

# Voltaire Mixed-use Project

## Acoustical Analysis Report

Updated May 8, 2018 | AKS-01

*Prepared for:*

**AK Smith Architects**  
3375 Wellborn Street  
San Diego CA, 92103

*Prepared by:*

**HELIX Environmental Planning, Inc.**  
7578 El Cajon Boulevard  
La Mesa, CA 91942

# Voltaire Mixed-use Project

## ACOUSTICAL ANALYSIS REPORT

*Prepared for:*

**AK Smith Architects**  
3375 Wellborn Street  
San Diego CA, 92103

*Prepared by:*

**HELIX Environmental Planning, Inc.**  
7578 El Cajon Boulevard  
La Mesa, CA 91942

Updated May 8, 2018 | AKS-01

# TABLE OF CONTENTS

---

<b><u>Section</u></b>	<b><u>Page</u></b>
EXECUTIVE SUMMARY .....	ES-1
1.0 INTRODUCTION .....	1
1.1 Project Location .....	1
1.2 Project description .....	1
2.0 ENVIRONMENTAL SETTING .....	1
2.1 Noise and Sound Level Descriptors and Terminology .....	1
2.2 Terminology .....	1
2.3 Noise and Vibration-Sensitive Land Uses .....	2
2.4 Regulatory Framework .....	2
2.4.1 City of San Diego Municipal Code, Chapter 5, Article 9.5, Division 4, §59.5.0404 Construction Noise .....	2
2.4.2 City of San Diego Municipal Code, Chapter 5, Article 9.5, Division 4, § 59.5.0401, Sound Level Limits .....	3
2.4.3 Development Services Department Significance Determination Thresholds (January 2011 Revision) .....	4
2.5 Existing Conditions .....	4
2.5.1 Surrounding Land Uses .....	4
3.0 METHODOLOGY AND SIGNIFICANCE CRITERIA .....	6
3.1 Methodology and Equipment .....	6
3.2 Assumptions .....	7
3.2.1 Construction .....	7
3.2.2 Operation .....	7
4.0 IMPACTS .....	8
4.1 Guidelines for the Determination of Significance .....	8
4.2 Issue 1: Noise Level standard compliance for new uses .....	9
4.2.1 Transportation Noise .....	9
4.2.2 Mitigation Measures .....	12
4.2.3 Significance of Impacts After Mitigation .....	12
4.3 Issue 2: Excessive Ground-borne Vibration .....	12
4.3.1 Impact Analysis .....	12
4.3.2 Mitigation Measures .....	12
4.3.3 Significance of Impacts After Mitigation .....	12
4.4 Issue 3: Permanent Increase in Ambient Noise Levels .....	12
4.4.1 Heating, Ventilation, and Air Conditioning Systems .....	13
4.4.2 Off-site Transportation Noise .....	13
4.4.3 Mitigation Measures .....	13
4.4.4 Significance of Impacts After Mitigation .....	13

## TABLE OF CONTENTS (cont.)

---

4.5	Issue 4: Temporary Increase in Ambient Noise Levels .....	13
4.5.1	Construction Noise .....	13
4.5.2	Mitigation Measures.....	14
4.5.3	Significance of Impacts After Mitigation .....	14
5.0	LIST OF PREPARERS .....	14
6.0	REFERENCES.....	15

### LIST OF APPENDICES

A	Carrier 38HDR060 Split System Condenser
B	SDIA Noise Contour Exhibit
C	Exterior-to-Interior Noise Reduction Analysis

### LIST OF FIGURES

<b><u>No.</u></b>	<b><u>Title</u></b>	<b><u>Follows Page</u></b>
1	Regional Location.....	2
2	Aerial Photograph .....	2
3	Site Plan .....	2
4	Noise Contours and Receivers .....	10

### LIST OF TABLES

<b><u>No.</u></b>	<b><u>Title</u></b>	<b><u>Page</u></b>
1	Applicable Noise Limits .....	3
2	City of San Diego Traffic Noise Significance Thresholds (CNEL).....	4
3	Noise Measurement Results .....	5
4	Traffic Counts Along Voltaire Street .....	5
5	Carrier 38HDR060 Condenser Noise.....	7
6	Existing and Future Traffic Volumes .....	8
7	Future On-site Noise Levels .....	10
8	Exterior-to-Interior Noise Levels – Unit 1 Second-Story.....	11
9	Exterior-to-Interior Noise Levels – 1 <sup>st</sup> Floor Commercial .....	11

## ACRONYMS AND ABBREVIATIONS

---

ADT	average daily trips
ALUCP	Airport Land Use Compatibility Plan
ANSI	American National Standards Institute
CAD	Computer Aided Design
CadnaA	Computer Aided Noise Abatement
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CN	Commercial-Neighborhood
CNEL	Community Noise Equivalent Level
dB	decibel
dBA	A-weighted decibel
DSD	City of San Diego Development Services Department
feet	ft.
FTA	Federal Transit Administration
HVAC	heating, ventilation, and air conditioning
Hz	Hertz
I-8	Interstate 8
kHz	kilohertz
L <sub>DN</sub>	Day-Night Sound Level
L <sub>EQ</sub>	one-hour average sound level
mPa	micro-Pascals
mph	miles per hour
NSLU	noise-sensitive land use
ppv	peak particle velocity
RCNM	Roadway Construction Noise Model
RM	Residential-Multiple Unit
RS	Residential-Single Unit
SANDAG	San Diego Association of Governments
SDIA	San Diego International Airport
SPL	sound pressure level
STC	Sound Transmission Class
S <sub>WL</sub>	sound power level

## ACRONYMS AND ABBREVIATIONS (cont.)

---

TNM  
USDOT

Traffic Noise Model  
U.S. Department of Transportation

## EXECUTIVE SUMMARY

This report presents an assessment of potential construction and operational noise impacts associated with the proposed Voltaire Mixed Use Project (project).

The project is located in the City of San Diego (City) on Voltaire Street. The proposed project consists of the construction of two second-story multi-family residential units over a ground level parking area and a single commercial storefront facing Voltaire Street on an existing single-family home site.

Combined exterior noise levels from traffic noise and San Diego International Airport (SDIA) would exceed the City's 65 Community Noise Equivalent Level (CNEL) threshold for residential uses. The primary contributor to exterior noise levels is the airport; traffic noise considered by itself would not exceed City thresholds. Per planning standards identified in the City's 2011 Significance Determination Thresholds, impacts due to SDIA noise are not considered significant and additional noise control would not be necessary for exterior areas.

As traditional architectural materials are expected to attenuate noise levels by 15 CNEL, if noise levels exceed 60 CNEL, interior noise levels may exceed the Title 24 interior noise standard of 45 CNEL. Since noise levels at the building façade were modeled at over 60 CNEL for the residential and 65 CNEL for the commercial, an exterior-to-interior noise reduction analysis was conducted to determine if the interior noise levels would comply with Title 24 and the City of San Diego standards for commercial interior space. The Unit 1 bedrooms and living room (closest to Voltaire Street) and commercial space were modeled in the exterior-to-interior analysis. With a minimum window requirement of Sound Transmission Class (STC) 28, interior noise levels were modeled to be below 45 CNEL and impacts would be less than significant. Proper ventilation in accordance with the International Building Code would ensure that the windows could remain closed to maintain adequate interior noise levels.

Vibration impacts from use of a vibratory roller during construction would not exceed applicable standards. Construction of the project, including grading, would not cause significant noise impacts to surrounding noise-sensitive land uses (NSLUs).

The project's heating, ventilation, and air conditioning (HVAC) noise would not exceed allowable City limits for operational sources at the nearest property lines.

Noise generated by project traffic would not cause significant impacts to off-site NSLUs.

THIS PAGE INTENTIONALLY LEFT BLANK

# 1.0 INTRODUCTION

## 1.1 PROJECT LOCATION

The Voltaire Mixed Use Project (project) is located in the City of San Diego (City) in San Diego County (see Figure 1, *Regional Location*, and Figure 2, *Aerial Photograph*). The project is located at 4921 Voltaire Street on a 3,750-square-foot parcel, 150 feet northwest of the intersection of Voltaire Street and Cable Street. The project is located approximately 0.6 mile west of Interstate 8 (I-8). Access to the project site would be provided from a private driveway off Voltaire Street.

The project is in the vicinity of San Diego International Airport (SDIA), with the main airport runway approximately 2.5 miles east of the project site (see location on Figure 1).

## 1.2 PROJECT DESCRIPTION

The project involves the construction of two multi-family residential units and one commercial unit in a two-story building (see Figure 3, *Site Plan*). The two units would be located on the second floor with ground level parking beneath the residential units. A single commercial storefront would be located on the first floor facing Voltaire Street. The building's rooftop would be developed as a deck with space designated for outdoor use and heating, ventilation, and air conditioning units. The first level garage will use residential car stackers (2-height single-space parking) to comply with parking space requirements. The lot is currently developed with a single-family home. City staff note the site zoning is CC-4-2 Commercial in the Ocean Beach Community Plan.

# 2.0 ENVIRONMENTAL SETTING

## 2.1 NOISE AND SOUND LEVEL DESCRIPTORS AND TERMINOLOGY

All noise level or sound level values presented herein are expressed in terms of decibels (dB), with A-weighting (dBA) to approximate the hearing sensitivity of humans. Time-averaged noise levels are expressed by the symbol  $L_{EQ}$ , with a specified duration. The Community Noise Equivalent Level (CNEL) is a 24-hour average, where noise levels during the evening hours of 7:00 p.m. to 10:00 p.m. have an added 5 dBA weighting, and sound levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. have an added 10 dBA weighting. This is similar to the Day-Night sound level ( $L_{DN}$ ), which is a 24-hour average with an added 10 dBA weighting on the same nighttime hours but no added weighting on the evening hours. Sound levels expressed in CNEL are always based on dBA. These metrics are used to express noise levels for both measurement and municipal regulations, as well as for land use guidelines and enforcement of noise ordinances.

## 2.2 TERMINOLOGY

### Sound, Noise, and Acoustics

Sound can be described as the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air) to a hearing organ, such as a human ear. Noise is defined as loud, unexpected, or annoying sound.

In the science of acoustics, the fundamental model consists of a sound (or noise) source, a receiver, and the propagation path between the two. The loudness of the noise source and obstructions or atmospheric factors affecting the propagation path to the receiver contribute to the sound level and characteristics of the noise perceived by the receiver. The field of acoustics deals primarily with the propagation and control of sound.

## Frequency

Continuous sound can be described by frequency (pitch) and amplitude (loudness). A low-frequency sound is perceived as low in pitch. Frequency is expressed in terms of cycles per second, or Hertz (Hz) (e.g., a frequency of 250 cycles per second is referred to as 250 Hz). High frequencies are sometimes more conveniently expressed in kilohertz (kHz), or thousands of Hertz. The audible frequency range for humans is generally between 20 Hz and 20,000 Hz.

## Sound Pressure Levels and Decibels

The amplitude of pressure waves generated by a sound source determines the loudness of that source. A logarithmic scale is used to describe sound pressure level (SPL) in terms of dBA units. The threshold of hearing for the human ear is about 0 dBA, which corresponds to 20 micro-Pascals (mPa).

## Addition of Decibels

Because decibels are logarithmic units, SPL cannot be added or subtracted through ordinary arithmetic. Under the decibel scale, a doubling of sound energy corresponds to a 3-dBA increase. In other words, when two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dBA higher than one source under the same conditions.

## 2.3 NOISE AND VIBRATION-SENSITIVE LAND USES

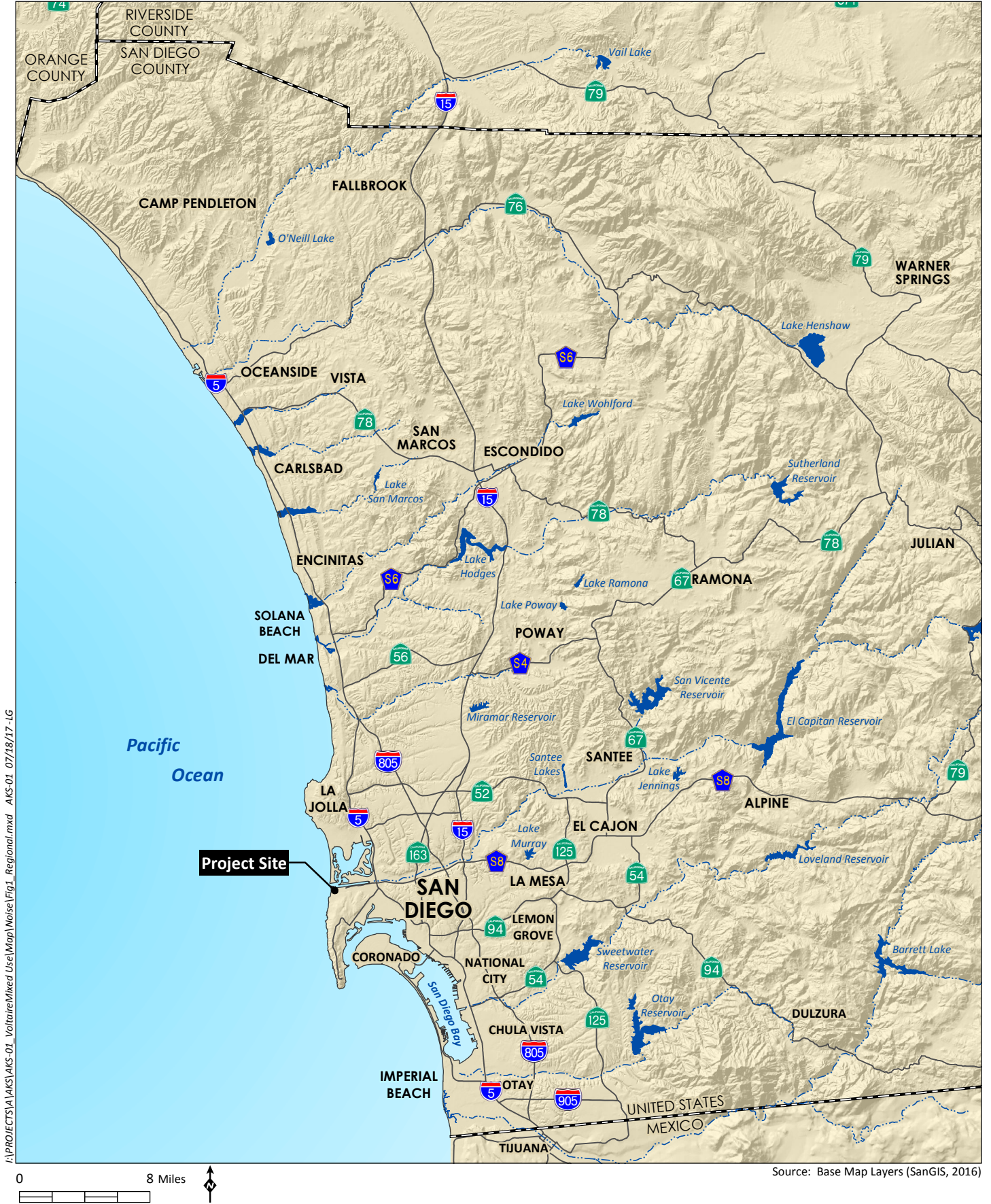
Noise-sensitive land uses (NSLUs) are land uses that may be subject to stress and/or interference from excessive noise, such as residential dwellings, schools, transient lodging (hotels), hospitals, educational facilities, libraries, and sensitive habitat. Industrial and commercial land uses are generally not considered sensitive to noise. NSLUs in the project area include single- and multi-family residences.

