

January 7, 2008

City of Newport Beach
PO Box 1768
Newport Beach, CA 92625

Dear Sir or Madam:

Subject: Usage Permit for existing retail store at 3305 Newport Blvd, Unit D.

The following is my application's statement for my application for a Usage Permit for 3305 Newport Blvd, Unit D.

Currently, the property is being used as a retail store. I would like to convert the space into a chocolate shop with a production kitchen.

In that kitchen I will make chocolate confections, such as truffles, chocolate bars, and misc. candy confections, etc. I will have a small retail area (no larger than 100 square feet.) that I will be selling hot chocolate drinks, limited coffee drinks, and chocolate & candy confections. I may also be selling some pastries as well.

I will not be offering any seating for customers. All products being sold will be consumed off site. This being the case, I will slightly affect the limited parking that already exists in the area.

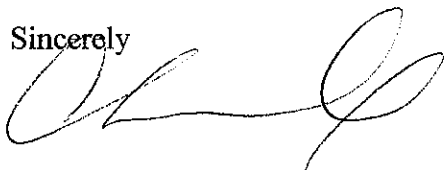
The process I use to make my confections and pastries will have limited waste and will not produce grease or other bi-products that affect the water waste.

The current structure will only be slightly altered to accommodate additional plumbing to install a hot water heater and a floor sink. All plumbing will be done by a Newport Beach licensed plumber. I will not be installing any ranges, fryers or most other equipment that is seen in restaurants.

I believe my type of business will only add to the wide variety of food establishments already in the area.

If you have any questions I can be reached at anytime at 949-378-4196

Sincerely

A handwritten signature in black ink, appearing to read 'Christopher M. Wood', written over a horizontal line.

Christopher M. Wood
Cacao Chocolatier