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 GIS SYSTEM  
 MARCH 2008

ALEXIS LE  
C095 C066  
9081 BELCARO DR  
HUNTINGTON BEACH, CA 92646  
AP# 09947516

①

HING BONG PROP LLC  
C003 C066  
10330 BEACH BLVD F  
STANTON, CA 90680  
AP# 09916135

T HA,PHU  
C078 C078  
10142 TRAYLOR WAY  
GARDEN GROVE, CA 92843  
AP# 09958505

A TRUST HILO,PHILIP  
C016 C078  
21019 NEW HAMPSHIRE AVE  
TORRANCE, CA 90502  
AP# 09934412

ETAL RAWAG,SULEIMAN  
C066 C066  
13904 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947539

VAN & MINH THI MAI HUYNH,THO  
B007 C066  
PO BOX 2642  
ORANGE, CA 92859  
AP# 09947537

G & OLIVIA DORAME,ANTHONY  
C053 C066  
15861 AZALEA WAY  
WESTMINSTER, CA 92683  
AP# 09947549

OANH KIEU LE  
C052 C052  
13782 CYPRESS ST  
GARDEN GROVE, CA 92843  
AP# 09958303

L WALSH,CYNTHIA  
C066 C066  
13922 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947514

VAN TRAN,BE  
C066 C066  
10243 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947571

HUYNH,MICHAEL & KIEN LE  
C066 C066  
10241 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947572

A TRAN,VU  
C066 C066  
13894 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947519

HOANG PHAN,LINH & THI TRAN,HOALAN  
C066 C066  
13928 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947511

L TRUST JOHNSON,MICHAEL  
C066 C066  
13902 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947538

TRUST HOCKERSMITH,BRAD  
C018 C066  
2923 CIMMARON LN  
FULLERTON, CA 92835  
AP# 09947564

WOODBURY PATIO HOMES  
C028 C069  
668 DUNDEE CT  
BREA, CA 92821  
AP# 09947203

WESTBROOK DEVELOPMENT CO INC  
C022 C066  
3 IMPERIAL PROMENADE  
SANTA ANA, CA 92707  
AP# 09958511

MONTANEZ & ALECS POZZI,ROSARIO  
C066 C066  
10275 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947509

TRAM TRAN,MELISSA  
C066 C066  
10259 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947501

AURELIO HOLGUIN,JOSE  
C066 C066  
13872 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947530

R ALLEN,DOROTHY  
C003 C066  
307 AVENIDA DEL MAR B  
SAN CLEMENTE, CA 92672  
AP# 09947542

ANN TRUST GREENFELDER,MARY  
C075 C066  
12782 BAILEY ST  
GARDEN GROVE, CA 92845  
AP# 09947546

& MARIA E LOZANO,RAFAEL  
C066 C066  
13938 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947548

T NGUYEN,GARY & PHAM,KIMDZUNG  
C066 C066  
13950 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947554

A BUSCHETTE,DEBORAH  
C066 C066  
10249 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947568

WESTGROVE PLAZA  
B006 C066  
PO BOX 718  
EL TORO, CA 92609  
AP# 09938119

R & REMEDIOS Q CIBU,ANGELO  
C052 C052  
13802 CYPRESS ST  
GARDEN GROVE, CA 92843  
AP# 09958305

NHU DO,THUC & W OHN,WAI  
C078 C078  
10052 TRAYLOR WAY  
GARDEN GROVE, CA 92843  
AP# 09934404

ALLEN HOOPER,JOHN  
C066 C066  
13882 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947525

THI NGUYEN,NGOC-THU  
C066 C066  
13862 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947535

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1014

DAVID TRUST WILLSON,MICHAEL  
C014 C066  
5051 VALLECITO AVE  
WESTMINSTER, CA 92683  
AP# 09947543

MENDEZ,MARIO  
C066 C066  
13946 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947552

LAM,ALGERNON  
C066 C066  
13954 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947556

TO LU,MUOI  
C078 C078  
10092 TRAYLOR WAY  
GARDEN GROVE, CA 92843  
AP# 09934406

BANK OF AMERICA NT & SA ASSESS  
C000 C078  
101 N TRYON ST  
CHARLOTTE, NC 28255  
AP# 09934411

JOSEPHINE CULVER,MARY  
C066 C066  
13890 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947521

QUACH,KEVIN & XIAO,MING  
C066 C066  
10269 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947506

HANG,CHANH  
C066 C066  
13866 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947533

CRUZ,MIRIAM  
C066 C066  
13908 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947541

S R MORA,MARTHA  
C066 C066  
13932 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947545

VU,THERESE  
C066 C066  
13956 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947557

A ETAL CID,OMAR  
C066 C066  
10251 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947567

DINH TRUST NGUYEN,SON  
C001 C066  
17051 EDGEWATER LN  
HUNTINGTON BEACH, CA 92649  
AP# 09916249

HING BONG PROP LLC  
C003 C066  
10330 BEACH BLVD F  
STANTON, CA 90680  
AP# 09916130

& KATHY D PHAM,VICTOR  
C014 C066  
1509 MOONBEAM PL  
FULLERTON, CA 92833  
AP# 09947528

TUAN & LAN T NGUYEN,ANH  
C066 C066  
13960 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947559

ASSOCIATION OF VIETNAMESE  
BUDDHISTS,NUN  
C019 C066  
11111 MAGNOLIA ST  
GARDEN GROVE, CA 92841  
AP# 09916228

GORDON ANDERSON,LARRY  
C052 C052  
13792 CYPRESS ST  
GARDEN GROVE, CA 92843  
AP# 09958304

WINDSOR-DAWSON  
C008 C069  
60 ALTA ST 201  
ARCADIA, CA 91006  
AP# 09958509

R TRUST WIGHT,BETTIE  
C044 C066  
10200 CHAPMAN AVE 223  
GARDEN GROVE, CA 92840  
AP# 09947518

J TRUST AUSTIN,LINH  
C066 C066  
13884 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947524

QUANG MINH LE  
C066 C066  
10263 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947503

THANH VO,HAI  
C066 C066  
13874 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947529

& ESMERALDA SANDOVAL JOYA,JUAN  
C066 C066  
13944 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947551

& MARIA A SOTO,TIMOTHY  
C015 C066  
228 S PENNSYLVANIA ST  
LAKE ELSINORE, CA 92530  
AP# 09947570

DINH TRUST NGUYEN,SON  
17051 EDGEWATER LN  
HUNTINGTON BEACH, CA 92649  
AP# 09916244

H MOORE,MARY  
C066 C066  
13878 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947527

TRUST NICHOLS,JULIANA  
C066 C066  
13924 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947513

ANN NGUYEN,MIMI  
C046 C066  
7701 DUQUESNE PL  
WESTMINSTER, CA 92683  
AP# 09947510

LE ROY GERALD MARTIN  
C066 C066  
13968 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947563

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R CARR,PAUL  
C066 C066  
13958 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947558

BUI,TOM  
C074 C066  
13228 MICHAEL RAINFORD CIR  
GARDEN GROVE, CA 92843  
AP# 09916231

NGOC & THUY THU NGUYEN,TOAN  
C069 C069  
13781 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09958502

TAMS INVESTMENT GROUP LLC  
C066 C066  
10121 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09958515