## 2.4 REGULATORY FRAMEWORK

Applicable noise standards for the proposed project are codified in the following City regulations:

### 2.4.1 City of San Diego Municipal Code, Chapter 5, Article 9.5, Division 4, §59.5.0404 Construction Noise

- (a) It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator. In granting such permit, the Administrator shall consider whether the construction noise in the vicinity of the proposed work

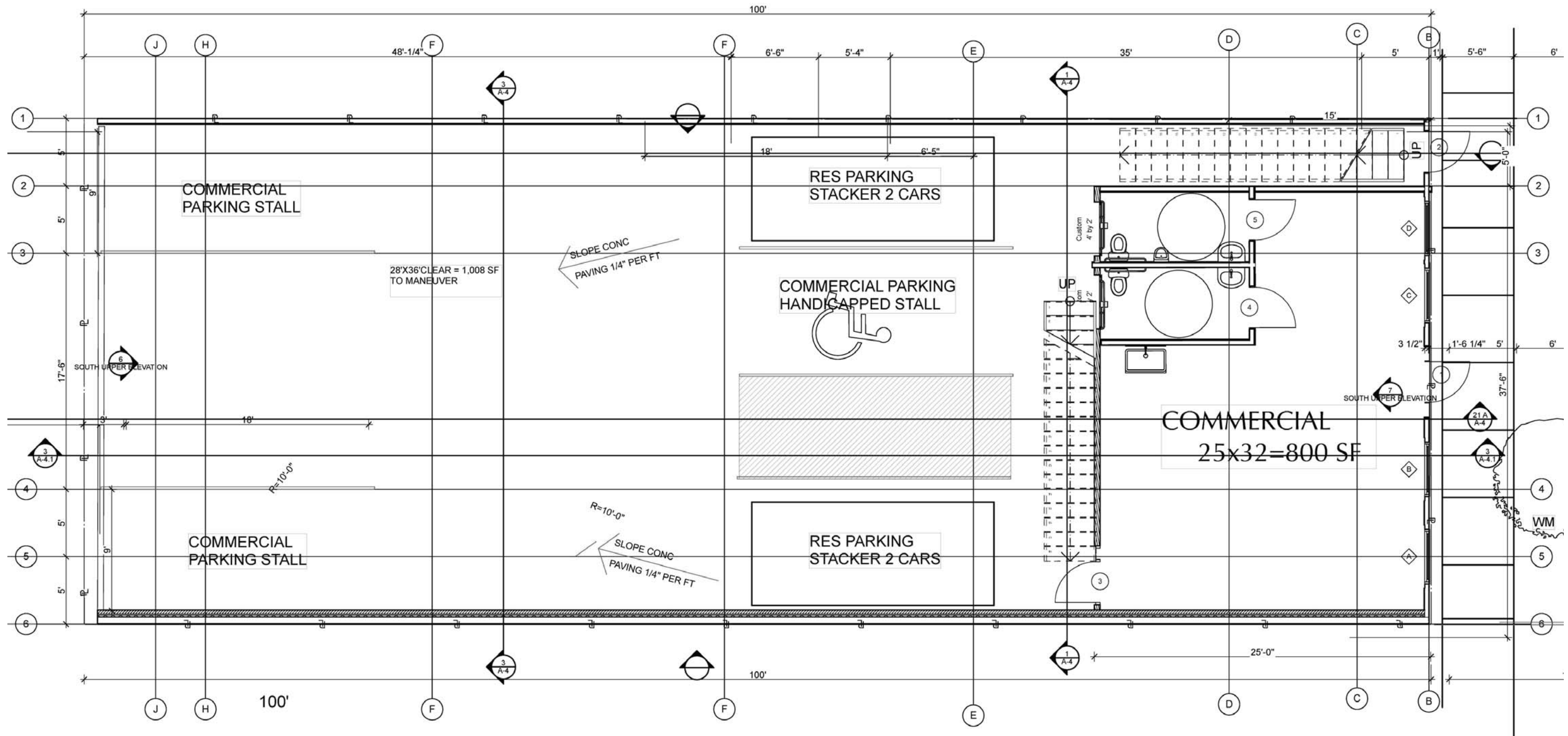


I:\PROJECTS\IA\AKS\AKS-01\_VoltaireMixedUse\Map\Noise\Fig2\_Vicinity\_Aerial.mxd AKS-01 7/18/2017 -LG



Source: Base Map Layers (SanGIS, 2017); Aerial (SanGIS, 2014)

I:\PROJECTS\AKS\AKS-01\_VoltaireMixed Use\Map\Noise\Fig3\_SitePlan.indd AKS-01\_07/18/17-LG



Source: A. K. SMITH ARCHITECTS, 2017

site would be less objectionable at night than during the daytime because of different population densities or different neighboring activities; whether obstruction and interference with traffic particularly on streets of major importance, would be less objectionable at night than during the daytime; whether the type of work to be performed emits noises at such a low level as to not cause significant disturbances in the vicinity of the work site; the character and nature of the neighborhood of the proposed work site; whether great economic hardship would occur if the work were spread over a longer time; whether proposed night work is in the general public interest; and he shall prescribe such conditions, working times, types of construction equipment to be used, and permissible noise levels as he deems to be required in the public interest.

- (b) Except as provided in subsection (c) hereof, it shall be unlawful for any person, including the City of San Diego, to conduct any construction activity so as to cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 dBA during the 12-hour period from 7:00 a.m. to 7:00 p.m.
- (c) The provisions of subsection (b) of this section shall not apply to construction equipment used in connection with emergency work, provided the Administrator is notified within 48 hours after commencement of work.

## 2.4.2 City of San Diego Municipal Code, Chapter 5, Article 9.5, Division 4, § 59.5.0401, Sound Level Limits

- (a) It shall be unlawful for any person to cause noise by any means to the extent that the one-hour average sound level exceeds the applicable limit given in the following table (Table 1, *Applicable Noise Limits*), at any location in the City on or beyond the boundaries of the property on which the noise is produced. The noise subject to these limits is that part of the total noise at the specified location that is due solely to the action of said person.

**Table 1**  
**APPLICABLE NOISE LIMITS**

Land Use Zone	Time of Day	One-hour Average Sound Level (dBA)
Single Family Residential	7:00 a.m. to 7:00 p.m.	50
	7:00 p.m. to 10:00 p.m.	45
	10:00 p.m. to 7:00 a.m.	40
Multi-Family Residential (up to a maximum density of 1/2000)	7:00 a.m. to 7:00 p.m.	55
	7:00 p.m. to 10:00 p.m.	50
	10:00 p.m. to 7:00 a.m.	45
All other Residential	7:00 a.m. to 7:00 p.m.	60
	7:00 p.m. to 10:00 p.m.	55
	10:00 p.m. to 7:00 a.m.	50
Commercial	7:00 a.m. to 7:00 p.m.	65
	7:00 p.m. to 10:00 p.m.	60
	10:00 p.m. to 7:00 a.m.	60
Industrial or Agricultural	Anytime	75

Source: City of San Diego Municipal Code, Chapter 5, Article 9.5, Division 4, §59.5.0401, Sound Level Limits

- (b) The sound level limit at a location on a boundary between two zoning districts is the arithmetic mean of the respective limits for the two districts. Permissible construction noise level limits shall be governed by Section 59.5.0404 of this article.
- (c) Fixed-location public utility distribution or transmission facilities located on or adjacent to a property line shall be subject to the noise level limits of Part (a) of this section, measured at or beyond six feet from the boundary of the easement upon which the equipment is located.

### 2.4.3 Development Services Department Significance Determination Thresholds (January 2011 Revision)

Table 2, *City of San Diego Traffic Noise Significance Thresholds (CNEL)*, provides the general thresholds of significance for uses affected by traffic noise. These thresholds are provided in the City Development Services Department's (DSD's) Significance Determination Thresholds (City 2011), which originate with the City of San Diego Noise Element (2008) contained in the City General Plan. These thresholds are also reflected in the City of San Diego California Environmental Quality Act (CEQA) thresholds.

**Table 2**  
**CITY OF SAN DIEGO TRAFFIC NOISE SIGNIFICANCE THRESHOLDS (CNEL)**

Structure or Proposed Use that would be Impacted by Traffic Noise	Interior Space	Exterior Useable Space	General Indication of Potential Significance
Single-family detached	45 dB	65 dB	Structure or outdoor useable area is < 50 feet from the center of the closest (outside) lane on a street with existing or future average daily trips (ADTs) > 7,500
Multi-family, schools, libraries, hospitals, day care, hotels, motels, parks, convalescent homes.	Development Services Department ensures 45 dBA pursuant to Title 24	65 dB	
Offices, Churches, Business, Professional Uses	n/a	70 dB	Structure or outdoor usable area is < 50 feet from the center of the closest lane on a street with existing or future ADTs > 20,000
Commercial, Retail, Industrial, Outdoor Spectator Sports Uses	n/a	75 dB	Structure or outdoor usable area is < 50 feet from the center of the closest lane on a street with existing or future ADTs > 40,000

Source: City 2011

CNEL=Community Noise Equivalent Level; dB=decibel; dBA=A-weighted decibel

## 2.5 EXISTING CONDITIONS

### 2.5.1 Surrounding Land Uses

The area surrounding the project site consists primarily of residential and commercial land uses, including both single- and multi-family residences. A single-family home is located to the southeast and multi-family residential complexes are located adjacent to the northwest and southeast of the project site. All neighboring residences are zoned as RM 2-4. Commercial buildings are located across the street to the northeast of the project site and further to the southeast; these are all zoned as CC (Community-Commercial).

### 2.5.1.1 General Site Survey

One 15-minute traffic noise measurement was conducted during a site visit on July 12, 2017. The measurement was performed adjacent to Voltaire Street along the sidewalk at the front of the proposed project site. During the noise measurement, start and end times were recorded and vehicle counts were made for cars, medium trucks (double-tires/two axles), and heavy trucks (three or more axles) for the corresponding road segments. The measurement time was sufficiently long for a representative traffic volume to occur and the noise level ( $L_{EQ}$ ) to stabilize. The vehicle counts were then converted to one-hour equivalent volumes by applying an appropriate factor.

The measured noise level and related weather conditions are shown in Table 3, *Noise Measurement Results*. Traffic counts for the timed measurement and the one-hour equivalent volumes are shown in Table 4, *Traffic Counts Along Voltaire Street*.

**Table 3**  
**NOISE MEASUREMENT RESULTS**

Date:	July 12, 2017
Conditions:	76 degrees Fahrenheit, 2-4 mph wind, moderate humidity
Time:	1:45 p.m. to 2:00 p.m.
Location:	Residential edge of sidewalk adjacent to Voltaire Street
Measured Noise Level:	66.9 dBA $L_{EQ}$
Notes:	Outdoor seating area noise from restaurant across street and aircraft overflight noise from SDIA

**Table 4**  
**TRAFFIC COUNTS ALONG VOLTAIRE STREET**

Roadway	Traffic	Autos	MT <sup>1</sup>	HT <sup>2</sup>
Voltaire Street	15-minute count	14	0	0
	One-hour Equivalent	56	0	0
Percent		100%	0%	0%

<sup>1</sup> Medium Trucks (double tires/two axles)

<sup>2</sup> Heavy Trucks (three or more axles)

## 3.0 METHODOLOGY AND SIGNIFICANCE CRITERIA

### 3.1 METHODOLOGY AND EQUIPMENT

The following equipment was used to measure existing noise levels at the project site:

- Larson Davis System 831 Integrating Sound Level Meters
- Larson Davis Model CAL250 Calibrator
- Windscreen and tripod for the sound level meter
- Digital camera

The sound level meter was field-calibrated immediately prior to the noise measurements to ensure accuracy. All measurements were made with a meter that conforms to the American National Standards Institute (ANSI) specifications for sound level meters (ANSI S1.4-1983 R2006). All instruments were maintained with National Institute of Standards and Technology traceable calibration per the manufacturers' standards.

Modeling of the exterior noise environment for this report was accomplished using two computer noise models: Computer Aided Noise Abatement (CadnaA) version 2017 and Traffic Noise Model (TNM) version 2.5. CadnaA is a model-based computer program developed by DataKustik for predicting noise impacts in a wide variety of conditions. CadnaA assists in the calculation, presentation, assessment, and mitigation of noise exposure. It allows for the input of project-related information, such as noise source data, barriers, structures, and topography to create a detailed CadnaA model, and uses the most up-to-date calculation standards to predict outdoor noise impacts. CadnaA traffic noise prediction is based on the data and methodology used in TNM. TNM was released in 2004 by the U.S. Department of Transportation (USDOT) and calculates the daytime average hourly  $L_{EQ}$  from three-dimensional model inputs and traffic data (California Department of Transportation [Caltrans] 2004). TNM was developed from Computer Aided Design (CAD) plans provided by the project applicant. Input variables included road alignment, elevation, lane configuration, area topography, existing and planned noise control features, projected traffic volumes, estimated truck composition percentages, and vehicle speeds.

