



APPLICATION FOR DESIGN REVIEW

City of La Habra Planning Department
110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
Phone: (562) 383-4100 Fax: (562) 383-4476

Office Use Only

DE 22-03

APPLICANT

Property Owner (s) mailing address

Name LA HABRA ASSOCIATES, LLC

Address 7777 EDINGER AVE, SUITE 133
HUNTINGTON BEACH, CA 92647

Phone: Home (951) 230-1885

Work (714) 430-8021

Fax () _____

E-mail awesley@djmcapital.com

Person to be contacted other than the property owner

Name CRISTINA CAPARAS

Address 35 Hugus Alley, Ste. 200
Pasadena, CA 91103

Phone (626) 583-8348 x 141

Fax: () _____

E-mail ccaparas@mckently.com

Affiliation McKently Malak Architects

INFORMATION

Location of Property 1130 S. Beach Blvd., La Habra, CA 90631

Legal Description of Property _____ Tract No. 13828 Lot No. 7 or Attached (X)

Assessors Parcel Number 018-381-69

Present Use A2 - Music Studio, Karaoke, Restaurant Present Zoning C-2sH Community Shopping Center High Density

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

PROPERTY OWNERS AFFIDAVIT

I, (We) Enc Sahn, President of La Habra Associates, LLC, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the application and understand that the application shall become null and void within six (6) months from the date this application is deemed incomplete as required by L.H.M.C. Section 18.08.130. In addition, I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of this request and understand that this request if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this request.

SIGNED *Enc Sahn*

SIGNED _____

Subscribed and sworn to before me on this _____ day of _____ 20____

by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

FOR OFFICE USE ONLY

Application and Fee Received By *CS* Date 2.24.22

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On February 23, 2021 before me, Juan Carlos Portillo Caceres Notary Public
(insert name and title of the officer)

personally appeared Eric Howard Sahn
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)

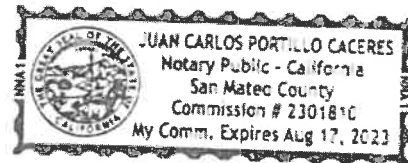


EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA HABRA, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 1, 2, 4, 5, 6, 7 AND 8 OF TRACT NO. 13828, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 700, PAGES 1 TO 6 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THOSE CERTAIN DEEDS, TO THE CITY OF LA HABRA RECORDED AUGUST 26, 1997 AS INSTRUMENT NO. 97-414771 AND OCTOBER 22, 1997 AS INSTRUMENT NO. 97-527917 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPTING FROM SAID LAND, ALL OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING, OR THAT MAY BE PRODUCED FROM SAID PROPERTY, AND THE SOLE AND EXCLUSIVE RIGHT TO DRILL SLANTED WELLS FROM ADJACENT LANDS INTO AND THROUGH, AND TO DEVELOP MINES AND CONSTRUCT TUNNELS, SHAFTS AND OTHER WORKS THROUGH, AND TO DEVELOP MINES AND CONSTRUCT TUNNELS, SHAFTS AND OTHER WORKS IN AND THROUGH THE SUBSURFACE OF SAID PROPERTY FOR THE PURPOSE OF RECOVERING SAID MINERALS, OR ANY OF THEM FROM SAID PROPERTY OR OTHER PROPERTY, OR BOTH, AND THE RIGHT TO USE THAT PORTION OF THE SUBSURFACE OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY FOR ALL PURPOSES PERTAINING TO OR INCIDENT TO THE PRODUCTION OF, THE STORAGE OF, CONSERVATION OF, OR EXPLORING FOR OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, OR ANY OF SAID SUBSTANCES, BY MEANS OF ANY METHOD NOW KNOWN OR UNKNOWN, BUT NOT INCLUDING WITHIN THIS EXCEPTION ANY RIGHT TO USE THE SURFACE ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE AFORESAID PURPOSES, AS RESERVED IN THE DEEDS FROM HAROLD M. STERN AND OTHERS, RECORDED SEPTEMBER 14, 1961 IN BOOK 5846, PAGES 813 AND 816 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM SAID LAND ALL OIL, RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS,

EXHIBIT A

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NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR, AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED IN THE DEED FROM JACOB STERN & SONS, INC., RECORDED FEBRUARY 21, 1956 IN BOOK 3405, PAGE 113 OF OFFICIAL RECORDS.

PARCEL B:

PARCELS 2 AND 3, AS SHOWN ON A MAP FILED IN BOOK 32, PAGE 11 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THOSE CERTAIN DEEDS, TO THE CITY OF LA HABRA RECORDED AUGUST 26, 1997 AS INSTRUMENT NO. 97-414772 AND OCTOBER 22, 1997 AS INSTRUMENT NO. 97-527916 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

EXCEPT ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING, OR THAT MAY BE PRODUCED FROM SAID PROPERTY, AND THE SOLE AND EXCLUSIVE RIGHT TO DRILL SLANTED WELLS FROM ADJACENT LANDS INTO AND THROUGH, AND TO DEVELOP MINES AND CONSTRUCT TUNNELS, SHAFTS AND OTHER WORKS IN AND THROUGH THE SUBSURFACE OF SAID PROPERTY FOR THE PURPOSE OF RECOVERING SAID MINERALS, OR ANY OF THEM FROM SAID PROPERTY OR OTHER

EXHIBIT A

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PROPERTY, OR BOTH, AND THE RIGHT TO USE THAT PORTION OF THE SUBSURFACE OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY FOR ALL PURPOSES PERTAINING TO OR INCIDENT TO THE PRODUCTION OF, THE STORAGE OF, CONSERVATION OF, OR EXPLORING FOR OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS, WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, OR ANY OF SAID SUBSTANCES, BY MEANS OF ANY METHOD NOW KNOWN OR UNKNOWN, BUT NOT INCLUDING WITHIN THIS EXCEPTION ANY RIGHT TO USE THE SURFACE OF SAID PROPERTY OR THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE AFORESAID PURPOSES, AS RESERVED IN THE DEEDS FROM HAROLD M. STERN AND OTHERS, RECORDED SEPTEMBER 14, 1961 IN BOOK 5846, PAGES 813 AND 816 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF LA HABRA RECORDED APRIL 22, 1999 AS INSTRUMENT NO. 19990295478 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

PARCEL C:

A NON-EXCLUSIVE, IRREVOCABLE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, NON-EXCLUSIVE, IRREVOCABLE RIGHT TO USE ALL COMMON FACILITIES AND IMPROVEMENT, AND NON-EXCLUSIVE, IRREVOCABLE RIGHT TO PARK AUTOMOBILES CREATED BY RESTATEMENT OF EASEMENT, RESTRICTION AND OPERATING AGREEMENT DATED APRIL 23, 1990 BY AND BETWEEN BULLOCK'S PROPERTIES CORP. AND LA HABRA ASSOCIATES RECORDED APRIL 27, 1990 AS INSTRUMENT NO. 90-224781, ON, OVER, AND ACROSS LOT 3 OF TRACT NO. 13828, AS SHOWN ON A MAP FILED IN BOOK 700 PAGES 1 TO 6, INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 018-381-61 thru 018-381-63, 018-381-66 & 018-381-67, 018-381-69 thru 018-381-71, 018-391-37 & 018-391-38