TARKOFF,PETER  
C035 C066  
7 PALM HBR  
ALISO VIEJO, CA 92656  
AP# 09947505

TRUST PHAM,DIANA  
C041 C066  
6161 FORESTER DR  
HUNTINGTON BEACH, CA 92648  
AP# 09916238

& LEATA TAGATULLI,ALEVINE  
C078 C078  
10072 TRAYLOR WAY  
GARDEN GROVE, CA 92843  
AP# 09934405

WINDSOR-DAWSON  
C008 C069  
60 ALTA ST 201  
ARCADIA, CA 91006  
AP# 09947308

WOODBURY PATIO HOMES  
C028 C069  
668 DUNDEE CT  
BREA, CA 92821  
AP# 09958313

13881 DAWSON L P  
C060 C066  
4032 WILSHIRE BLVD 6TH  
LOS ANGELES, CA 90010  
AP# 09958510

KIM HOANG T LE  
C066 C066  
13920 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947515

ANGEL,DOINA  
C066 C066  
10273 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947508

NGUYEN TRI THANH  
C066 C066  
13868 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947532

DAI PHAN,BONNIE  
C066 C066  
13966 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947562

VANLE & SA K BUI  
C066 C066  
13964 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947561

SON,ROTHA & THI HOANG,THU  
C066 C066  
10247 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947569

QUOC TRUST NGUYEN,LIEN  
C069 C069  
13761 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09958504

DIEM KIEU T LE  
C078 C078  
10112 TRAYLOR WAY  
GARDEN GROVE, CA 92843  
AP# 09934408

TRUST CHOE,WINSTON  
C005 C078  
711 INVERNESS DR  
LA CANADA, CA 91011  
AP# 09934413

PADILLA,EFRAIN  
C066 C066  
13926 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947512

JR TRUST ALCARAZ,GEORGE  
C036 C066  
10232 LURLINE DR  
HUNTINGTON BEACH, CA 92646  
AP# 09947502

JR TRUST MILITELLO,JESS  
C066 C066  
13942 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947550

THONG DUY PHAN LE & VAN KHANH LE  
C066 C066  
10255 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947565

~~HING BONG PROP LLC  
C003 C066  
10330 BEACH BLVD F  
STANTON, CA 90680  
AP# 09916145~~

VUONG,HELEN  
C078 C078  
10132 TRAYLOR WAY  
GARDEN GROVE, CA 92843  
AP# 09958506

NGOC THI VO,THANH  
C006 C066  
14072 TIFFANY DR  
WESTMINSTER, CA 92683  
AP# 09947520

KHE NGUYEN,BICH & NHUAN VOQUANG,ERIC  
C066 C066  
13886 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947523

H LEFEVER,JOHN  
C066 C066  
13870 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947531

M SHANNON,SHELLEY  
C066 C066  
13914 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947544

TUNG VAN LE & VAN THI LE  
C008 C066  
23952 CARMEL DR  
LAKE FOREST, CA 92630  
AP# 09947560

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WESTBROOK DEVELOPMENT CO  
14235 OXNARD ST  
VAN NUYS, CA 91401  
AP# 09958512

& MY NGO,BENJAMIN  
C066 C066  
13888 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947522

PHAN,HUNG & TRINH,VAN  
C066 C066  
13916 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947517

VAN VUONG,DUC  
C066 C066  
10343 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947534

MAI TRAN,NUONG  
C066 C066  
13906 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947540

& LOUISE TR SETTERLAND,CAROLYN  
C001 C066  
1431 LOUISE ST  
SANTA ANA, CA 92706  
AP# 09947553

K HUYNH,BANG & A PHAM,DIEM  
C066 C066  
10253 WESTMINSTER AVE  
GARDEN GROVE, CA 92843  
AP# 09947566

NGOC HUYNH,HOA  
C024 C066  
14356 CULLEN ST  
WHITTIER, CA 90605  
AP# 09947526

V SHORTER,MARY  
C066 C066  
13898 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947536

LE BRIAN PHUONG TRUST  
C052 C066  
10311 CALLE INDEPENDENCIA  
FOUNTAIN VALLEY, CA 92708  
AP# 09916230

CARL KARCHER ENTERPRISES INC  
B900 C066  
PO BOX 4349  
ANAHEIM, CA 92803  
AP# 09916129

BARRON,HERMILA  
C069 C069  
13771 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09958503

CHAVEZ,SILVIA  
C078 C078  
10122 TRAYLOR WAY  
GARDEN GROVE, CA 92843  
AP# 09958507

LAW,CECILY  
C050 C066  
1518 LINCOLN LN  
NEWPORT BEACH, CA 92660  
AP# 09947507

H & TAI T NGUYEN,PHUONG  
C010 C066  
231 S FAIRFIELD LN  
ORANGE, CA 92869  
AP# 09947504

KIM HOANG THI LE  
C051 C066  
13071 BROOKHURST ST 110  
GARDEN GROVE, CA 92843  
AP# 09947547

LUAN LE  
C066 C066  
13952 DAWSON ST  
GARDEN GROVE, CA 92843  
AP# 09947555

VAN HO,DUNG  
C078 C078  
10102 TRAYLOR WAY  
GARDEN GROVE, CA 92843  
AP# 09934407

TRUST ZITTER,TINNIA  
C039 C066  
20171 LAWSON LN  
HUNTINGTON BEACH, CA 92646  
AP# 09958513

WESTBROOK DEVELOPMENT CO  
C026 C066  
14235 OXNARD ST  
VAN NUYS, CA 91401  
AP# 09958514

cup226-08 4 of 4





GARDEN GROVE  
CALIFORNIA 92840  
11222 ACACIA PARKWAY

# RECEIPT

DATE 3/24 2008 No. 00684

RECEIVED FROM Que Me Restaurant My-No Ho

ADDRESS 1045 Westminster Ave, Garden Grove

THE SUM OF Two Hundred Dollars w/100 DOLLARS \$ 200.00

FOR Notice of Exemption  
cup 326-08 C.C.

CASH	MONEY ORDER	CHECK	1079	VALIDATION
GENERAL LEDGER NO. <u>111-</u>				CITY OF GARDEN GROVE, CALIF.
ACCOUNT NUMBER <u>[REDACTED]</u> <u>1,200 No</u>				
BY <u>[Signature]</u>				DEPARTMENT

Que Me Restaurant  
10145 Westminster Ave. Ph. 714-636-4599  
Garden Grove, Ca 92843

16-49 270  
1220  
2700065009

1079

date 3/24/08

© DELUXE WALLET OR DUPLICATE

pay City of Garden Grove \$200.00  
to the order of Two Hundred & No/100 Dollars

UNION BANK OF CALIFORNIA  
WESTMINSTER #270  
15377 BROOKHURST ST., WESTMINSTER, CA 92683  
800.238.4486

memo Notice of Exemption [Signature] MP

LOCKNEY TUNING was an owned franchise and economic are trademarks of and © Western Union Enterprises Inc.

ALL STAR FAX

CITY OF GARDEN GROVE, CALIFORNIA  
03/24/08 12:31PM TRANS #165  
198.245.206.215/2 OPER: RUMP

111.32150... NUE 200.00  
TOTAL: 200.00

AMOUNT PAID BY:  
CHECK#1079 200.00



GARDEN GROVE  
CALIFORNIA 92840  
11222 ACACIA PARKWAY

# RECEIPT

DATE 3/14 20 08 No. 00679

RECEIVED FROM Que Me Restaurant My-Ha Ho

ADDRESS 10145 Westminster Ave, Garden Grove

THE SUM OF Two thousand and one Hundred Dollars<sup>00/100</sup> DOLLARS \$ 2,100.<sup>00</sup>

FOR Conditional Use Permit #cup 226-08 C.C.