The one-hour  $L_{EQ}$  noise level is calculated utilizing peak-hour traffic; peak-hour traffic volumes can be estimated based on the assumption that 10 percent of the average daily traffic would occur during a peak hour. The model-calculated one-hour  $L_{EQ}$  noise output is the equivalent to the CNEL (Caltrans 2009).

Project construction noise was analyzed using the Roadway Construction Noise Model (RCNM; USDOT 2008), which utilizes estimates of sound levels from standard construction equipment.

## 3.2 ASSUMPTIONS

### 3.2.1 Construction

Project construction would entail the use of equipment throughout the site for the full term of construction. Construction activities would be roughly divided into five phases, which could contain some overlap depending on location and timing. The phases would include the following:

1. Grading
2. Foundation excavation
2. Foundation pour
4. Utilities excavation
5. Building construction

The most likely source of vibration during the project construction would be from a vibratory roller, which would be used to achieve soil compaction as part of the foundation construction.

### 3.2.2 Operation

The known or anticipated project site operational noise sources include HVAC units and vehicular traffic. Aircraft noise from SDIA would also affect the site.

#### 3.2.2.1 Residential Air Conditioners

Specific planning data for the future HVAC units is not available at this stage of project design; however, analysis using a typical to larger-sized residential condenser mounted on the roof provides a reasonable basis for analysis. The unit used in this analysis is a Carrier 38HDR060 split system condenser (see Appendix A, *Carrier 38HDR060 Split System Condenser*). The manufacturer's noise data is provided below in Table 5, *Carrier 38HDR060 Condenser Noise*. It was assumed that the project includes the installation of HVAC condenser units on the roof of each proposed unit.

**Table 5**  
**CARRIER 38HDR060 CONDENSER NOISE**

Noise Levels in Decibels <sup>1</sup> (dB) Measured at Octave Frequencies							Overall Noise Level in A-weighted Scale (dBA) <sup>1</sup>
125 Hz	250 Hz	500 Hz	1 KHz	2 KHz	4 KHz	8 KHz	
63.0	61.5	64.0	66.5	66.0	64.5	55.5	72.0

<sup>1</sup> Sound Power Levels (S<sub>WL</sub>)

Hz=Hertz; KHz=kiloHertz

#### 3.2.2.2 Residential Car Parking Stackers

Specific noise levels for the car parking stackers is unknown at this time. However, a literature search reveals that two basic types of units are available; those with hydraulic lift cylinders and a second type with screw lift systems. Both use a small electric motor(s) to lift the car. The hydraulic uses a single 1/3 to 1/2 horsepower (HP) motor to drive a hydraulic pump submerged in an oil reservoir. The screw uses

one or sometime two similar size motors to turn screws similar to a garage door opener. In both types the noise levels are at or below 65 dBA at 5-feet from the unit which is equivalent to a sound power level of 79.8 dBA.

### 3.2.2.3 Vehicular Traffic

SANDAG's Series 13 Traffic Volume Forecasts provides the existing and future (year 2035) traffic volumes for the street segments surrounding the proposed project site under both scenarios. Anticipated future traffic noise levels used in modeling are shown in Table 6, *Existing and Future Traffic Volumes*.

**Table 6**  
**EXISTING AND FUTURE TRAFFIC VOLUMES**

Roadway Segment	ADT	
	2012	2035
Voltaire Street	1,600	1,800
Cable Street	12,100	12,600

Source: SANDAG 2017

The speed limit on Voltaire Street is posted as 25 miles per hour (mph) in the project vicinity. The posted speed limit on Cable Street is 30 mph. No medium trucks or heavy trucks were observed during the site visit. For a conservative analysis, the percentage breakdown of vehicles for modeling traffic noise was assumed to be 97 percent automobiles, 2 percent medium trucks, and 1 percent heavy trucks for Cable Street and 100 percent automobile for Voltaire Street.

### 3.2.2.4 Aircraft Noise

The project site is located directly under the SDIA normal flight takeoff path. The site is slightly outside the 65 CNEL contours shown on the SDIA noise contour exhibit of the SDIA Airport Land Use Compatibility Plan (ALUCP; Airport Land Use Commission 2014). This analysis assumes the SDIA noise as 64 CNEL at the project site (see Appendix B, *SDIA Noise Contour Exhibit*).

## 4.0 IMPACTS

### 4.1 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE

The following thresholds are based on the City Significance Determination Thresholds and Noise Ordinance, as applicable to the project.

A significant noise impact would occur if the project would:

1. Expose new development to noise levels at exterior use areas in excess of the noise compatibility standards established in the City Significance Determination Thresholds, provided in Table 2. For multi-family uses, the noise compatibility standard is 65 CNEL for exterior use areas and 45 CNEL for interior habitable areas.

2. Subject vibration-sensitive land uses to ground-borne vibration that exceeds the “severe” criteria, as specified by Caltrans (2013), for residences of 0.4 inches per second peak particle velocity (ppv).
3. Result or create a significant permanent increase in the existing noise levels. For the purposes of this analysis, a significant increase would be greater than a perceptible change (3 dBA) over existing conditions or generate noise levels at a common property line that exceed the limits shown in Table 1.
4. Result in temporary construction noise that exceeds 75 dBA  $L_{EQ}$  (12 hour) at the property line of a residentially-zoned property from 7:00 a.m. to 7:00 p.m. (as identified in Section 59.0404 of the City’s Municipal Code) or if non-emergency construction occurs during the 12-hour period from 7:00 p.m. to 7:00 a.m.

No City of San Diego or other known State or Federal regulations control same parcel noise impacts to other uses within the same parcel (car lifts and HVAC units). A reasonable and typical standard often considered when reviewing off-site to on-site interior impacts is 45 dBA interior noise and will be used for consideration of these uses.

## **4.2 ISSUE 1: NOISE LEVEL STANDARD COMPLIANCE FOR NEW USES**

### **4.2.1 Transportation Noise**

#### **4.2.1.1 Exterior Residential Noise Levels**

#### **Transportation Noise**

Refer to Table 6, *Existing and Future Traffic Volumes*, for the forecasted ADT data for all analyzed traffic conditions. The highest traffic volume for Cable Street was 12,600 ADT in 2035 and for Voltaire Street was 1,800 in 2035. As a conservative measure, these values were used in modeling to forecast future noise levels at the project site. A value of 64 CNEL for SDIA noise was used in modeling.

As can be seen in Table 7, *Future On-site Noise Levels*, Receivers R1 through R4 model the building façade noise levels to determine if an exterior-to-interior noise analysis would be required. The noise levels are first presented from just the roadway noise levels, then combined with the SDIA noise levels (64 CNEL). The commercial storefront was modeled at a 5-foot receiver height; the second stories were modeled at a height of 17 feet (12 feet ground elevation plus a 5-foot receiver height). Receiver locations are shown on Figure 4, *Noise Contours and Receivers*.

**Table 7**  
**FUTURE ON-SITE NOISE LEVELS**

Receiver Number	Location	Noise Levels (CNEL) with Roadways	Noise Levels (CNEL) with Roadways and Aircraft
R1	Commercial Store Front	62.6	66.4
R2	Front of 2 <sup>nd</sup> Story Residential Facing Voltaire Street	62.0	66.1
R3	Side of Residential near Voltaire Street	60.7	65.7
R4	Side of Residential Away from Voltaire Street	52.3	64.3

Note: Noise levels are based on traffic volumes provided in the San Diego Association of Governments (SANDAG) Series 13 Traffic Volume Forecasts SANDAG 2017) and the airplane noise contour from the SDIA ALUCP (Airport Land Use Commission 2014; see Appendix B for the SDIA noise contour exhibit)

The exterior use areas, including the patios and balconies, would not exceed standards when considering traffic noise alone. However, when combined with SDIA noise, levels would exceed 65 CNEL. Per guidance found within the City's 2011 Significance Determination However, threshold impacts due to SDIA noise are not considered significant and exterior use areas would not be considered for additional noise control.

#### 4.2.1.2 Interior Residential Noise Levels

As traditional architectural materials are expected to attenuate noise levels by 15 CNEL, if noise levels exceed 60 CNEL, interior noise levels may exceed the Title 24 interior noise standard of 45 CNEL. As shown in Table 7, building façade noise levels would exceed 60 CNEL at all units and interior noise levels could potentially exceed the Title 24 interior noise standard of 45 CNEL for multi-family residences. Therefore, an exterior-to-interior noise analysis was conducted to calculate expected interior noise levels at these units. The information in the interior noise analysis includes wall heights/lengths, room volumes, window/door tables typical for a standard building plan, as well as information on any other openings in the building shell. The analysis provides information for the rooms with the highest potential interior noise and extends these requirements to other similar rooms.

The residential rooms used in the exterior-to-interior analysis are the Unit 1 bedrooms (receiver R2) and the living room (receiver R3) of Unit 2 is identical to Unit 1 with slightly lower noise levels and not analyzed. The storefront is also analyzed (receivers R1) All analyzed units have one or two walls that are exposed to traffic and SDIA noise and the roof (Wall 3) that would be exposed to SDIA noise.

Table 8, *Exterior-to-Interior Noise Levels – Unit 1 Second-story*, and Table 9, *Exterior-to-Interior Noise Levels – Commercial First-story*, displays the Sound Transmission Class (STC) ratings necessary to ensure interior noise levels for the proposed project would be below the 45 and 50 CNEL thresholds. Detailed modeling results can be seen in Appendix C, *Exterior-to-Interior Noise Reduction Analysis*.



**Table 8**  
**EXTERIOR-TO-INTERIOR NOISE LEVELS – UNIT 1 SECOND-STORY**

<b>Specification</b>	<b>Small Bedroom</b>	<b>Large Bedroom</b>	<b>Living Room</b>
Exterior wall requirement	STC 46	STC 46	STC 46
Minimum window requirement	STC 24	STC 24	STC 24
Window construction	Dual Glazing Window Thickness ⅝- and ½-inch Air Gap	Dual Glazing Window Thickness ⅝- and ½-inch Air Gap	Dual Glazing Window Thickness ⅝- and ½-inch Air Gap
Exterior Noise	66.4 CNEL on Wall 1; 64.0 CNEL on Wall 2	66.1 CNEL on Wall 1; 65.7 CNEL on Wall 2; 64.0 CNEL on Wall 3	64.3 CNEL on Wall 1; 64.0 CNEL on Wall 2
Interior Noise (calculated):	<b>37.7 CNEL</b> with windows closed	<b>38.3 CNEL</b> with windows closed	<b>35.1 CNEL</b> with windows closed
Above 45 CNEL interior noise standard?	<b>No</b>	<b>No</b>	<b>No</b>

STC=Sound Transmission Class; CNEL=community noise equivalent level

**Table 9**  
**EXTERIOR-TO-INTERIOR NOISE LEVELS – 1<sup>ST</sup> FLOOR COMMERCIAL**

<b>Specification</b>	<b>1<sup>st</sup> Floor Commercial</b>
Exterior wall requirement	STC 46
Minimum window requirement	STC 31
Window construction	Dual Glazing Window Thickness ⅝- and ½-inch Air Gap
Exterior Noise	66.4 CNEL on Wall 1
Interior Noise (calculated):	<b>40.7 CNEL</b> with windows closed
Above 50 CNEL interior noise standard?	<b>No</b>

STC=Sound Transmission Class; CNEL=Community Noise Equivalent Level

With normal dual glazing and the incorporation of the building materials as described above, all rooms would be in compliance with the relevant interior noise standards of 45 CNEL for multi-family residences and 50 CNEL for commercial. Appropriate means of air circulation and provision of fresh air must be present to allow windows to remain closed for extended intervals of time so that acceptable levels of noise can be maintained on the interior. The building design would include HVAC units that would meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2013 California Building Code) to ensure that windows would be able to remain closed for extended periods of time. Therefore, impacts associated with interior noise levels would be less than significant.

A single car stacker would generate approximately an approximate noise impact of 52 dBA  $L_{EQ}$  below the garage ceiling if the lift were run for 10-minutes out of the hour. With a simple 15 dB noise reduction as discussed above (a normal solid floor ceiling will typically yield much higher noise reduction levels) this would be reduced to about 37 dBA  $L_{EQ}$  in compliance with a 45 dBA  $L_{EQ}$  standard.

The combined (two) rooftop HVAC units in full time operation would create approximately 54.5 dBA  $L_{EQ}$  at the residential rooftop. As noted above with a 15 dB reduction this would be down to 39.5 dBA  $L_{EQ}$  in

compliance with a 45 dBA  $L_{EQ}$  standard. If the two noise sources were combined within the same hour the combined noise would be approximately 37.8 dBA  $L_{EQ}$  in compliance with a 45 dBA  $L_{EQ}$  standard.

No mitigation is required for the rooftop HVAC units or garage stackers for the new residences.

#### **4.2.2 Mitigation Measures**

Because impacts related to Issue 1 would be less than significant, no mitigation is required.

#### **4.2.3 Significance of Impacts After Mitigation**

Impacts would be less than significant without mitigation.

### **4.3 ISSUE 2: EXCESSIVE GROUND-BORNE VIBRATION**

#### **4.3.1 Impact Analysis**

##### **4.3.1.1 Construction Vibration**

An on-site source of vibration during project construction would be a vibratory roller, which is expected to be used within 25 feet of the nearest sensitive use. A vibratory roller would create approximately 0.210 inches per second ppv at a distance of 25 feet (Caltrans 2013). Using the Caltrans criterion of 0.4 inches per second ppv at 25 feet, the approximately 0.210 inches per second ppv vibration impact would be less than what is considered a “severe” impact. Therefore, although a vibratory roller may be perceptible to nearby properties, temporary impacts associated with the roller (and other potential equipment) would be less than significant.

##### **4.3.1.2 Operational Vibration**

The proposed residential uses do not include equipment that would generate substantial vibration. Therefore, operational vibration impacts are less than significant.

#### **4.3.2 Mitigation Measures**

Because impacts related to Issue 2 would be less than significant, no mitigation is required.