CASH	MONEY ORDER	CHECK	<u>1069</u>	VALIDATION
GENERAL LEDGER NO. <u>111-32111</u>				CITY OF GARDEN GROVE, CALIF.
ACCOUNT NUMBER <u>[scribble]</u>				
BY <u>[signature]</u>				DEPARTMENT <u>[signature]</u>

call (714) 425-2865 (714) 741-2000  
Que Me Restaurant  
10145 Westminster Ave. Ph. ~~714-656-4599~~  
Garden Grove, Ca 92843

16-49 270 1069  
1220  
2700065009  
date 3/14/08

pay City of Garden Grove \$ 2,100.<sup>00</sup>  
to the order of Two thousand One Hundred & 00/100 Dollars

UNION BANK OF CALIFORNIA  
WESTMINSTER #270  
15377 BROOKHURST ST., WESTMINSTER, CA 92683  
800 238 4486

memo UP Application [signature] MP

CITY OF GARDEN GROVE, CALIFORNIA  
03/24/08 12:30PM TRANS #164  
198.245.206.215/2 UPER: R0NP  
111.32111.... QUE ME RESTAURANT  
TOTAL: 2,100.00  
AMOUNT PAID BY: 2,100.00  
CHECK#1069

ALL-STAR TAX

City

<b>PLANNING DIVISION</b>	City of Garden Grove
Community Development Department	<b>LAND USE PERMIT APPLICATION</b>

Project Address: \_\_\_\_\_

Project Location: \_\_\_\_\_

**Application For:**

<input type="checkbox"/> Code Amendment	\$1,750
<input checked="" type="checkbox"/> Conditional Use Permit	\$2,100
<input type="checkbox"/> Director's Review (R-1)	175
<input type="checkbox"/> Director's Review, Others	\$ 400
<input type="checkbox"/> Front Yard Determination	\$ 175
<input type="checkbox"/> General Plan Amendment	\$1,950
<input type="checkbox"/> Interpretation of Use - PC	\$ 575
<input type="checkbox"/> Lot Line Adjustment	\$ 975
<input type="checkbox"/> Modification to Conditions	1/2 cost
<input type="checkbox"/> Modification to Plans	1/2 cost
<input type="checkbox"/> Planned Unit Development	\$3,150
<input type="checkbox"/> Site Plan	\$2,250
<input type="checkbox"/> Specific Plan	cost+15%
<input type="checkbox"/> Street Vacation	\$1,750
<input type="checkbox"/> Tentative Parcel Map	\$1,425 + \$15 lot
<input type="checkbox"/> Tentative Tract Map	\$2,525 + \$15 lot
<input type="checkbox"/> Variance - all others	\$1,675
<input type="checkbox"/> Variance Single Family	\$ 500
<input type="checkbox"/> Zone Change	\$1,800
<input type="checkbox"/> Time Extension	1/2 fee

**Environmental Review:**

<input type="checkbox"/> Environmental Impact Report	cost + 15%
<input type="checkbox"/> Mitigated Neg Dec	\$ 1,050
<input type="checkbox"/> Negative Declaration	\$ 775
<input checked="" type="checkbox"/> Notice of Exemption	\$ 200
<input type="checkbox"/> County Recording Fee	\$ 43

**Applicant/Owner Information:**

**Applicant:**

Name: MY-HA THI HO

Address: 10145 + 10155 WESTMINSTER AVE.

City/State/Zip: GARDEN GROVE, CA 92843

Phone: \_\_\_\_\_

**Representative:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

**Property Owner:**

Name: WESTBROOK DEVELOPMENT

Address: 114235 OXNARD ST.

City/State/Zip: VAN NUYS, CA 91401

Phone: (818) 904-0992

**Status of Applicant:**

<input type="checkbox"/> Recorded Property Owner	<input checked="" type="checkbox"/> Lessee
<input type="checkbox"/> Purchasing/Escrow Subject to Case Approval	<input type="checkbox"/> Authorized Agent of One of The Above

**AUTHORIZED SIGNATURES**

**Important Note:** If the applicant is anyone other than the recorded owner of the property, a letter of authorization, signed by the owner, is to be notarized and submitted as a part of the application.

Owner's Signature: WESTBROOK DEVELOPMENT CO.  
By [Signature] Date: 3/11/08

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

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

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING SERVICES DIVISION

LETTER OF AUTHORIZATION

TO BE NOTARIZED

To: City of Garden Grove

Application for ON-SALE BEER AND WINE EATING PLACE

We, Westbrook Development Co, owner of the below-described property, do hereby appoint My-HA THI HO as <sup>our</sup> ~~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. The conditions of approval may be required to be recorded on the title of the property in the form of a Notice of Discretionary Permit Approval. These conditions of approval run with the land and constitute express limitations and restriction on the use of the Property. These conditions of approval will be binding on all persons who own or occupy the Property.

LEGAL PROPERTY DESCRIPTION: \_\_\_\_\_

LOT 3 OF TRACT NO. 8143, IN THE CITY OF GARDEN GROVE,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 324, PAGES 34 AND 35 OF MISCELLANEOUS  
MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

WESTBROOK DEVELOPMENT CO.  
By [Signature]  
(Signature of Owner) MARTALI DEUTSCH,  
MANAGING PARTNER

**ACKNOWLEDGMENT**

State of California  
County of Los Angeles )

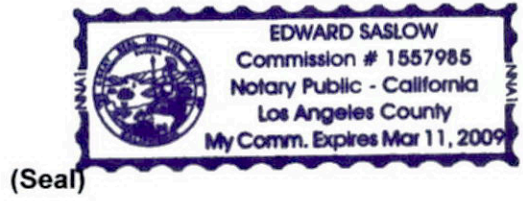
On MARCH 11<sup>th</sup> 2008 before me, Edward Saslow, a Notary Public  
(insert name and title of the officer)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Edward Saslow*



(Seal)

City

Community Development Department City of Garden Grove	<b>PLANNING DIVISION</b> <b>CONDITIONAL USE PERMIT FILING INSTRUCTIONS</b>
--	---

Project Address: 10145 + 10155 WESTMINSTER AVE., GARDEN GROVE, CA 92843

Applicant's Name MY MA THI HO

Mailing Address 721 S. BROADVIEW ST.

City ANAHEIM State CA Zip 92804

Operator's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Will the business involve:  
(Check any that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Teaching, tutoring, education, instruction<br><input type="checkbox"/> Worship, meditation, prayer<br><input type="checkbox"/> Massage or acupuncture<br><input type="checkbox"/> More than six (6) computers<br><input type="checkbox"/> Dance hall<br><input type="checkbox"/> Showing or selling sexual oriented material<br><input type="checkbox"/> More than nine (9) amusement devices<br><input type="checkbox"/> Banquet facilities<br><input type="checkbox"/> Outdoor activities<br><input type="checkbox"/> Bar, nightclub with alcoholic beverages, If yes, what type of license _____ | <input type="checkbox"/> Gambling, bingo, games of chance<br><input type="checkbox"/> More than three (3) pool tables<br><input type="checkbox"/> Modeling or dancing nude or partially nude<br><input type="checkbox"/> Introductory or dating services<br><input type="checkbox"/> Religious instruction or gatherings<br><input type="checkbox"/> Storage of vehicles<br><input type="checkbox"/> Escort services<br><input type="checkbox"/> Storage Yard/Warehouse<br><input type="checkbox"/> Conversion of residence to another use |
|--|--|

Restaurant serving alcoholic beverages, If yes, what type of license 41

Entertainment including, Disc Jockey, bands, karaoke. If so, please describe the activities in detail. LIVE ENTERTAINMENT WHICH INCLUDES A SOLO

PERFORMER ONLY WITH A ONE-MAN BAND KEYBOARD -

NON-AMPLIFIED

Days and hours of operation: SUNDAY-THURS (WEDNESDAY CLOSED) 9am to 9pm  
FRIDAY and SATURDAY 9:00am to 10:00pm

### **TO BEGIN THE PROCESS:**

The applicant should contact the Planning Division to discuss the land use permit application before the preparation of any detailed plans. This contact should take place prior to any substantial investment (i.e., leasing of property, or construction plans) in the preparation of the proposed application.