#### **4.3.3 Significance of Impacts After Mitigation**

Impacts would be less than significant without mitigation.

### **4.4 ISSUE 3: PERMANENT INCREASE IN AMBIENT NOISE LEVELS**

The anticipated primary project operational noise sources include the HVAC units and vehicular traffic. Potential impacts from these sources are discussed below.

#### **4.4.1 Heating, Ventilation, and Air Conditioning Systems**

As mentioned in Section 3.2.2, modeling assumed that the HVAC units would be a Carrier 38HDR060 split system. Based on the site plan, the closest project building to the nearest NSLU property line would be the residence adjacent to the west of the project. At this lot, the adjacent residence is approximately 25 feet from where the roof-mounted HVAC system would be. A typical rooftop parapet wall shielding the line of sight to the adjacent rooftop is assumed. At this distance, the condenser would generate a noise level of 36.0 dBA, which does not exceed the City's nighttime allowable hourly limit of 45.0 dBA for a multi-family residential zone; therefore, impacts would be less than significant.

#### **4.4.2 Off-site Transportation Noise**

Per SANDAG trip generation rates (SANDAG 2002), two multi-family residential units (condominiums) would generate 8 ADT per dwelling unit, for a total of 16 ADT from the proposed project. A typical rule of thumb is that a doubling of traffic volume would equal a significant increase in noise (a doubling of noise, or a 3 dBA increase). The City Significance Thresholds define a 3 dBA increase as a perceptible change in relative loudness. Given the existing traffic volumes on Voltaire Street (1,600 ADT) and Cable Street (12,100 ADT), this increase would be expected to be less than 3 dBA and impacts would be less than significant.

#### **4.4.3 Mitigation Measures**

Because impacts related to Issue 3 would be less than significant, no mitigation is required.

#### **4.4.4 Significance of Impacts After Mitigation**

Impacts would be less than significant without mitigation.

### **4.5 ISSUE 4: TEMPORARY INCREASE IN AMBIENT NOISE LEVELS**

#### **4.5.1 Construction Noise**

Construction of the project would generate elevated noise levels that may disrupt nearby noise sensitive receptors, including nearby residents. The magnitude of the impact would depend on the type of construction activity, equipment, duration of each construction phase, distance between the noise source and receiver, and any intervening structures.

Construction noise impact analysis includes demolition and site preparation, which is typically significantly louder than other activities and has the greatest potential to create impacts to off-site NSLUs. Both demolition and site preparation will utilize smaller equipment such as a skidsteer loader or a mini rubber tracked excavator. Therefore, a skidsteer loader was analyzed for construction noise impacts, using RCNM to determine the worst-case construction noise levels at nearby residential receptors. For modeling purposes, the skidsteer loader was assumed to operate 25 feet from the nearest NSLU multi-family residential to the west. Over the course of a day, the skidsteer loader may be closer or farther than 25 feet from the nearest residence; however, a reasonably conservative average is 25 feet.

With a typical maximum unit noise of 75 dBA at 50-feet with a normal 40 percent hourly operating time and an anticipated 4 hours or less use per workday, this would equate to a noise level of 74.9 dBA  $L_{EQ}$  (12-hour) at a distance of 25 feet. Therefore, construction noise levels would not exceed the City's construction noise ordinance limits of 75 dBA  $L_{EQ}$  (12 hour) and impacts would be less than significant.

#### **4.5.2 Mitigation Measures**

Because impacts related to Issue 4 would be less than significant, no mitigation is required.

#### **4.5.3 Significance of Impacts After Mitigation**

Impacts would be less than significant without mitigation.

## **5.0 LIST OF PREPARERS**

Charles Terry  
Jason Runyan

Senior Acoustic Specialist  
Quality Assurance Reviewer

## 6.0 REFERENCES

- Airport Land Use Commission (ALUC). 2014. May 1. San Diego International Airport Land Use Compatibility Plan.
- California Building Standards Commission. 2013. California Building Code, California Code of Regulations, Title 24, Part 1.
- California Department of Transportation (Caltrans). 2013. September. Caltrans Transportation and Construction Vibration Guidance Manual, Environmental Engineering, Hazardous Waste, Air, Noise, Paleontology Office.
2009. November. Technical Noise Supplement (TeNS).
2004. Traffic Noise Model (TNM).
- Federal Transit Administration (FTA). 2006. May. Transit Noise and Vibration Impact Assessment.
- San Diego, City of. 2011. January. California Environmental Quality Act Significance Determination Thresholds.
2008. March 10. City of San Diego General Plan Noise Element.
- San Diego Association of Governments (SANDAG). 2017. Transportation Forecast Information Center.
2002. April. Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region.
- U.S. Department of Transportation. 2008. Roadway Construction Noise Model.

THIS PAGE INTENTIONALLY LEFT BLANK

## Appendix A

---

### Carrier 38HDR060 Split System Condenser

ELECTRICAL DATA

38HDR UNIT SIZE	V – PH – Hz	VOLTAGE RANGE*		COMPRESSOR		OUTDOOR FAN MOTOR			MIN CKT AMPS	FUSE/ HACR BKR AMPS
		Min	Max	RLA	LRA	FLA	NEC Hp	kW Out		
018	208/230 – 1 – 60	187	253	9.0	48.0	0.80	0.125	0.09	12.1	20
024	208/230 – 1 – 60	187	253	12.8	58.3	0.80	0.125	0.09	16.8	25
030	208/230 – 1 – 60	187	253	14.1	73.0	1.45	0.25	0.19	19.1	30
036	208/230 – 1 – 60	187	253	14.1	77.0	1.45	0.25	0.19	19.1	30
	208/230 – 3 – 60	187	253	9.0	71.0	1.45	0.25	0.19	12.7	20
	460 – 3 – 60	414	506	5.6	38.0	0.80	0.25	0.19	7.8	15
048	208/230 – 1 – 60	187	253	21.8	117.0	1.45	0.25	0.19	28.7	50
	208/230 – 3 – 60	187	253	13.7	83.1	1.45	0.25	0.19	18.6	30
	460 – 3 – 60	414	506	6.2	41.0	0.80	0.25	0.19	8.6	15
060	208/230 – 1 – 60	187	253	26.4	134.0	1.45	0.25	0.19	34.5	60
	208/230 – 3 – 60	187	253	16.0	110.0	1.45	0.25	0.19	21.5	35
	460 – 3 – 60	414	506	7.8	52.0	0.80	0.25	0.19	10.6	15

\* Permissible limits of the voltage range at which the unit will operate satisfactorily

**FLA** – Full Load Amps

**HACR** – Heating, Air Conditininng, Refrigeration

**LRA** – Locked Rotor Amps

**NEC** – National Electrical Code

**RLA** – Rated Load Amps (compressor)

**NOTE:** Control circuit is 24–V on all units and requires external power source. Copper wire must be used from service disconnect to unit. All motors/compressors contain internal overload protection.

SOUND LEVEL

Unit Size	Standard Rating (dB)	Typical Octave Band Spectrum ( dBA ) (without tone adjustment)						
		125	250	500	1000	2000	4000	8000
018	68	52.0	57.5	60.5	63.5	60.5	57.5	46.5
024	69	57.5	61.5	63.0	61.0	60.0	56.0	45.0
030	72	56.5	63.0	65.0	66.0	64.0	62.5	57.0
036	72	65.0	61.5	63.5	65.0	64.5	61.0	54.5
048	72	58.5	61.0	64.0	67.5	66.0	64.0	57.0
060	72	63.0	61.5	64.0	66.5	66.0	64.5	55.5

CHARGING SUBCOOLING (TXV-TYPE EXPANSION DEVICE)

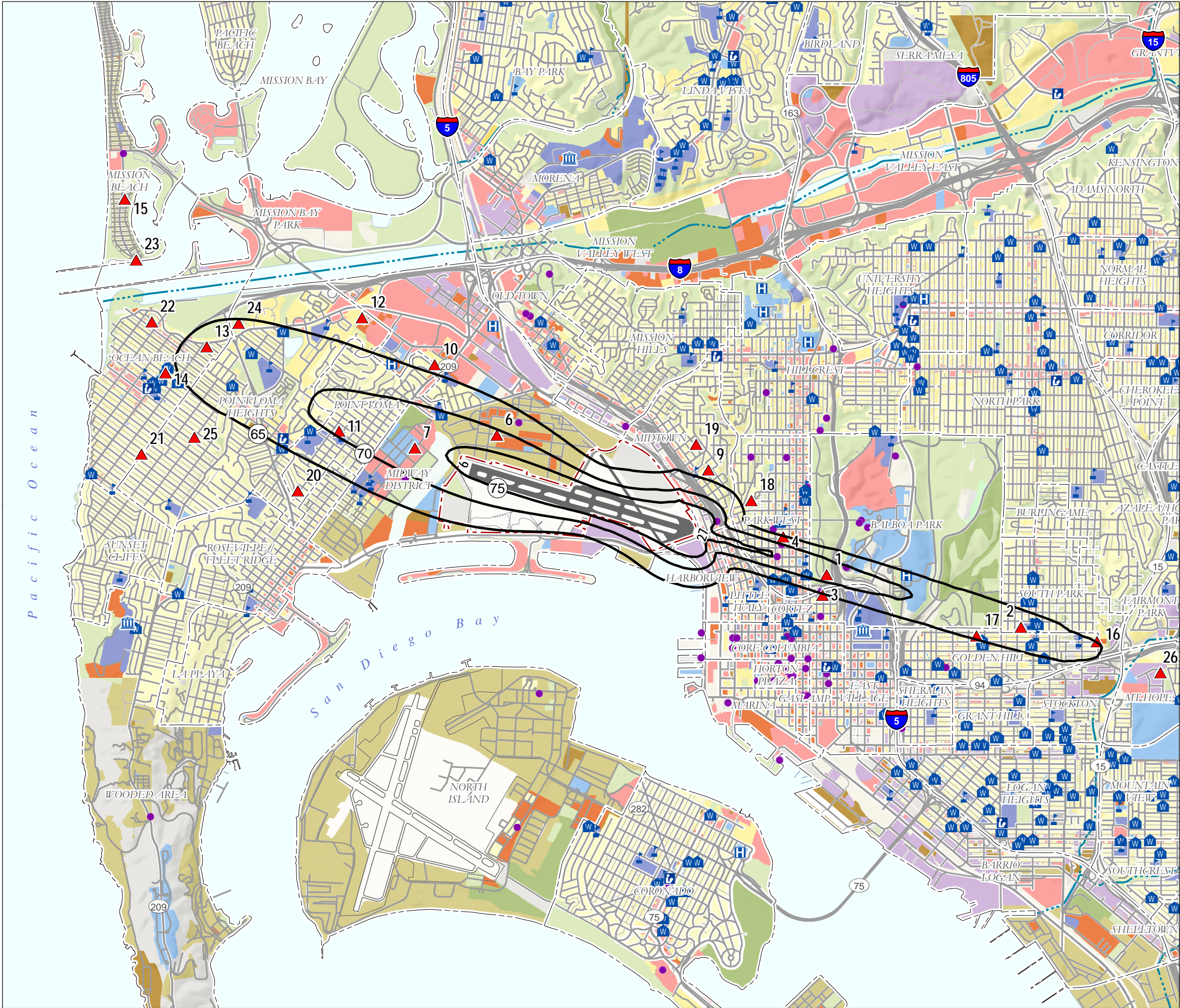
UNIT SIZE – VOLTAGE, SERIES	REQUIRED SUBCOOLING °F (°C)
018	12 (6.7)
024	12 (6.7)
030	12 (6.7)
036	12 (6.7)
048	12 (6.7)
060	12 (6.7)

## Appendix B

---

### SDIA Noise Contour Exhibit

H:\GIS\USA\CA\302100\_SanDiego\302100\_SAN\_Figure\_3\_2014\_NEM.mxd



SAN DIEGO  
INTERNATIONAL  
AIRPORT

14 CFR Part 150 Update

Forecast Condition (2014) Noise Exposure Map

Figure 3

- CNEL Contours

RMT Site Location

Airport Property

Roads

Single Family Residential

Multi-Family Residential

Mobile Home Parks

Hotel/Motel, Group Quarters

Commercial

Industrial

Agriculture

Parks

Hospital

Schools

Place of Worship

National Register of Historic Places
- SAN Airport Runways

River / Stream

Golf Courses

Public Service

Schools

Military Use

Transportation/Communication/Utilities

Land Under Construction

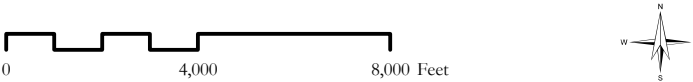
Vacant and Undeveloped Land

Water

Library

College / University

Data Sources: San Diego International Airport; San Diego Association of Governments (SANDAG); City of San Diego and County of San Diego (SanGIS); Environmental Systems Research Institute, Inc. (ESRI),



## Appendix C

---

### Exterior-to-Interior Noise Reduction Analysis

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: **Voltaire Mixed Use**  
 Project # : **AKS-01**  
 Room Name: **Bedroom - Unit 1 (Small)**

Wall 1 of 2

Room Type : <b>Soft</b>						
	<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>
Reverberation Time (sec) :	0.8	0.8	0.8	0.8	0.7	0.7
: Highly Absorptive Room						
Room Absorption (Sabins) :	48	48	48	48	60	60

	<b>Noise Level</b>		<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
Source 1: <b>Traffic</b>	<b>62.6</b>	<b>CNEL</b>	45.9	51.4	53.9	57.9	57.9	51.9	: Traffic Spectrum
Source 2: <b>Aircraft</b>	<b>64.0</b>	<b>CNEL</b>	48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <b>&lt;N/A&gt;</b>	<b>0.0</b>	<b>CNEL</b>	0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <b>&lt;N/A&gt;</b>	<b>0.0</b>	<b>CNEL</b>	0.0	0.0	0.0	0.0	0.0	0.0	
<b>Overall:</b>	<b>66.4</b>	<b>CNEL</b>	50.6	58.2	60.7	60.8	59.6	53.6	: Effective Noise Spectrum

<b>Assembly Type</b>	<b>Open</b>	<b>Width</b>	<b>Height</b>	<b>Qty</b>	<b>Total Area</b>	<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>
STC 46 Typical Exterior Wall	N	10	8	1	60.0	29	40	46	46	44	53
STC 28 1/2-inch Dual Insulating Window	Y	5	4	1	20.0	23	23	22	32	43	37
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0