If requested by staff, please submit a pre-application review. During this review, Department representatives will inform you of the applicable policies, plans, and requirements as they pertain to the proposal, and review the appropriate procedures specified in the Municipal Code. During this period, staff will examine the project in relation to the City's Municipal Code, policies, and General Plan. When necessary, staff will suggest possible alternatives or modifications relating to the project. Preliminary environmental issues will also be identified. Any further technical studies relating to the project will be addressed at this time.

The Planning Division may be reached by telephone at (714) 741-5312 or at the Development Permit Center, City Hall, 11222 Acacia Parkway, Garden Grove, California.

### **THE APPLICATION SUBMITTAL:**

After review by the City, you should **schedule an appointment** with your project planner to submit your application. Your planner will instruct you to bring all required exhibits, as described below and as otherwise required by the City, to the Development Permit Center, City Hall, 11222 Acacia Parkway, Garden Grove, California 92840. Your project planner will verify that your application materials are complete. If all submittals are in order, the planner will accept the application for public hearing.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL APPLICATION FORMS, REQUIREMENTS, INFORMATION, PLANS AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. **NOTE: THE PROJECT PLANNER DOES NOT HAVE THE AUTHORITY TO "HOLD" ANY INCOMPLETE APPLICATION.**

As a permit-granting Agency, the Community Development Department is required to review land use permit applications to determine if they are complete and acceptable for filing. The applicant will then be notified, in writing, of the status of the application. From the date of the submittal of the application, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, you should work closely with your project planner. The acceptance of an application as complete does not guarantee that further studies or information will be required to fully evaluate the project.

ENVIRONMENTAL INFORMATION FORM  
(To Be Completed By Applicant)

Date Filed: 4-11-08

GENERAL INFORMATION:

- 1. Name and address of developer or project sponsor: Westbrook Development Co.  
14235 Oxnard St., Van Nuys, CA
- 2. Address of project: 18181 Westminster Ave, Garden Grove, CA  
1045 & 1055 Westminster
- 3. Assessor's Block and Lot Number: 099-585-11, 099-585-12, 099-585-14
- 4. Name, address, and telephone number of person to be contacted concerning this project:  
Zachary Deutsch, [REDACTED]

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: \_\_\_\_\_

5. Existing zoning district and General Plan designation: C-1 Zoning

6. Proposed use of site (project for which this form is filed): Restaurant, Beer & Wine.  
Mixed Use Commercial Shopping Centre.

PROJECT DESCRIPTION:

7. Site size (gross acres/square feet): 5.516 Acres | 240,273 S.F.

8. Square footage of structures/buildings: 1,685

9. Number of floors of construction: 2

10. Amount of off-street parking provided: 0

11. Expected percent change in pervious surface area of the site: \_\_\_\_\_

12. Proposed scheduling (phasing): N/A

13. Associated projects: N/A

14. Anticipated phased development: N/A

15. Associated projects: N/A

16. Anticipated incremental Development: N/A

17. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected: N/A



- 18. If commercial, indicate the type, whether neighborhood, city, or regionally-oriented, square footage, and loading and trash facilities: N/A
- 19. If Industrial, indicate the type of project, estimated employment per shift, and loading facilities: N/A
- 20. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A
- 21. If the project involves a Variance, Conditional Use Permit, or rezoning application, state this and indicate clearly why the application is required: TYPE "41" for application of ABC License

**ENVIRONMENTAL CHECKLIST:**

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

	Yes	No
22. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.	<u>          </u>	<u>  ✓  </u>
23. Change in scenic views or vistas from existing residential areas or public lands or roads.	<u>          </u>	<u>  ✓  </u>
24. Change in pattern, scale or character of general area of project.	<u>          </u>	<u>  ✓  </u>
25. Significant amounts of solid waste or litter.	<u>          </u>	<u>  ✓  </u>
26. Change in dust, ash, smoke, fumes or odors in vicinity.	<u>          </u>	<u>  ✓  </u>
27. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<u>          </u>	<u>  ✓  </u>
28. Substantial change in existing noise or vibration levels in the vicinity.	<u>          </u>	<u>  ✓  </u>
29. Site on filled land or slope of 10 percent or more.	<u>          </u>	<u>  ✓  </u>
30. Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives.	<u>          </u>	<u>  ✓  </u>
31. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<u>          </u>	<u>  ✓  </u>
32. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	<u>          </u>	<u>  ✓  </u>
33. Relationship to a larger project or series of projects.	<u>          </u>	<u>  ✓  </u>

**ENVIRONMENTAL SETTING:**

- 34. 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. EXISTING RESTAURANT on flat land.
- 35. 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 (height, frontage, setback, rear yard, etc.). Project site abuts commercial properties
- 36. Hazardous waste and substances disclosure. Is the development project and any alternatives proposed in this application contained on any lists compiled pursuant to Section 65962.5 of the Government Code? Specify any lists: N/A

**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. I further understand that additional information may be required to be submitted to the City of Garden Grove to complete my review.

Signature

Date

h:envrion/iform.doc

**ACKNOWLEDGMENT**

State of California  
County of LOS ANGELES )

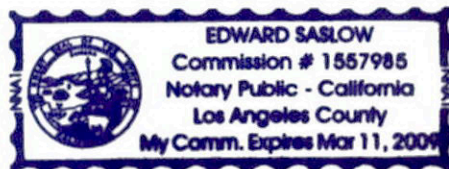
On MARCH 27, 2008 before me, EDWARD SASLOW, A NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared ZACHARY IRA DEUTSCH  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





## ORANGE COAST TITLE COMPANY

640 North Tustin Avenue  
 Santa Ana, California 92705  
 (714) 558-2836

<b>PRELIMINARY REPORT</b>
---------------------------

Lucky Team Escrow  
 13305 Brookhurst  
 Garden Grove, CA 92843

Attention: Carol  
 Your Reference No.: 07-4247-CJ  
 Property address: 13911 Dawson

Dated: January 29, 2008

In response to the above referenced application for a policy of title insurance, **Orange Coast Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

Dated as of January 16, 2008 at 7:30 A.M.

*Berta J. Molina*

Berta Molina  
 Title Officer  
 (714) 558-2836  
 Fax #: (714) 972-9554  
 bertam@octitle.com

**The form of Policy of Title Insurance contemplated by this report is:**

A.L.T.A. Loan Policy (06-17-06) with A.L.T.A. Endorsement - Form 1 Coverage

**SCHEDULE "A"**

**The estate or interest in the land hereinafter described or referred to covered by this report is:**

A fee

**Title to said estate or interest at the date hereof is vested in:**

Westbrook Development Co., a California General Partnership

**The land referred to in this report is situated in the County of Orange, State of California, and is described as follows:**

Lot 3 of tract no. 8143, in the Garden Grove, County of Orange, State of California, as shown on a map recorded in book 324, pages 34 and 35 of miscellaneous maps, in the office of the County Recorder of said County.