Room Depth: **10** ft      Overall Area: **80** ft<sup>2</sup>  
 Volume: **800** ft<sup>3</sup>

Number of Impacted Walls: **2**

<b>Windows Open</b>		
Interior Noise Level:	<b>49.3</b>	<b>CNEL</b>
<b>Windows Closed</b>		
Interior Noise Level:	<b>37.7</b>	<b>CNEL</b>

<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
50.6	58.2	60.7	60.8	59.6	53.6	: Exterior Wall Noise Exposure
9.0	9.0	9.0	9.0	9.0	9.0	: Transmission Loss
0.0	0.0	0.0	0.0	0.0	0.0	: Noise Reduction
16.8	16.8	16.8	16.8	17.8	17.8	: Absorption
33.7	41.4	43.9	44.0	41.8	35.8	: Noise Level
<b>49.3</b>	<b>CNEL</b>	<b>WINDOWS OPEN</b>				
<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
50.6	58.2	60.7	60.8	59.6	53.6	: Exterior Wall Noise Exposure
26.5	28.7	28.1	37.8	43.6	43.0	: Transmission Loss
7.5	9.6	9.0	18.8	24.6	24.0	: Noise Reduction
16.8	16.8	16.8	16.8	17.8	17.8	: Absorption
26.3	31.8	34.9	25.2	17.3	11.9	: Noise Level
<b>37.4</b>	<b>CNEL</b>	<b>WINDOWS CLOSED</b>				

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: **Voltaire Mixed Use**  
 Project # : **AKS-01**  
 Room Name: **Unit 1 Large Bedroom**

Wall 1 of 3

Room Type : <b>Soft</b>						
	<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>
Reverberation Time (sec) :	0.8	0.8	0.8	0.8	0.7	0.7 : Highly Absorptive Room
Room Absorption (Sabins) :	86	86	86	86	108	108

	<b>Noise Level</b>		<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
Source 1: <b>Traffic</b>	<b>62.0</b>	<b>CNEL</b>	45.3	50.8	53.3	57.3	57.3	51.3	: Traffic Spectrum
Source 2: <b>Aircraft</b>	<b>64.0</b>	<b>CNEL</b>	48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <b>&lt;N/A&gt;</b>	<b>0.0</b>	<b>CNEL</b>	0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <b>&lt;N/A&gt;</b>	<b>0.0</b>	<b>CNEL</b>	0.0	0.0	0.0	0.0	0.0	0.0	
<b>Overall:</b>	<b>66.1</b>	<b>CNEL</b>	50.4	58.1	60.6	60.5	59.2	53.2	: Effective Noise Spectrum

<b>Assembly Type</b>	<b>Open</b>	<b>Width</b>	<b>Height</b>	<b>Qty</b>	<b>Total Area</b>	<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>
STC 46 Typical Exterior Wall	N	12	10	1	97.5	29	40	46	46	44	53
STC 28 1/2-inch Dual Insulating Window	Y	4.5	5	1	22.5	23	23	22	32	43	37
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0

Room Depth: **12** ft      Overall Area: **120** ft<sup>2</sup>  
 Volume: **1440** ft<sup>3</sup>

Number of Impacted Walls: **3**

<b>Windows Open</b>		
Interior Noise Level:	<b>49.3</b>	<b>CNEL</b>
<b>Windows Closed</b>		
Interior Noise Level:	<b>38.3</b>	<b>CNEL</b>

<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
50.4	58.1	60.6	60.5	59.2	53.2	: Exterior Wall Noise Exposure
10.2	10.3	10.3	10.3	10.3	10.3	: Transmission Loss
0.0	0.0	0.0	0.0	0.0	0.0	: Noise Reduction
19.4	19.4	19.4	19.4	20.3	20.3	: Absorption
31.0	38.8	41.3	41.2	38.9	32.9	: Noise Level
<b>46.5</b>	<b>CNEL</b>	<b>WINDOWS OPEN</b>				
<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
50.4	58.1	60.6	60.5	59.2	53.2	: Exterior Wall Noise Exposure
27.0	29.8	29.3	38.9	43.7	44.1	: Transmission Loss
6.2	9.0	8.5	18.1	22.9	23.3	: Noise Reduction
19.4	19.4	19.4	19.4	20.3	20.3	: Absorption
24.8	29.8	32.8	23.1	16.0	9.6	: Noise Level
<b>35.3</b>	<b>CNEL</b>	<b>WINDOWS CLOSED</b>				

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: Voltaire Mixed Use  
Project # : AKS-01  
Room Name: Unit 1 Large Bedroom

Wall 2 of 3

	Noise Level	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
Source 1: Traffic	60.7 CNEL	44.0	49.5	52.0	56.0	56.0	50.0	: Traffic Spectrum
Source 2: Aircraft	64.0 CNEL	48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <N/A>	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <N/A>	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	
Overall:	65.7 CNEL	50.0	57.9	60.4	60.0	58.4	52.4	: Effective Noise Spectrum

Assembly Type	Open	Width	Height	Qty	Total Area	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
STC 46 Typical Exterior Wall	N	10	8	1	57.5	29	40	46	46	44	53	
STC 28 1/2-inch Dual Insulating Window	Y	4.5	5	1	22.5	23	23	22	32	43	37	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0	
	12	Overall Area:				80	ft²					
3												

125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
50.0	57.9	60.4	60.0	58.4	52.4	: Exterior Wall Noise Exposure
8.5	8.5	8.5	8.5	8.5	8.5	: Transmission Loss
0.0	0.0	0.0	0.0	0.0	0.0	: Noise Reduction
19.4	19.4	19.4	19.4	20.3	20.3	: Absorption
30.6	38.5	41.0	40.6	38.1	32.1	: Noise Level
46.1	CNEL	WINDOWS OPEN				
125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
50.0	57.9	60.4	60.0	58.4	52.4	: Exterior Wall Noise Exposure
26.3	28.2	27.5	37.4	43.6	42.5	: Transmission Loss
7.2	9.1	8.5	18.4	24.5	23.5	: Noise Reduction
19.4	19.4	19.4	19.4	20.3	20.3	: Absorption
23.4	29.4	32.5	22.2	13.6	8.6	: Noise Level
34.9	CNEL	WINDOWS CLOSED				

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: Voltaire Mixed Use  
Project # : AKS-01  
Room Name: Unit 1 Large Bedroom

Wall 3 of 3

	Noise Level	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
Source 1: Traffic	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	: Traffic Spectrum
Source 2: Aircraft	64.0 CNEL	48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <N/A>	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <N/A>	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	
Overall:	64.0 CNEL	48.7	57.2	59.7	57.7	54.7	48.7	: Effective Noise Spectrum

Assembly Type	Open	Width	Height	Qty	Total Area	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz
STC 46 Typical Exterior Wall	N	12	10	1	120.0	29	40	46	46	44	53
<N/A>	Y	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
12	Overall Area:				120	ft²					

125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
48.7	57.2	59.7	57.7	54.7	48.7	: Exterior Wall Noise Exposure
29.0	40.0	46.0	46.0	44.0	53.0	: Transmission Loss
8.2	19.2	25.2	25.2	23.2	32.2	: Noise Reduction
19.4	19.4	19.4	19.4	20.3	20.3	: Absorption
21.2	18.7	15.2	13.2	11.2	0.0	: Noise Level
24.3	CNEL	WINDOWS OPEN				
125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
48.7	57.2	59.7	57.7	54.7	48.7	: Exterior Wall Noise Exposure
29.0	40.0	46.0	46.0	44.0	53.0	: Transmission Loss
8.2	19.2	25.2	25.2	23.2	32.2	: Noise Reduction
19.4	19.4	19.4	19.4	20.3	20.3	: Absorption
21.2	18.7	15.2	13.2	11.2	0.0	: Noise Level
24.3	CNEL	WINDOWS CLOSED				

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: **Voltaire Mixed Use**  
 Project # : **AKS-01**  
 Room Name: **Unit 1 Living Room**

Wall 1 of 2

Room Type : <b>Hard</b>						
	<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>
Reverberation Time (sec) :	2.5	2.5	2.5	2.5	2.0	2.0 : Highly Reflective Room
Room Absorption (Sabins) :	91	91	91	91	114	114

	<b>Noise Level</b>		<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
Source 1: <b>Traffic</b>	<b>52.3</b>	<b>CNEL</b>	35.6	41.1	43.6	47.6	47.6	41.6	: Traffic Spectrum
Source 2: <b>Aircraft</b>	<b>64.0</b>	<b>CNEL</b>	48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <b>&lt;N/A&gt;</b>	<b>0.0</b>	<b>CNEL</b>	0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <b>&lt;N/A&gt;</b>	<b>0.0</b>	<b>CNEL</b>	0.0	0.0	0.0	0.0	0.0	0.0	
<b>Overall:</b>	<b>64.3</b>	<b>CNEL</b>	48.9	57.3	59.8	58.1	55.5	49.5	: Effective Noise Spectrum

<b>Assembly Type</b>	<b>Open</b>	<b>Width</b>	<b>Height</b>	<b>Qty</b>	<b>Total Area</b>	<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>
STC 46 Typical Exterior Wall	N	22	9	1	175.5	29	40	46	46	44	53
STC 28 1/2-inch Dual Insulating Window	N	4.5	5	1	22.5	23	23	22	32	43	37
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0

Room Depth: **23** ft      Overall Area: **198** ft<sup>2</sup>  
 Volume: **4554** ft<sup>3</sup>

Number of Impacted Walls: **2**

<b>Windows Open</b>		
Interior Noise Level:	<b>35.1</b>	<b>CNEL</b>
<b>Windows Closed</b>		
Interior Noise Level:	<b>35.1</b>	<b>CNEL</b>

<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
48.9	57.3	59.8	58.1	55.5	49.5	: Exterior Wall Noise Exposure
27.7	31.7	31.4	40.5	43.8	45.9	: Transmission Loss
4.7	8.7	8.4	17.6	20.8	23.0	: Noise Reduction
19.6	19.6	19.6	19.6	20.6	20.6	: Absorption
24.6	29.0	31.8	21.0	14.1	6.0	: Noise Level
<b>34.4</b>	<b>CNEL</b>	<b>WINDOWS OPEN</b>				
<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
48.9	57.3	59.8	58.1	55.5	49.5	: Exterior Wall Noise Exposure
27.7	31.7	31.4	40.5	43.8	45.9	: Transmission Loss
4.7	8.7	8.4	17.6	20.8	23.0	: Noise Reduction
19.6	19.6	19.6	19.6	20.6	20.6	: Absorption
24.6	29.0	31.8	21.0	14.1	6.0	: Noise Level
<b>34.4</b>	<b>CNEL</b>	<b>WINDOWS CLOSED</b>				

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: Voltaire Mixed Use  
Project # : AKS-01  
Room Name: Unit 1 Living Room

Wall 2 of 2

	Noise Level	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
Source 1: Traffic	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	: Traffic Spectrum
Source 2: Aircraft	64.0 CNEL	48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <N/A>	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <N/A>	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	
Overall:	64.0 CNEL	48.7	57.2	59.7	57.7	54.7	48.7	: Effective Noise Spectrum

Assembly Type	Open	Width	Height	Qty	Total Area	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz
STC 46 Typical Exterior Wall	N	22	10	1	220.0	29	40	46	46	44	53
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
23	Overall Area: 220 ft²										

3

125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
48.7	57.2	59.7	57.7	54.7	48.7	: Exterior Wall Noise Exposure
29.0	40.0	46.0	46.0	44.0	53.0	: Transmission Loss
5.6	16.6	22.6	22.6	20.6	29.6	: Noise Reduction
19.6	19.6	19.6	19.6	20.6	20.6	: Absorption
23.6	21.1	17.6	15.6	13.6	0.0	: Noise Level
26.7	CNEL	WINDOWS OPEN				
125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
48.7	57.2	59.7	57.7	54.7	48.7	: Exterior Wall Noise Exposure
29.0	40.0	46.0	46.0	44.0	53.0	: Transmission Loss
5.6	16.6	22.6	22.6	20.6	29.6	: Noise Reduction
19.6	19.6	19.6	19.6	20.6	20.6	: Absorption
23.6	21.1	17.6	15.6	13.6	0.0	: Noise Level
26.7	CNEL	WINDOWS CLOSED				

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: **Voltaire Mixed Use**  
 Project # : **AKS-01**  
 Room Name: **1st Floor Commercial**

Wall 1 of 1

Room Type : <b>Hard</b>						
	<b><u>125 Hz</u></b>	<b><u>250 Hz</u></b>	<b><u>500 Hz</u></b>	<b><u>1KHz</u></b>	<b><u>2KHz</u></b>	<b><u>4KHz</u></b>
Reverberation Time (sec) :	2.5	2.5	2.5	2.5	2.0	2.0 : Highly Reflective Room
Room Absorption (Sabins) :	160	160	160	160	200	200

	<b>Noise Level</b>		<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
Source 1: <b>Traffic</b>	<b>62.6</b>	<b>CNEL</b>	45.9	51.4	53.9	57.9	57.9	51.9	: Traffic Spectrum
Source 2: <b>Aircraft</b>	<b>64.0</b>	<b>CNEL</b>	48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <b>&lt;N/A&gt;</b>	<b>0.0</b>	<b>CNEL</b>	0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <b>&lt;N/A&gt;</b>	<b>0.0</b>	<b>CNEL</b>	0.0	0.0	0.0	0.0	0.0	0.0	
<b>Overall:</b>	<b>66.4</b>	<b>CNEL</b>	50.6	58.2	60.7	60.8	59.6	53.6	: Effective Noise Spectrum

<b>Assembly Type</b>	<b>Open</b>	<b>Width</b>	<b>Height</b>	<b>Qty</b>	<b>Total Area</b>	<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>
STC 46 Typical Exterior Wall	N	32	10	1	170.6	29	40	46	46	44	53
STC 28 1/2-inch Dual Insulating Window	N	4.5	6	4	108.0	23	23	22	32	43	37
STC 28 1/2-inch Dual Insulating Window	N	6	6.9	1	41.4	23	23	22	32	43	37
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0

Room Depth: **25** ft      Overall Area: **320** ft<sup>2</sup>  
 Volume: **8000** ft<sup>3</sup>

Number of Impacted Walls: **1**

<b>Windows Open</b>		
Interior Noise Level:	<b>40.7</b>	<b>CNEL</b>
<b>Windows Closed</b>		
Interior Noise Level:	<b>40.7</b>	<b>CNEL</b>

<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
50.6	58.2	60.7	60.8	59.6	53.6	: Exterior Wall Noise Exposure
25.1	26.1	25.4	35.4	43.3	40.5	: Transmission Loss
0.1	1.0	0.3	10.4	18.2	15.4	: Noise Reduction
22.0	22.0	22.0	22.0	23.0	23.0	: Absorption
28.5	35.2	38.4	28.4	18.4	15.2	: Noise Level
<b>40.7</b>	<b>CNEL</b>	<b>WINDOWS OPEN</b>				
<b>125 Hz</b>	<b>250 Hz</b>	<b>500 Hz</b>	<b>1KHz</b>	<b>2KHz</b>	<b>4KHz</b>	
50.6	58.2	60.7	60.8	59.6	53.6	: Exterior Wall Noise Exposure
25.1	26.1	25.4	35.4	43.3	40.5	: Transmission Loss
0.1	1.0	0.3	10.4	18.2	15.4	: Noise Reduction
22.0	22.0	22.0	22.0	23.0	23.0	: Absorption
28.5	35.2	38.4	28.4	18.4	15.2	: Noise Level
<b>40.7</b>	<b>CNEL</b>	<b>WINDOWS CLOSED</b>				

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: Voltaire Mixed Use  
Project # : AKS-01  
Room Name: 1st Floor Commercial

Wall 2 of 1

	Noise Level		125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
Source 1: Traffic	62.6 CNEL		45.9	51.4	53.9	57.9	57.9	51.9	: Traffic Spectrum
Source 2: Aircraft	64.0 CNEL		48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <N/A>	0.0 CNEL		0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <N/A>	0.0 CNEL		0.0	0.0	0.0	0.0	0.0	0.0	
Overall:	66.4 CNEL		50.6	58.2	60.7	60.8	59.6	53.6	: Effective Noise Spectrum

Assembly Type	Open	Width	Height	Qty	Total Area	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz
STC 46 Typical Exterior Wall	N	32	10	1	170.6	29	40	46	46	44	53
STC 28 1/2-inch Dual Insulating Window	n	4.5	6	4	108.0	23	23	22	32	43	37
<N/A>	N	6	6.9	1	41.4	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
25					Overall Area: 320	ft²					

3

125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
50.6	58.2	60.7	60.8	59.6	53.6	: Exterior Wall Noise Exposure
8.8	8.8	8.8	8.9	8.9	8.9	: Transmission Loss
0.0	0.0	0.0	0.0	0.0	0.0	: Noise Reduction
22.0	22.0	22.0	22.0	23.0	23.0	: Absorption
28.5	36.2	38.7	38.8	36.6	30.6	: Noise Level
44.1	CNEL	WINDOWS OPEN				
125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
50.6	58.2	60.7	60.8	59.6	53.6	: Exterior Wall Noise Exposure
8.8	8.8	8.8	8.9	8.9	8.9	: Transmission Loss
0.0	0.0	0.0	0.0	0.0	0.0	: Noise Reduction
22.0	22.0	22.0	22.0	23.0	23.0	: Absorption
28.5	36.2	38.7	38.8	36.6	30.6	: Noise Level
44.1	CNEL	WINDOWS CLOSED				

## EXTERIOR TO INTERIOR NOISE REDUCTION ANALYSIS

Project Name: Voltaire Mixed Use  
Project # : AKS-01  
Room Name: 1st Floor Commercial

Wall 3 of 1

	Noise Level	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
Source 1: Traffic	62.6 CNEL	45.9	51.4	53.9	57.9	57.9	51.9	: Traffic Spectrum
Source 2: Aircraft	64.0 CNEL	48.7	57.2	59.7	57.7	54.7	48.7	: Aircraft Spectrum
Source 3: <N/A>	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	
Source 4: <N/A>	0.0 CNEL	0.0	0.0	0.0	0.0	0.0	0.0	
Overall:	66.4 CNEL	50.6	58.2	60.7	60.8	59.6	53.6	: Effective Noise Spectrum

Assembly Type	Open	Width	Height	Qty	Total Area	125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz
STC 46 Typical Exterior Wall	N	32	10	1	170.6	29	40	46	46	44	53
<N/A>	n	4.5	6	4	108.0	0	0	0	0	0	0
<N/A>	N	6	6.9	1	41.4	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
<N/A>	N	0	0	0	0.0	0	0	0	0	0	0
25					Overall Area:	320	ft²				

125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
50.6	58.2	60.7	60.8	59.6	53.6	: Exterior Wall Noise Exposure
3.3	3.3	3.3	3.3	3.3	3.3	: Transmission Loss
0.0	0.0	0.0	0.0	0.0	0.0	: Noise Reduction
22.0	22.0	22.0	22.0	23.0	23.0	: Absorption
28.5	36.2	38.7	38.8	36.6	30.6	: Noise Level
44.1	CNEL	WINDOWS OPEN				
125 Hz	250 Hz	500 Hz	1KHz	2KHz	4KHz	
50.6	58.2	60.7	60.8	59.6	53.6	: Exterior Wall Noise Exposure
3.3	3.3	3.3	3.3	3.3	3.3	: Transmission Loss
0.0	0.0	0.0	0.0	0.0	0.0	: Noise Reduction
22.0	22.0	22.0	22.0	23.0	23.0	: Absorption
28.5	36.2	38.7	38.8	36.6	30.6	: Noise Level
44.1	CNEL	WINDOWS CLOSED				

# **HISTORICAL RESOURCE RESEARCH REPORT FOR THE 4921 VOLTAIRE STREET BUILDING, SAN DIEGO, CALIFORNIA 92114**

**Project No. 471161**

**Submitted to:**

**City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, California 92101**

**Prepared for:**

**Sean Gogarty  
1285 Cortez Avenue  
Burlingame, California 94010**

**Prepared by:**

**Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064**



*June 1, 2016; Revised September 27, 2016*

# **“At-a-Glance” Report Summary**

## **Property Information & Applicable Criteria**



Resource Address: 4921 Voltaire Street, San Diego, California 92114

APN: 448-222-08

Resource Name (per HRB naming policy): \_\_\_\_\_

Resource Type: Single-Family Property

Will you be Submitting a Mills Act Application  
Following Designation? Y ☐ N ☒

Date of Construction: Circa 1925 Architect/Builder: None/Unknown

Prior Resource Address (if relocated): None

Date of Relocation: N/A

Applicant's Name: Brian F. Smith and Associates, Inc. Owner's Name: Sean Gogarty

Address: 14010 Poway Road, Suite A Address: 1285 Cortez Avenue  
Poway, California 92064 Burlingame, California 94010

Phone #: (858) 484-0915 Phone #: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

### **The resource is being nominated for designation as a historical resource under:**

- ☐ HRB Criterion A as a special element of the City's, a community's or a neighborhood's
- ☐ historical development ☐ archaeological development ☐ cultural development
  - ☐ social development ☐ economic development ☐ political development ☐ aesthetic development
  - ☐ engineering development ☐ landscaping development ☐ architectural development

for the following reason(s): \_\_\_\_\_

☐ HRB Criterion B for its association with \_\_\_\_\_ who/which is significant in  
local, state or national history for the following reason(s): \_\_\_\_\_

☐ HRB Criterion C as a good/excellent example of \_\_\_\_\_.

☐ HRB Criterion D as a notable work of \_\_\_\_\_, a Master \_\_\_\_\_.

☐ Previously established as a Master ☐ Proposed as a Master

☐ HRB Criterion E as a property which has been determined eligible by the National Park Service for listing on  
the National Register of Historic Places or is listed or has been determined eligible by the State Historical  
Preservation Office for listing on the State Register of Historical Resources.

☐ HRB Criterion F as a contributing resource to the \_\_\_\_\_ Historical District.

**Are interior elements/features included in the nomination and proposed for designation?** ☐ Yes ☒ No

If Yes, list elements and location: \_\_\_\_\_

\_\_\_\_\_

# **“At-a-Glance” Report Summary**

## **Required Forms and Documentation**



Circle Yes or No, indicating whether or not the following required documentation has been provided:

### Report Copies

☒ N Provide one copy of the Historical Resource Research Report, double sided and stapled

### Department of Parks and Recreation Forms

☒ N Primary Record (523a)  
☒ N BSO Record (523b)  
Y ☒ Archaeological Record (523c) (if applicable)  
Y ☒ District Record (523d) (if applicable)  
Y ☒ Locational Map (523j) (if applicable)  
☒ N Sketch Map (523k) (if applicable)  
☒ N Continuation Sheet (523l)

### Attachment A

☒ N Assessor's Record  
Y ☒ Notice of Completion  
☒ N Water Sewer Records  
☒ N Building Permits  
☒ N Site Plan with Footprint  
☒ N County Lot & Block Book  
Y ☒ Previous Survey Forms

### Attachment B

☒ N Chain of Title  
☒ N Directory Search  
Y ☒ Deed from the Date of Construction

### Attachment C

☒ N City SD 800 Scale Eng Maps  
☒ N USGS Maps  
☒ N Original Subdivision Map  
Y ☒ 1886/1887 Sanborn  
Y ☒ 1906 Sanborn  
☒ N 1921 Sanborn  
☒ N 1940 Sanborn  
☒ N 1950 Sanborn  
☒ N 1956 Sanborn

### Attachment D

Y ☒ Historical and Transitional Photos  
☒ N Current Photos of North Elevation  
☒ N Current Photos of East Elevation  
☒ N Current Photos of South Elevation  
☒ N Current Photos of West Elevation  
Y ☒ Photos with a key floor plan  
(for interiors under consideration)

### Attachment E

Y ☒ Criterion A Documentation  
Y ☒ Criterion B Documentation  
Y ☒ Criterion C Documentation  
Y ☒ Criterion D Documentation  
Y ☒ Criterion E Documentation  
Y ☒ Criterion F Documentation

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 11

\*Resource Name or #: 4921 Voltaire Street

P1. Other Identifier:

\*P2. Location: ☒ Not for Publication ☐ Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, California

Date: ND, digital map T 16 S; R 2 W Projected; M.D.

B.M. San Bernardino

c. Address: 4921 Voltaire Street

City: San Diego

Zip: 92114

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The structure is located on Assessor's Parcel Number (APN) 448-222-08 and includes Lot 30 and the adjoining ½ of Lot 29 on Block 11 of Ocean Beach Park, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 1167 filed in the office of the County Recorder of San Diego County on February 8, 1909. The structure is located northwest of the intersection of Voltaire Street and Cable Street at 4921 Voltaire Street.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 4921 Voltaire Street property largely consists of a one-story, Craftsman-style, single-family residence. Built circa 1925, it is located northwest of the intersection of Voltaire Street and Cable Street in the community of Ocean Beach in the city of San Diego, San Diego County, California. An addition was added to the rear of the structure circa 1947, substantially altering the footprint of the building. Another addition, not shown on the Sanborn maps or the Assessor's Building Record, is located on the east façade. It consists of a small furnace closet with a shed roof. There is also a dormer shed on the east façade that does not appear on the Assessor's Building Record. However, it is visible on the 1940 Sanborn Map. Overall, the 4921 Voltaire Street structure is of standard wood-frame construction with a wood sub-floor, a sloping foundation, and a low-pitched, cross-gabled roof with wide, unenclosed eave overhangs. The roof is covered in composite shingles. The structure was originally side-gabled. However, the addition made to the rear of the structure added a north-south facing gabled element. The roof has exposed beams in the gables and a horizontal fascia covers the rafter tails. The side and rear gables also included checkerboard lattice stickwork attic vents. The front façade of the structure consists of a small front porch with square, sloping columns, which extend to ground level without a break. The roof of the front porch is front gabled and is separate from the side-gabled main roof. The exterior finish consists of horizontal, narrow wood siding. This finish is present on all façades. The entryway to the residence is located in the center of the front porch. It is unclear if the current door, sidelights, or framing of the door are original. However, they appear to match the style of the original windows still present on the front façade. The front door currently consists of a 15-light French door with 10-pane sidelights on each side. The four bottom lights on the right sidelight are boarded over and painted white. Windows on the front façade consist of a multi-pane sash over a sash with one large glass pane. The type of windows present on the remainder of the structure are not known, as all but one wood-framed double hung window on the east façade has been boarded shut from the outside. Assessor's building records for the residence indicate that all of the original windows were double-hung wood framed windows. A tile patio, with "Sleeping Mexican" design, is located at the rear of the structure. A garage was once present at the rear of the property that was removed sometime between 1966 and 1972. A small concrete slab still remains where the garage once stood. Although originally built as a single-family residence, the building is now a shell with no interior rooms. This likely occurred when the building was converted from a residential building to a medical facility in the 1980s.

P5a. Photo or Drawing



\*P3b. Resource Attributes: (List attributes and codes) HP2: Single-Family Property

\*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District  
☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) North façade of the 4921 Voltaire Street structure, April 2016

\*P6. Date Constructed/Age and Sources: circa 1925 per sewer and water connection records

☒ Historic ☐ Prehistoric ☐ Both

\*P7. Owner and Address:

Sean Gogarty  
1285 Cortez Avenue  
Burlingame, California 94010

\*P8. Recorded by: (Name, affiliation, and address)

Brian F. Smith and Jennifer R. Kraft  
Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064

\*P9. Date Recorded: 9/27/16

\*P10. Survey Type: (Describe) Historical Resource Research Report

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☒ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 11

\*NRHP Status Code: 6Z

\*Resource Name or #: 4921 Voltaire Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations) Built circa 1925; rear addition circa 1947; furnace closet added at an unknown date.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: Same

\*B8. Related Features: None

B9a. Architect: None

b. Builder: Unknown

\*B10. Significance Theme: N/A

Area: Ocean Beach

Period of Significance:

Property Type:

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to the Assessor's building records for the property, the 4921 Voltaire Street building was constructed circa 1924. However, sewer and water connection records indicate that these two utilities were not connected until April 1925. For the purposes of this report, 1925 will be considered the date of construction. The 4921 Voltaire Street building is a modified one-story, Craftsman-style, single-family residence. Originally, the structure was approximately 672 square feet. The rear addition, constructed circa 1947 (Assessor's Building Record) added an additional 154 square feet of living space. After the 1947 addition, the structure is now approximately 826 square feet. The addition utilized the same design and materials as the original structure. However, it is not present on Sanborn maps for 1950 or 1956. It is unclear why the 1950 and 1956 Sanborn maps do not include the addition since it was supposedly completed in 1947. Historic aerial imagery of the property indicates that the addition was indeed completed by 1953 and should, therefore, at least be reflected on the 1956 Sanborn map even if the dates on the Assessor's Building Record are not accurate.