Except therefrom all oil, gas, minerals and other hydrocarbons, below a depth of 500 feet, without the right of surface entry, as reserved in deeds of record.

## SCHEDULE "B"

At the date hereof exception to coverage in addition to the printed exceptions and exclusion contained in said policy form would be as follows:

- 1) General and Special taxes for the fiscal year 2008-2009, including any assessments collected with taxes. A lien not yet payable.
- 2) Second installment General and Special taxes for the fiscal year 2007-2008, including any assessments collected with taxes.
 

1st installment	\$5,236.59 paid (12/07/2007)
2nd installment	\$5,236.59 open
Penalty	\$546.66 (after 4-10)
Code area	18-039
Parcel No.	099-585-12
Exemption	\$0
- 3) The lien of supplemental taxes, if any, assessed pursuant to the provisions of section 75, et seq. of the revenue and taxation code of the State of California.
- 4) An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument
 

Recorded:	in book 10928 page 788, Official Records.
For:	underground lines, conduits, including above-ground appurtenant fixtures and incidental purposes
Affects:	portion of said land.
- 5) An instrument, upon the terms and conditions contained therein
 

Entitled:	A Resolution of the Planning Commission of the City of Garden Grove approving side plan No. SP-194-97, Variance No. V-212-97 and conditional use permit no. CUP-349-97
Recorded:	May 22, 1998 as Instrument No. 19980318007, Official Records.
- 6) An instrument, upon the terms and conditions contained therein
 

Entitled:	Maintenance Agreement
Executed by and between:	Garden Grove Agency for Community Development, a public body corporate and politic and Westbrook Development Company, a California General Partnership
Recorded:	September 22, 1999 as Instrument No. 19990677883, Official Records
- 7) An instrument, upon the terms and conditions contained therein
 

Entitled:	Development Agreement
Executed by and between:	City of Garden Grove and Westbrook Development Corporation
Recorded:	May 10, 2001 as Instrument No. 20010300771, Official Records
- 8) An instrument, upon the terms and conditions contained therein
 

Entitled:	Notice of Agreement with conditions of Approval and Discretionary Permit Approval
Dated:	March 8, 2002
Executed by and between:	Westbrook Development Co., a General Partnership
Recorded:	March 20, 2002 as Instrument No. 20020229560, Official Records
- 9) A Deed of Trust to secure an indebtedness of
 

Amount:	\$17,000,000.00
Trustor:	Westbrook Development Co., a California Corporation
Trustee:	Commonwealth Land Title Company
Beneficiary:	Mortgage Electronic Registration Systems, Inc. (MERS)
Dated:	June 26, 2007
Recorded:	June 27, 2007 as Instrument No. 2007000405595, Official Records.

*Exceptions Continued*

Said matter affects the herein described land and other land.

- 10) An Assignment of rents, royalties, issues and profits accruing from said land as additional security for the payment of the indebtedness secured by the Deed of Trust shown in paragraph 9 of schedule B.  
Recorded: June 27, 2007 as Instrument No. 2007000405596, Official Records.  
Executed by: Westbrook Development Co., a California Limited Partnership  
In favor of: Mortgage Electronic Registration Systems, Inc. (MERS)
- 11) An instrument, upon the terms and conditions contained therein  
Entitled: Subordination, Non-Disturbance and Attornment Agreement  
Recorded: June 27, 2007 as Instrument No. 2007000405597, Official Records.
- 12) A financing statement recorded July 2, 2007 as Instrument No. 2007000416481, Official Records.  
Dated: not shown.  
Debtor: Westbrook Development Co..  
Secured party: Mortgage Electronic Registration Systems, Inc. (MERS).
- 13) An instrument, upon the terms and conditions contained therein  
Entitled: Subordination, Non-Disturbance and Attornment Agreement  
Dated: June 26, 2007  
Executed by  
and between: Bear Stearns Commercial Mortgage, Inc. and Omnipoint Communications, Inc., a subsidiary of T-Mobile USA Inc.  
Recorded: August 29, 2007 as Instrument No. 2007000533989, Official Records
- 14) Rights of parties in possession of said land by reason of unrecorded leases, if any. Please forward said leases for our examination.
- 15) Prior to the issuance of any policy of title insurance, the following must be furnished to the company with respect to Westbrook Development Co., a California General Partnership, a (name of domiciliary state) partnership.  
  
This company will require evidence that a certified copy of a "filed" statement of partnership authority (form gp-1) with the office of Secretary of State has been recorded in the office of the county recorder, together with a current list naming all members of said partnership.  
  
The company reserves the right to make additional exceptions and/or requirements upon examination of all instruments submitted in satisfaction of the foregoing requirement(s).
- 16) The effect of documents, proceedings, liens, decrees or other matters which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon. The name search necessary to ascertain the existence of such matters has not been completed and will require a statement of information from vestees in order to complete this report.

**End of Schedule B**

**“NOTES AND REQUIREMENTS SECTION”****Note No. 1**

California Revenue and Taxation Code Section 18662, effective January 1, 1994 and by amendment effective January 1, 2003, provides that the buyer in all sales of California Real Estate may be required to withhold 3 and 1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained.

**NOTE NO. 2 PAYOFF INFORMATION:**

Note: this company does require current beneficiary demands prior to closing.

If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

- A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.
- B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.
- C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

**Note No. 3**

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

**Notice Regarding Your Deposit of Funds**

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow. If funds are to be deposited with **Orange Coast Title** by wire transfer, they should be wired to the following bank/account:

Wiring Instructions for This Office:

**Comerica Bank**

611 Anton Blvd.

Costa Mesa, CA 92626

ABA 1211-37522

Account No. 1891629857

**Credit to the account of Orange Coast Title**

**Payoff Fax No. (714) 523-4223**

**Reference Title Order No. 957250-11**

**and Berta Molina, title officer**





## ORANGE COAST TITLE COMPANY

640 North Tustin Avenue  
Santa Ana, California 92705  
(714) 558-2836

---

Lucky Team Escrow  
13305 Brookhurst  
Garden Grove, CA 92843

**Attention:** Carol  
**Borrower:** Westbrook Development Co.

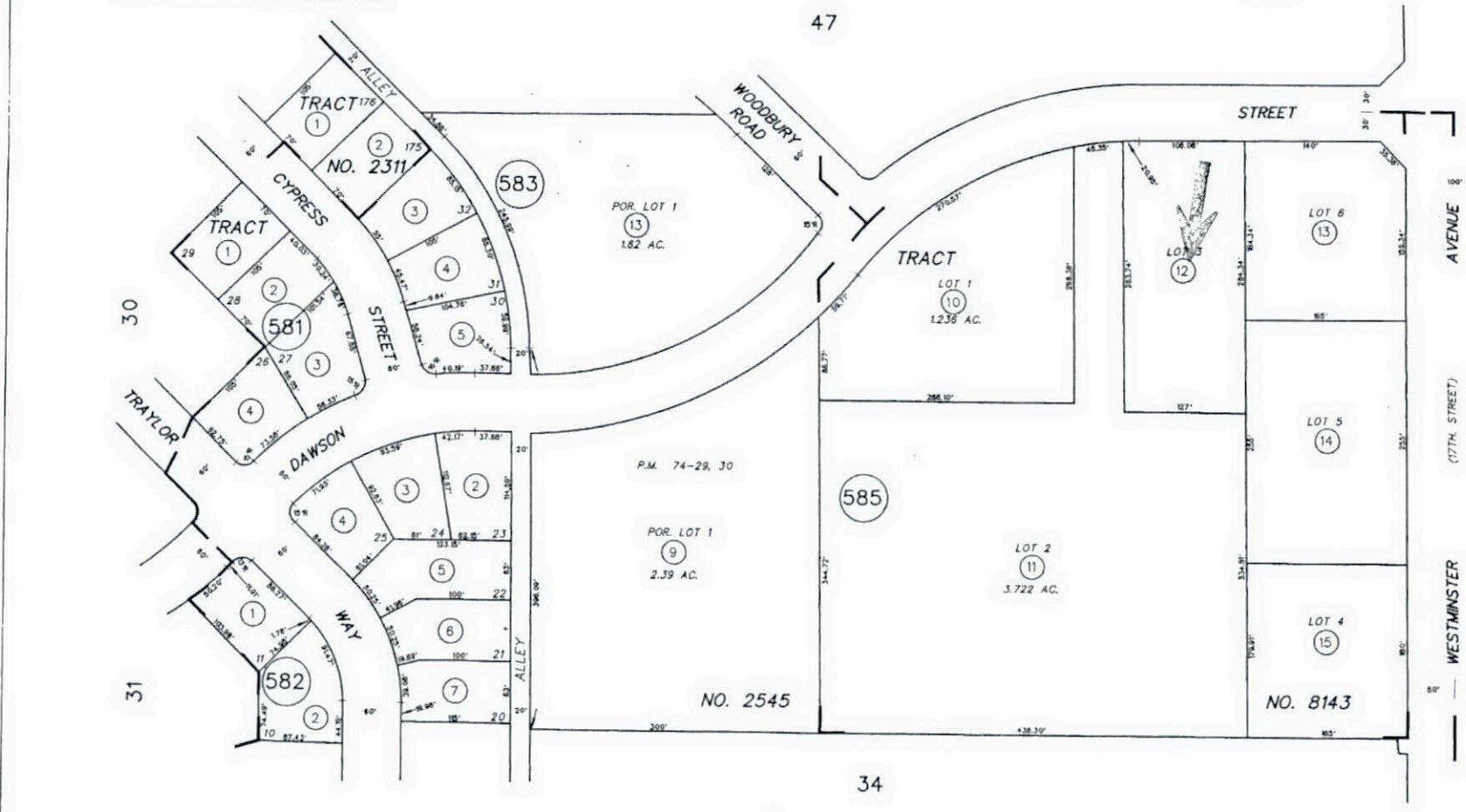
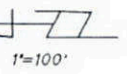
### Lenders supplemental report

The above numbered report (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 an American Land Title Association loan policy form as follows:

- A. This report is preparatory to this issuance of an American Land Title Association loan policy of title insurance. This report discloses nothing, which would preclude the issuance of said American land title association loan policy of title insurance with endorsement no. 100 attached thereto.
- B. The improvements on said land are designated as:
  - A Commercial Building
  - 13911 Dawson, in the City of Garden Grove, County of Orange, State of California.
- C. Our search of the public records revealed conveyance(s) affecting said land recorded within 24 months of the date of this report are as follows:
  - None.

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 1992

This map may or may not be a survey of the land depicted hereon. We expressly disclaim any liability of loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms provisions of the title insurance policy, if any, to which this map is attached.



MARCH 1962

TRACT NO. 2311  
TRACT NO. 2545  
TRACT NO. 8143

M.M. 65 - 22, 23  
M.M. 82 - 13, 14, 15  
M.M. 324 - 34, 35

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

ASSESSOR'S MAP BOOK 99 PAGE 58 COUNTY OF ORANGE

Description: Orange, CA Assessor Map 99.58 Page: 1 of 2  
Order: 11-00000957250 Comment:

## Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed.

Thank you for your support of **Orange Coast Title Company**. We hope that this makes your job a little easier.

## Exhibit "A"

Lot 3 of tract no. 8143, in the Garden Grove, County of Orange, State of California, as shown on a map recorded in book 324, pages 34 and 35 of miscellaneous maps, in the office of the County Recorder of said County.

Except therefrom all oil, gas, minerals and other hydrocarbons, below a depth of 500 feet, without the right of surface entry, as reserved in deeds of record.

Exhibit B (Revised 11-17-06)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

- The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land, (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part, or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

- This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/22/03) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE EXCLUSIONS

- In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning: a building, b zoning, c Land use d improvements on the Land, e Land division, f environmental protection. This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date. This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless: a a notice of exercising the right appears in the Public Records at the Policy Date, or b the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks: a that are created, allowed, or agreed to by You, whether or not they appear in the Public Records; b that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date; c that result in no loss to You, or d that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8 d, 22, 23, 24 or 25.
5. Failure to pay value for Your Title.
6. Lack of a right: a to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A, and b in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
• For Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

Table with 2 columns: Covered Risk and Our Maximum Dollar Limit of Liability. Rows include Covered Risk 14, 15, 16, and 18 with corresponding deductible amounts and liability limits.

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87) EXCLUSIONS

- In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: \* land use \* improvements on the land \* land division \* environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless: \* a notice of exercising the right appears in the public records \* on the Policy Date \* the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
3. Title Risks: \* that are created, allowed, or agreed to by you \* that are known to you, but not to us, on the Policy Date - unless they appeared in the public records \* that result in no loss to you \* that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks.
4. Failure to pay value for your title.
5. Lack of a right: \* to any land outside the area specifically described and referred to in Item 3 of Schedule A OR \* in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

ALTA LOAN POLICY (10-17-92) WITH ALTA ENDORSEMENT-FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

- The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land, (ii) the character, dimensions or location of any improvement now or hereafter erected on the land, (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part, or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer, or (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination, or (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure: (a) to timely record the instrument of transfer; or (b) of such recordation to impart notice to a purchaser for value or a judgement or lien creditor. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

EXCEPTIONS FROM COVERAGE

- This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

- The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:
1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land, (ii) the character, dimensions, or location of any improvement erected on the Land, (iii) the subdivision of land, or (iv) environmental protection, or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed, or agreed to by the Insured Claimant, (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b). The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records

#### ALTA OWNER'S POLICY (10-17-92) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land, (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part, or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters (a) created, suffered, assumed or agreed to by the insured claimant, (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy, or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
- Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer, or (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure: (a) to timely record the instrument of transfer, or (b) of such recordation to impart notice to a purchaser for value or a judgement or lien creditor. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records

#### 2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed, or agreed to by the Insured Claimant, (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records

#### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part, or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters (a) created, suffered, assumed or agreed to by the Insured Claimant, (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated
- Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
- Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26
- Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
- Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at (a) The time of the advance, or (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of Interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
- The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

# ORANGE COAST TITLE COMPANY

## PRIVACY POLICY

### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

### **Former Customers**

**Even if you are no longer our customer, our Privacy Policy will continue to apply to you.**

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

### **Opting Out**

We may also share the information we collect about you within our family of companies (our “Affiliated Companies”). We may also provide this information to companies that perform marketing or other services on our behalf, or on behalf of our Affiliated Companies (“Service Providers”). However, we will not share this information with our Affiliated Companies or our Service Providers if you choose to opt out, in writing. To opt out, please use the form entitled “Request Not to Share Nonpublic Personal Information”, which is attached hereto. This form provides instructions on how to request us not to share information with third parties.

Please be aware that Orange Coast Title Company and its Affiliated Companies maintain high standards to safeguard nonpublic, personal information, and do not rent or sell such information. Please note, however, that unless you opt out in writing, our Affiliated Companies and Service Providers will have access to the information in our files.

### **Other Important Information**

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy and the ability to opt out (as required by law) before the new policy becomes effective.