The 4921 Voltaire Street structure was built during the "Height of the Resort Era (1913-1930)" according to the Ocean Beach Historic Context Statement included in the Ocean Beach Community Plan and Local Coastal Program (Ocean Beach Community Plan). This period consisted of the transition from vacation shacks to more permanent types of residences. These residences included features such as foundation walls, stucco siding or a wood shingle exterior, full lath and plaster interior partitions, service porches, closets, gas floor furnaces, and fireplaces. However, at the time of construction, the 4921 Voltaire Street building only exhibited foundation walls and full lath and plaster interior partitions. Most of the homes prior to the mid-1920s were Craftsman-style, which includes the 4921 Voltaire Street building since it was built circa 1925. Character-defining features of Craftsman-style residences from the period of 1905 to 1930, as described by the Ocean Beach Community Plan include: gabled roofs; overhanging eaves with exposed rafter tails (boxed and clipped eaves are less common); wood siding in shingle or lap form; and windows that are typically simple one-over-one single or double hung windows and casement windows, although multi-lite windows may be present. While the 4921 Voltaire Street building currently exhibits these features of the Craftsman style, the additions constructed at the south and east façades have impacted the integrity of the structure.

See Continuation sheets for City of San Diego Historical Resources Board (HRB) Criteria analyses (pages three through nine of this document).

B11. Additional Resource Attributes (List attributes and codes): None

\*B12. References: See Continuation Sheet

B13. Remarks: None

\*B14. Evaluator: Brian F. Smith and Jennifer R. Kraft

\*Date of Evaluation: 9/27/16



\*Recorded by: Brian F. Smith and Jennifer R. Kraft

\*Date: 9/27/16

■ Continuation ☐ Update

City of San Diego HRB Evaluation

**I) City of San Diego HRB Criterion A:**

The key distinction provided by the City in HRB Criterion A is that in order for structures or built candidates to be considered as historically significant they must be characterized as exemplifying or reflecting “special elements” of development. The *Guidelines for the Application of Historic Resources Board Designation Criteria* state that:

Special elements of development refer to a resource that is *distinct* among others of its kind or that *surpass the usual in significance*. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do (*italics added*).

Consideration for designation is, therefore, established based upon whether or not the structure exemplifies or reflects special elements of the types of development listed under Criterion A.

**Discussion:** The 4921 Voltaire Street building was constructed circa 1925 in the Craftsman architectural style. For the evaluation of the structure under HRB Criterion A, the following aspects of development were considered.

- **Historical Development:** *Historical development shall exemplify or reflect a special or unique aspect of the City's general historical development; or shall exemplify or reflect a unique aspect of the City's history* (City of San Diego HRB 2009). The 4921 Voltaire Street building was constructed circa 1925 in the Ocean Beach Park neighborhood, which was platted in 1909. At the time of construction, the Ocean Beach area was transitioning from a built environment of small temporary vacation shacks into more permanent residences. While the 4921 Voltaire Street building is a permanent structure, it is very likely that it was an expedient mail order home. The residence matches the floorplan, roof style, and window style and arrangement of “The Crescent Honor Bilt” model home listed in the 1921 Sears Roebuck and Company catalog. William Feigley, a building contractor, owned half of Lot 29 and all of Lot 30 when the 4921 Voltaire Street structure was built. It is likely that he also owned the property next door (Lot 28 and the other half of Lot 29) and constructed both the 4921 Voltaire Street building and the 4915-4917 Voltaire Street duplex building located on Lots 28 and 29. Both structures were constructed in the same style with similar floor plans. Helen Calland, who sold the property to William and Ona Feigley in 1924, also lived in similar style homes located at 4947 West Point Loma Boulevard (built before 1921) and 4976 Muir Avenue (built circa 1919). Both homes are visible on the 1921 Sanborn Map and are still currently standing. It is very probable that the plans and/or materials for these two homes were also ordered from a catalog and possibly even built by Feigley. Despite his involvement in the construction of these homes, Feigley did not live in any of the houses that he may have built. Rather, he resided in a larger, more elaborate home still located at 4705 Del Monte Avenue. While the mass production of small rental homes was a departure from the vacation shacks that once populated the area, the expediency and lack of variety in the details and styles indicates that the residences were still likely meant to serve as vacation properties or cheap rental properties. Because the 4921 Voltaire Street building appears to be an expedient mail order style residence available anywhere in the country, it does not exemplify or reflect any special or unique aspects of the City's general historical development. It also does not reflect any unique aspects of the City's history, specifically. Therefore, the property is not significant with respect to any form of historical development.
- **Archaeological Development:** *Archaeological development may be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features* (City of San Diego HRB 2009). No archaeological sites are associated with the 4921 Voltaire Street building. The property is, therefore, not significant with respect to any form of archaeological development.
- **Cultural/Social Development:** *Cultural development shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts (painting, sculpture, architecture, theater, dance, music), literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry* (City of San Diego HRB 2009). *Social development shall exemplify or reflect development that is associated with relations and interactions with others* (City of San Diego HRB 2009). Historic research of the 4921 Voltaire Street building did not reveal any persons or events associated with cultural or social development within the local area or the region. The property is, therefore, not significant with respect to any form of cultural or social development.

- **Economic Development:** *Economic development shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor and agriculture, maritime and transportation industries* (City of San Diego HRB 2009). The 4921 Voltaire Street building is not associated with any patterns of economic development reflecting local or regional economic patterns or industries. The property is, therefore, not significant with respect to any form of economic development.
- **Political Development:** *Political development shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations and the Civil Rights Movement associated with ethnic and gay/lesbian issues* (City of San Diego HRB 2009). The 4921 Voltaire Street building is not associated with any political movements or individuals associated with politics. The property is, therefore, not significant with respect to any form of political development.
- **Aesthetic Development:** *Aesthetic development shall exemplify or reflect development associated with an artistic arrangement in theory or practice* (City of San Diego HRB 2009). The 4921 Voltaire Street building is not associated with any aesthetic patterns or arrangements that reflect any noteworthy design elements. The property is, therefore, not significant with respect to any form of aesthetic development.
- **Engineering Development:** *Engineering development shall exemplify or reflect development associated with engineering* (City of San Diego HRB 2009). The engineering design of the 4921 Voltaire Street building is not associated with any unusual or unique aspects of engineering design or development. The property is, therefore, not significant with respect to any form of engineering development.
- **Landscape Development:** *Landscape development shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines* (City of San Diego HRB 2009). When built in 1925, the 4921 Voltaire Street building did not incorporate any known landscape improvements and none of the vegetation currently on the property can be verified as being associated with the period of construction. The property is, therefore, not significant with respect to any form of landscape development.
- **Architectural Development:** *Architectural development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry* (City of San Diego HRB 2009). The 4921 Voltaire Street building was likely built from plans and/or materials obtained from a catalog such as Sears Roebuck and Company. Because building contractor William Feigley owned the lot when the 4921 Voltaire Street building was constructed, it is very likely that he built the structure. No information could be located regarding any other homes built Feigley. Although the 4921 Voltaire Street building was likely built by Feigley, he is not considered a master architect, designer, builder, or craftsman, and is not known to be associated with any form of architectural development. The property is, therefore, not significant with respect to any form of architectural development.

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.
2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

\*Recorded by: Brian F. Smith and Jennifer R. Kraft

\*Date: 9/27/16

☒ Continuation ☐ Update

In order to assess each aspect of integrity when evaluating the 4921 Voltaire Street building, the following steps were taken, as required in the City of San Diego *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009:

1. **Integrity of location** is the place where a resource was constructed or where an event occurred (City of San Diego HRB 2009). Integrity of location was assessed by reviewing historic records and aerial photographs in order to determine if the structure had always existed at its present location or if it had been moved, rebuilt, or its footprint significantly altered. The structure was constructed circa 1925 at its current location of 4921 Voltaire Street in the Ocean Beach community of San Diego. The structure has not been moved or its location otherwise impacted in any way. The 4921 Voltaire Street building retains integrity of location.
2. **Integrity of design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property (City of San Diego HRB 2009). Integrity of design was assessed by evaluating the spatial arrangement of the structure and any unique architectural features present in the structure. Although the structure was designed as a permanent, Craftsman-style home in the early 1920s, the plans and/or materials were likely ordered from a catalog such as Sears Roebuck and Company. Specifically, the 4921 Voltaire Street structure is similar in design and materials to “The Crescent Honor Bilt” home advertised in the 1921 Sears Roebuck and Company catalog. In addition, the 4921 Voltaire Street building was originally designed with a small rectangular footprint. The rear of the home has since been altered by an addition, which was constructed on the southwestern portion of the building in 1947. The addition changed the footprint of the home from a rectangular shape to an “L”-shape. The addition utilized the same type of siding, exposed beams, and lattice stickwork present on the rest of the residence. However, the placement of the addition resulted in a cross-gabled roof-line. Another addition, the furnace closet, was added to the east façade at an unknown date. The closet consists of a thick concrete slab with a small closet built on top. The closet has a shed roof and an exterior door, and does not provide entry to the home. It is unclear if the windows on the east, west, and south façades have been replaced as they are currently boarded up and were not visible during the photographic survey of the structure. In addition, all interior walls have been removed from the structure, likely when it was converted from a residential building to a medical facility in the 1980s. Due to the changes made to the structure with the 1947 addition on the south façade and the addition of the furnace closet along the east façade at an unknown date, the original form, plan, space, structure, and style of the property has been compromised. The 4921 Voltaire Street building no longer possesses integrity of design.
3. **Integrity of setting** applies to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area (City of San Diego HRB 2009). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features. The 4921 Voltaire Street building is located near the intersection of Cable and Voltaire Streets. At the time of construction the entire block consisted solely of single and multi-family residences. Beginning in the 1950s, however, the area became a mixture of residential homes and commercial businesses. Currently, this section of Voltaire Street contains primarily multi-family residences and commercial businesses. Due to this change in the overall atmosphere of the area, the 4921 Voltaire Street building no longer retains integrity of setting.
4. **Integrity of materials** comprise[s] the physical elements combined or deposited in a particular pattern or configuration to form a property (City of San Diego HRB 2009). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials, which may have altered the architectural design of the structure. Since the 4921 Voltaire Street building’s construction circa 1925, the structure appears to have retained the original porch columns, decorative latticework and exposed beams, original front door, and windows on the north façade. Since the time of construction, however, the structure has undergone a substantial addition, which included the introduction of new materials. The addition was noted on the Residential Building Record as having been completed in 1947. Visual inspection of the addition indicates that a successful attempt was made to match the pre-existing style of the home. The sloping foundation was replicated and narrow horizontal lap siding was added to the addition, as well as a north-south-gabled roof with exposed beams and lattice stickwork—all of which match the style and characteristics of the original structure. Despite this, the seam between the original structure and the addition can be seen along the west façade. In addition, the garage located in the southwest corner of the property was removed sometime between 1966 and 1972. The tile patio in the rear of the house was also added after construction. The tiles, which depict the iconic “Sleeping Mexican” image, were likely installed after the 1930s since this was around the time that the design began to gain popularity (Arellano 2012). The introduction of the Spanish-style patio is inconsistent with the original Craftsman style of the property. Because of these major alterations/physical intrusions, the 4921 Voltaire Street building no longer retains integrity of materials.

5. **Integrity of workmanship** consists of the physical evidence of crafts employed by a particular culture, people or artisan, which includes traditional, vernacular, and high styles (City of San Diego HRB 2009). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the structure. The workmanship displayed in the execution of the home is average, and alterations to the structure portray this same level of workmanship. Despite this, the 4921 Voltaire Street building retains integrity of workmanship.
6. **Integrity of feeling** relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place (City of San Diego HRB 2009). This was assessed by evaluating whether or not the resource's features, in combination with its setting, conveyed an aesthetic sense of the property around 1925 (at the time that the structure was built). The structure has not been well maintained over recent years. While the appearance of the north façade has generally remained the same since its period of construction, the large addition made to the rear of the home, the removal of the garage, and the overall neglect have substantially changed the feeling of the structure. In addition, the change in setting from a primarily single-family residential beach community to a multi-family and commercial business atmosphere has substantially altered the feeling that the 4921 Voltaire Street building had in 1925. Therefore, the 4921 Voltaire Street building does not retain integrity of feeling.
7. **Integrity of association** directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character (City of San Diego HRB 2009). Integrity of association was assessed by evaluating whether the building was ever directly associated with important events or individuals. Historic research revealed that no important events or individuals are associated with the 4921 Voltaire Street building, and therefore, the structure does not possess integrity of association.

**II) City of San Diego HRB Criterion B:**

*Is identified with persons or events significant in local, state or national history.*

Historic research revealed that the 4921 Voltaire Street building is not associated with any historic persons or events significant in local, state, or national history. The individuals who owned the property at the time of construction, William Feigley and his wife, Ona Feigley, nee Watkins, were not prominent individuals. William Feigley was born in Illinois in the 1870s. He moved to Council Grove, Kansas as a child where he grew up to become a carpenter. In 1910, he married Ona Lena Watkins, who was born in Kansas and also grew up in Council Grove. The couple is first listed in the San Diego area in 1924, residing at 4705 Del Monte Avenue in Ocean Beach. Although they purchased the 4921 Voltaire Street property that same year, they never resided at this location.