# STATEMENT OF FACTS

## CONFIDENTIAL INFORMATION FOR YOUR PROTECTION

This statement is to be signed personally by each party to the transaction and by both husband, wife or domestic partner before title insurance can be written. When filled in completely it will serve to establish identity, eliminate matters affecting persons of similar name, protect you against forgeries, and speed the completion of your transaction.

**MY FULL NAME** (First, Middle, Last) \_\_\_\_\_ Date of Birth : \_\_\_\_\_  
 Business Ph: \_\_\_\_\_ Home Ph: \_\_\_\_\_ Birthplace: \_\_\_\_\_  
 SS# \_\_\_\_\_ Driver's License No. \_\_\_\_\_ Expiration Date \_\_\_\_\_ State Issued \_\_\_\_\_

I have lived continuously in the USA since: \_\_\_\_\_  
 Full name of spouse/domestic partner: (First, Middle, Last) \_\_\_\_\_  
 Spouse/domestic partner's Birthplace: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
 Spouse/domestic partner's SS# \_\_\_\_\_ I have lived continuously in the USA since: \_\_\_\_\_  
 We were married/legally joined on : \_\_\_\_\_ at \_\_\_\_\_  
 Spouse/domestic partner's maiden name: \_\_\_\_\_

### RESIDENCES & OCCUPATIONS DURING PAST 10 YEARS

Street _____	City _____	From _____	to _____
Street _____	City _____	From _____	to _____
Street _____	City _____	From _____	to _____

### OCCUPATIONS

(Husband/Domestic partner)	Firm Name: _____	Location: _____
	Firm Name: _____	Location: _____
	Firm Name: _____	Location: _____
(Wife/Domestic partner)	Firm Name: _____	Location: _____
	Firm Name: _____	Location: _____
	Firm Name: _____	Location: _____

(If no former marriage/union, write "none" Otherwise complete the following)

**Any Former Marriages**  
 Name of former wife/domestic partner: \_\_\_\_\_  
 Deceased: \_\_\_ Divorced: \_\_\_ Interlocutory: \_\_\_ Final: \_\_\_ When: \_\_\_\_\_ Where: \_\_\_\_\_  
 (check one item - fill in date & place) Name of former husband/domestic partner: \_\_\_\_\_  
 Deceased: \_\_\_ Divorced: \_\_\_ Interlocutory: \_\_\_ Final: \_\_\_ When: \_\_\_\_\_ Where: \_\_\_\_\_

There are no leases, defects, encumbrances, adverse claims, or other matters affecting said property other than as

Shown on the Preliminary Report prepared by: \_\_\_\_\_  
 Bearing the above referenced order number dated: \_\_\_\_\_  
 There is no-one in possession or entitled to possession of said property other than the Vestee shown in said Preliminary Report except: \_\_\_\_\_  
 There is no work of improvement in progress and no such work has been completed within one year of this date:  
 (Circle One)                      YES                      NO

The Street address of the property in this transaction is: \_\_\_\_\_  
 Single Family Residence: \_\_\_\_\_ Multiple Residence: \_\_\_\_\_ Commercial: \_\_\_\_\_ Vacant Land: \_\_\_\_\_  
 Occupied By: Owner: \_\_\_\_\_ Lessee: \_\_\_\_\_ Tenants: \_\_\_\_\_  
 Is any portion of new loan funds to be used for construction? (circle one)      YES                      NO

Date: \_\_\_\_\_ (Signature)

Order No:                      957250-11                      \_\_\_\_\_ (Signature)



March 5, 2008

City of Garden Grove  
ATTN: Chris Chung, Assisting Planner  
Planning Department  
11222 Acacia Parkway  
Garden Grove, CA 92840

**SUBJECT: Proposal for a Dine-in Beer & Wine License (ABC License Type 41) for QUE ME Restaurant located at 10145 & 10155 Westminster Ave., Garden Grove, CA 92843.**

Dear Chris:

Per your direction, I have contacted and spoken on the phone with Sgt. Kevin Boddy at the Police Department on 3/4/08 regarding my proposal for a Dine-in Beer & Wine License (ABC Type 41). Sgt. Boddy told me to advise you and your department that he has approved and supported my request. I am very excited and happy with Sgt. Boddy's decision and I would like to ask for the same support from your department.

My business has started on January 26, 2008. My restaurant is an Authentic Vietnamese & Thai cuisine. We specialize in mostly Seafood Dishes that are culturally unique from Vietnam and with some Beer & Wine, these unique seafood dishes will definitely create a much better taste. Therefore, a Beer & Wine License is very crucial to the growth of my business.

Based on the primary approval from Sgt. Boddy of the Police Department, I have attached the following information for your consideration and approval:

- 1) A complete Foods and Beverages Menu being served
- 2) Copy of the restaurant's floor plan
- 3) Currently there are three employees including myself as Chef Cook
- 4) Seats 30-40 people
- 5) Days and Hours of operation:  
Monday – Sunday (Wednesday closed)  
9:00 a.m. to 10:00 p.m.

PW-108-96

March 5, 2008

Chris Chung

Page 2 of 2

I highly appreciate your concern on this matter and I am looking forward to hearing from you as soon as possible. Should you need further information, please feel free to contact me at:

**Daytime Telephone: (714) 741-2000 or Cell (714) 425-2865**

Sincerely Yours,

A handwritten signature in black ink, appearing to read "My-Ha Ho", written over a horizontal line.

My-Ha Ho  
Owner – Petitioner  
Que Me Restaurant

cc: Sgt. Kevin Boddy  
Garden Grove Police Department

Attachment

# Quê Mẹ

## Restaurant & Phở 98

(Authentic Vietnamese Cuisine)

Chuyên các món ăn thuần túy Việt Nam

Tel: (714) 741-2000

10145 & 10155 Westminster Ave  
Garden Grove, CA 92843

(Westminster / Brookhurst)

- \* Chuyên các món ăn thuần túy Bắc, Trung, Nam đậm đà của "Quê Mẹ" Việt Nam.
- \* Các món "MẮM" bắt hủ, càng ăn càng ngon miệng của Miền Trung và Miền Tây Nam Phần, Việt Nam.

(Vietnamese Food is very rich in flavor derived from a diverse culture that prides itself on using only the best ingredients and freshest foods. "QUE ME" specializes in dishes that are culturally unique and allow your taste buds to experience a place called "VIET NAM".

### BUSINESS HOURS:

Monday - Sunday  
9:00am - 9:00pm

(WEDNESDAY CLOSED)

# Quê Mẹ

## Restaurant & Phở 98

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Tel: (714) 741-2000

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(Westminster / Brookhurst)

# CÁC MÓN ĐẶC BIỆT

## MẮM

### Quê Mẹ

1. Mắm và Rau “Quê Mẹ” ....(nhỏ) \$10.95  
..... (lớn) \$15.95
2. Lẩu Mắm “Quê Mẹ” .....(nhỏ) \$13.95  
..... (lớn) \$19.95
3. Bún Mắm Nước Lèo “Quê Mẹ”.. \$7.95
4. Mắm Cá Thu (Qui Nhơn)..... \$9.95
5. Mắm Thái Thịt Luộc ..... \$8.95
6. Mắm Tôm Chà ..... \$9.95
7. Mắm Lóc Chưng ..... \$8.95

Dùng với:

Bún nhỏ, Bún Lớn, hoặc Cơm Trắng,  
Thịt luộc và các thứ rau trộn, bắp chuối.

\*\*\* To go thêm .35c \*\*\*

## ĐIỂM TÂM - BREAKFAST

- |  |        |
|--|--------|
| 1. Bánh Mì Opla (3 Eggs)<br>Served w/ Toasted French Bread                 | \$4.50 |
| 2. Bò Kho Bánh Mì (Stewed Beef)<br>Served w/ Toasted French Bread          | \$6.75 |
| 3. Cari Gà (Stewed Curry Chicken) *Spicy<br>Served w/ Toasted French Bread | \$8.75 |
| 4. Xôi Mặn Lạp Xưởng<br>(Sticky Rice w/ Shredded Roasted Chicken)          | \$5.95 |

## KHAI VỊ - APPETIZERS

- |   |         |
|---|---------|
| 1. Chả Giò Tôm Cua<br>(Crispy Fried Egg Rolls) 4 Rolls<br>(Bánh Tráng Việt Nam ) <u>Thêm mỗi cuốn: 75c</u>  | \$4.95  |
| 2. Gỏi Cuốn, Bì Cuốn, Nem Cuốn<br>(Spring Rolls) 3 Rolls - <u>Thêm mỗi cuốn: \$1.00</u>   | \$4.75  |
| 3. Đậu Hũ Chiên Mỡ Hành (Crispy Tofu)   | \$5.75  |
| 4. Cánh Gà Ướp Muối Tỏi Chiên<br>(Crispy Fried Garlic Chicken Wings) <u>Thêm xôi: 95c</u>   | \$9.95  |
| 5. Tôm Lăn Bột Chiên<br>(Fried Tempura Shrimp)  | \$9.95  |
| 6. Mực Chiên Dòn (Fried Squid)  | \$9.95  |
| 7. Gỏi Gà (Chicken Salad Mixed)   | \$9.95  |
| 8. Gỏi Bò (Beef Salad Mixed)  | \$10.95 |
| 9. Gỏi Bò Thái Lan Đặc Biệt ( <i>dặt trước</i> )<br>(Special Salad Mixed - Thai Style) *Spicy<br>Dùng với Bánh Phồng Tôm - Served w/ Shrimp Cracker | \$19.95 |

# “Phở 98”

## PHỞ BÒ - BEEF RICE NOODLE SOUP

*(Beef Rice Noodle Soup served w/Filet Mignon Steak  
& various assorted parts of Beef over Rice Noodles)*  
DÙNG TOÀN BÁNH TƯƠI

- |  |        |
|--|--------|
| 1. Phở Đặc Biệt<br>(Beef Rice Noodle Soup Special)   | \$5.95 |
| 2. Phở Tái<br>(Rice Noodle Soup) w/Rare Beef   | \$5.00 |
| 3. Phở Chín<br>(Rice Noodle Soup) w/Well Cooked Beef   | \$5.00 |
| 4. Phở Bò Viên<br>(Rice Noodle Soup) w/Beef Meat Ball only                                       | \$5.00 |
| 5. Phở Tái, Gân<br>(Rice Noodle Soup) w/Rare Beef &Tendon  | \$5.50 |
| 6. Phở Tái, Nạm, Vè, Gân, Sách<br>(Rice Noodle Soup)<br>w/Rare Beef, Flank, Shank, Tripe &Tendon | \$5.50 |
| 7. Phở Tái, Nạm, Gầu<br>(Rice Noodle Soup) w/Rare Beef, Flank & Brisket                          | \$5.50 |
| 8. Phở Tái, Nạm, Sách<br>(Rice Noodle Soup) w/Rare, Flank & Tripe                                | \$5.50 |
| 9. Phở Tái, Bò Viên<br>(Rice Noodle Soup) w/Rare Beef & Beef Meat Ball                           | \$5.50 |
- Side Order: Chén Soup Bò Viên.....\$2.75

\*\*\* To go, thêm .35c \*\*\*

## MIẾN - CHÁO - MÌ

1. Miến Gà **\$4.95**  
(Mung Bean Vermicelli Chicken Soup)
2. Mì Dai Xá Xíu **\$5.25**  
(Egg Noodle Soup Special)

Thêm Mì....75c

## BÚN - VERMICELLI DISHES

1. Bún Chả Hà Nội (Đặc Biệt “Quê Mẹ”) **\$7.95**
2. Bún Bì hay Chả Giò **\$5.50**
3. Bún Bò Xào **\$5.50**  
(Vermicelli Noodles w/Stir Fried Beef)
4. Bún Tôm, Thịt Nướng **\$6.95**  
(Vermicelli Noodles, w/Shrimp, Grilled Pork or Beef)
5. Bún Chả Giò, Tôm, Thịt Nướng **\$7.50**  
(Vermicelli Noodles w/Egg Rolls, Shrimp & Grilled Pork or Beef )

## CƠM - RICE DISHES

1. Cơm Bò Lúc Lắc **\$9.95**  
(Wok Stir Fried Diced Filet Mignon) Served over Steamed Rice
2. Cơm Sườn Bò Đại Hàn **\$7.50**  
(Grilled Spare Ribs) Served over Steamed Rice
3. Bánh Tằm Bì **\$6.95**

Side order: steamed rice - thêm cơm: .75c

**\*\*\* To go, thêm .35c \*\*\***

## GIẢI KHÁT - BEVERAGES

- |  |               |
|--|---------------|
| 1. Nước Ngọt (Soda)<br>7-up / Coke (Diet)/Pepsi (Diet)/Root Beer / Sprite                      | <b>\$1.25</b> |
| 2. Nước Chai (Bottled Water)   | <b>\$1.00</b> |
| 3. Trà (Herbal-Jasmine/Lotus Tea) (hot - Cup)<br>Bình / Pot <b>\$1.50</b> - Iced <b>\$1.00</b> | <b>\$0.50</b> |
| 4. Special Drinks:   |               |
| -Perrier Chanh Vắt (Fresh Lemon Juice)   | <b>\$2.50</b> |
| -Perrier Cam Vắt (Fresh Orange Juice)  | <b>\$2.50</b> |
| -Perrier Xí Mũi (Preserved Plum)   | <b>\$2.50</b> |
| -Sữa Đậu Nành (Soy Bean Milk) hot or cold  | <b>\$1.50</b> |
| -Nhãn Nhục (Iced Dry Longan Drink)   | <b>\$2.75</b> |

## COFFEE

- |   |               |
|---|---------------|
| 1. Café Fin Sữa Đá<br>(Iced coffee w/condensed Milk)  | <b>\$2.50</b> |
| 2. Café Fin Sữa Nóng<br>(Hot coffee w/condensed Milk) | <b>\$2.50</b> |
| 3. Café Đen Đá (Iced Coffee)                          | <b>\$2.00</b> |
| 4. Café Đen Nóng (Hot Coffee)                         | <b>\$2.00</b> |

## TRÁNG MIỆNG - DESSERTS

- |                         |               |
|-------------------------|---------------|
| 1. Sương Sáo (Gelatins) | <b>\$2.00</b> |
| 2. Trái Nhãn            | <b>\$3.00</b> |
| 3. Trái Vải             | <b>\$3.00</b> |





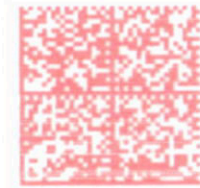






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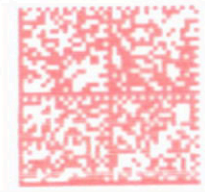
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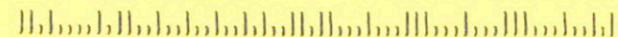
BUI, TOM  
C074 C066  
13228 MICHAEL RAINFORD CIR  
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