The first listed resident of the 4921 Voltaire Street building was a J. J. Donnelly, who resided at the home in 1927. Unfortunately, no information could be found on this individual. Valdon V. Barr was the second individual to live at the 4921 Voltaire Street building. He was enlisted as a sailor in the US Navy. Mr. Barr only lived at the home in 1928. Most residents afterward only lived at the home for a year or two. The longest standing resident was Harold R. Duffee, who lived at 4921 Voltaire Street for a total of seven years, from 1962 til 1968.

Only three of the owners of the 4921 Voltaire Street building actually resided at the home according to the San Diego City Directories. These individuals were Paul W. Jones, Virginia and Herschel Hahn, and Fred Tiede and Renee Anderson (husband and wife). According to title records, it appears as though Mr. Jones purchased the property at auction in 1939. Jones lived at the residence in 1940, 1942 and 1943. In 1945, he transferred the property to his ex-wife, Virginia Jones. Mrs. Jones remarried and changed her name to Virginia Hahn. In 1949, the property was listed as being owned by Virginia and Herschel Hahn. Mr. Hahn lived at 4921 Voltaire Street in 1950 and 1952. Several years later (1984), Fred Tiede and Renee Anderson purchased the property. Both Mr. Tiede and Mrs. Anderson were doctors. It is unclear if the couple lived at the home. However, they operated a practice called Coast Health Institute from the property. The city directories list the couple and their practice at 4921 Voltaire Street from 1985 to 1988. The couple sold the property in 1989. City Directories do not list any residents at 4921 Voltaire Street after 1989.

Although the 4921 Voltaire Street building was likely built by local contractor William Feigley, he is not known for any of his architectural contributions. Despite being listed in the City Directories, however, no information could be located regarding the types of homes that Feigley may have constructed. Since none of the individuals associated with the structure may be considered significant in local, state, or national history, the 4921 Voltaire Street building does not derive any measure of significance from an association with any master architects, designers, builders, craftsmen, or historically significant individuals. Furthermore, no historically significant events could be found to have been associated with the property.

\*Recorded by: Brian F. Smith and Jennifer R. Kraft

\*Date: 9/27/16

☒ Continuation ☐ Update

**III) City of San Diego HRB Criterion C:**

*Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.*

According to the City of San Diego HRB Designation Guidelines, this criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods, or methods of construction.

In order to qualify under this criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource must embody the distinctive characteristics of a style, type, period, or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period, or method of construction. Resources that do not embody the distinctive characteristics of a style, type, period, or method of construction as supported by established sources do not qualify.

In 2015, the City of San Diego developed and implemented the Ocean Beach Community Plan and Local Coastal Program. Included in the Community Plan is the Ocean Beach Historic Context Statement. The stated purpose of the Historic Context Statement is to serve as a tool to provide “the context for the identification, evaluation and management of historical resources” from 1887 to 1970.

The City of San Diego utilizes the Ocean Beach Context Statement in conjunction with the evaluation of potential historic resources constructed within the San Diego area. As previously noted, the 4921 Voltaire Street building was constructed circa 1925 in a Craftsman architectural style. The Ocean Beach Historic Context Statement indicates that most single-family residences designed in Ocean Beach prior to the mid-1920s were designed in the Craftsman style or a vernacular variant of the style. Despite being originally constructed in the Craftsman style, the footprint and outward appearance of the structure have been altered since its period of construction.

These alterations, as discussed previously, have adversely affected the integrity of the structure in terms of design, materials, and feeling. The integrity of setting has also been compromised. Therefore, the 4921 Voltaire Street building does not embody the distinctive characteristics of a style, type, period, or method of construction to be eligible for designation under HRB Criterion C (Architecture). In addition, the building is not considered to be a valuable example of the use of indigenous materials or craftsmanship.

*Ocean Beach Historic Context Statement – Primary Characteristics of the Craftsman Style*

According to the Ocean Beach Historic Context Statement, Craftsman-style homes were most popular in Ocean Beach prior to the mid-1920s. The 4921 Voltaire Street building was constructed circa 1925, just as the preferred style began shifting toward Spanish Revival style bungalows. Character-defining features of the Craftsman style as defined by the Ocean Beach Historic Context Statement are:

- Gabled roofs
- Overhanging eaves with exposed rafter tails (clipped or boxed eaves are less common)
- Wood siding in shingle or lap form
- Windows are typically simple one-over-one single or double hung wood windows and casement windows, although multi-lite windows may be present

The Craftsman architectural style was the dominant style for smaller houses built throughout the country from approximately 1905 to the early 1920s. Originating in southern California, the style quickly spread throughout the country via pattern books and popular magazines (McAlester and McAlester 1991). McAlester and McAlester (1991) state that:

\*Recorded by: Brian F. Smith and Jennifer R. Kraft

\*Date: 9/27/16

☒ Continuation

☐ Update

Craftsman houses were inspired primarily by the work of two California brothers – Charles Sumner Greene and Henry Mather Greene – who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies’ Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows, some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungalowoid style. (McAlester and McAlester 1991:454)

The general Craftsman style usually features a low-pitched, gabled roof with wide, unenclosed overhanging eaves with multiple roof planes. Sometimes examples of this style also possess a hipped roof. The roof rafters of both roof styles are generally exposed, with decorative beams and knee braces added under the gables. Examples of the Craftsman style almost always exhibit a porch on the front façade that can be either full or partial-width, the roof of which is supported by tapered square columns that extend to ground level without break. Many examples use natural materials such as cobblestones, clinker brick, wood shingles, and boulders and are often used in combination with clapboard siding or stucco (McAlester and McAlester 1991). In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. This is achieved through the use of natural materials and integrated landscaping. More simple, modest variations use the same materials but combine them in a much more restrained fashion. The home is given a natural, airy feeling through the use of large numbers of windows that vary in size and shape. Foundations are often sloped and walls are clad with shingles, stucco, or shiplap siding. Often, brick and stone are used on chimneys, foundations, and as decorative elements (Crawford 2006).

Of these elements, the 4921 Voltaire Street building does not possess:

- Unenclosed overhanging eaves
- Multiple roof planes
- Triangular knee braces
- The use of natural materials such as cobblestones, clinker brick, wood shingles, and boulders
- Integrated landscaping
- A large number of windows that vary in size and shape
- Brick and stone used on chimneys, foundations, and as decorative elements

The original home was constructed with a small rectangular footprint with no protruding wings or additions. In 1947, the rear addition was added to the structure. This wing added approximately 154 square feet of living space to the small, original 672 square foot structure (an increase of approximately 23%). Another addition, a furnace closet, was added to the east façade of the structure at an unknown date. While both additions utilized similar materials such as lap siding and roofing materials, they significantly altered the footprint of the structure. In addition, due to the similarities that the original structure shared with “The Crescent Honor Bilt” home advertised in the Sears, Roebuck and Company catalog in 1921, it is very likely that the plans and/or materials for the home were ordered from the catalog much like that described by McAlester and McAlester (1991). Because the home was likely constructed using a mass-produced design available in a catalog and due to the proportionally large addition made to the south façade, the 4921 Voltaire Street building is not considered significant under Criterion C.

**IV) City of San Diego HRB Criterion D:**

*Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.*

\*Recorded by: Brian F. Smith and Jennifer R. Kraft

\*Date: 9/27/16

☒ Continuation

☐ Update

The 4921 Voltaire Street building was likely built by building contractor William Feigley utilizing plans and/or materials from a catalog such as Sears Roebuck and Company. In fact, the original structure closely resembles in style and footprint “The Honor Bilt Crescent” model listed in the 1921 Sears Roebuck and Company catalog. In addition, William Feigley is not listed as a master architect, designer, builder, or craftsman, and no historic evidence was identified indicating that the home represents the “notable” work of a master. This is particularly true in light of the substantial changes that the property has sustained over the years including the 1947 addition and the removal of all interior walls. The 4921 Voltaire Street building is, therefore, not significant under City of San Diego HRB Criterion D.

**V) City of San Diego HRB Criterion E:**

*Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the California Register of Historical Resources.*

The 4921 Voltaire Street building is not listed on the National Register of Historic Places or the California Register of Historical Resources, nor has the property been formally determined eligible for either register. Therefore, the 4921 Voltaire Street building does not qualify under HRB Criterion E.

**VI) City of San Diego HRB Criterion F:**

*Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

The 4921 Voltaire Street building is located within the boundaries of the Ocean Beach Cottage Emerging Historical District. The Ocean Beach Historic Context Statement states that properties significant under HRB Criterion F “must retain sufficient integrity to convey the significance of the District” (City of San Diego 2015). The 4921 Voltaire Street building, however, only retains two out of seven aspects of original integrity: location and workmanship. While integrity of location is important when evaluating a structure’s eligibility in a district setting, integrity of setting and feeling are more important as they are most associated with the representation of the district during its period of significance. Integrity of setting for the immediate area of Voltaire Street was compromised by the transition of the block from primarily single-family residences to primarily multi-family residences and commercial businesses in the 1950s. This transition, the large addition made to the rear of the home in 1947, the removal of the garage, and the overall lack of upkeep and maintenance of the property have had a negative impact on the integrity of feeling for the building. Because integrity of setting and feeling for the 4921 Voltaire Street building have been negatively impacted by alterations made to the structure and an overall change in atmosphere in regards to the surrounding properties, the 4921 Voltaire Street property is not considered a contributor to the Ocean Beach Cottage Emerging Historical District.

In addition, although the 4921 Voltaire Street building is located within the boundaries of the Ocean Beach Cottage Emerging Historical District, the property owner has not voluntarily nominated, nor do they intend to voluntarily nominate, the property as a contributing property to the district. According to the City of San Diego:

Because the Ocean Beach Cottage district does not have a full intensive survey, is based on a context statement and period of significance, and **is limited to those properties** that fall within the context and period **that are volunteered by the property owner for designation**, conversion of this district to a standard geographic district is not feasible. In addition, the district’s long history as a historic district precludes conversion to a Multiple Property Submission. Therefore, the district will continue to be regulated under the prior policy. **Property owners may continue to bring properties forward for designation under the established context and period of significance, and the district shall remain voluntary in nature.** However, no new districts will be processed under this district type (bolding added). (City of San Diego 2011:2)

In a September 13, 2016 email to city staff, the property owner stated his “formal objection to any inclusion, or consideration for inclusion, within the Ocean Beach Cottage Emerging Historical District.” Because the structure is not being volunteered by the owner for designation within the Ocean Beach Cottage Emerging Historical District, and because the structure no longer retains original integrity, the 4921 Voltaire Street building does not qualify under HRB Criterion F.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 10 of 11

\*Resource Name or #: 4921 Voltaire Street

\*Recorded by: Brian F. Smith and Jennifer R. Kraft

\*Date: 9/27/16

☒ Continuation ☐ Update

References

Ancestry.com

Various dates. Various official records including census, city directory, and military records.

Bancroft, Hubert Howe

1886 *History of California*, Volume V; 1846-1848. The History Company, San Francisco, California.

Bolton, Herbert Eugene (editor)

1959 *Spanish Explorations in the Southwest, 1542-1776*. Barnes and Noble, Inc., New York.

Brandes, Ray, James R. Moriarty, and Susan H. Carrico

1985 *New Town, San Diego, California*. San Diego Science Foundation.

Brian F. Smith and Associates, Inc.

Various dates. Research library holdings including Sanborn maps, city directories, published regional histories, aerial photographs, and geologic and paleontological references.

Brownlee, John C.

1984 Bull Strong, Horse High, and Hog Tight: The Work and Character of Edwin M. Capps. *The Journal of San Diego History*, Summer, Volume 30, Number 3.

City of San Diego

Various dates. City ordinances. San Diego City Clerk.

2009 Historical Resources Board, *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2.

2009 Historical Resources Board, Historical Resource Research Report Guidelines and Requirements, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.1.

2011 Historical Resources Board, *Procedure on Establishing Historic Districts*, Amended October 27, 2011

2015 Ocean Beach Community Plan and Local Coastal Program

Crane, Clare B.

1991 The Pueblo Lands: San Diego's Hispanic Heritage. *The Journal of San Diego History*, Spring, Volume 37, Number 2.

Crawford, Kathleen

2006 Historical Assessment of the Residences Located at 1619 J Street San Diego, California 92101. Report on file at the City of San Diego.

Engstrand, Iris Wilson

1980 *San Diego: California's Cornerstone*. Continental Heritage Press, Inc. Oklahoma.

Garcia, Mario T.

1975 Merchants and Dons: San Diego's Attempt at Modernization, 1850-1860. *The Journal of San Diego History*, Winter, Volume 21, Number 1.

Heilbron, Carl H.

1936 *History of San Diego County*. The San Diego Press Club, San Diego, California.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 11 of 11

\*Resource Name or #: 4921 Voltaire Street

\*Recorded by: Brian F. Smith and Jennifer R. Kraft      \*Date: 9/27/16      ☒ Continuation      ☐ Update

MacMullen, Jerry

1969      *They Came by Sea, A Pictorial History of San Diego Bay.* Ward Ritchie Press.

McAlester, Virginia and Lee McAlester

1991      *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Palou, Fray Francisco

1926      *Historical Memoirs of New California.* Edited by Herbert Eugene Bolton (4 Volumes). University of California Press, Berkeley.

Pourade, Richard F.

1963      *The Glory Years.* Union-Tribune Publishing Company, San Diego, California.

Price, Glenn W.

1967      *Origins of the War with Mexico.* University of Texas Press, Austin.

Rolle, Andrew F.

1969      *California: A History* (Second Edition). Thomas Y. Crowell Company, New York.

Sanborn Map Company

Various dates

San Diego County Recorder

Various dates. Various official records.

San Diego Newspaper Index

Various dates

San Diego Union Tribune

2014      Obituary for David W. Barron M.D. 2 February. San Diego, California.

2015      Obituary for Patricia Nix Barron. San Diego, California.

Smythe, William E.

1908      *History of San Diego 1542 to 1908: An Account of the Rise and Progress of the Pioneer Settlement on the Pacific Coast of the United States.*

Stewart, Don M.

1965      *Frontier Port, A Chapter in San Diego's History.* The Ward Ritchie Press, Los Angeles.

United States Bureau of the Census

Various dates

Van Wormer, Stephen R.

1988      Even The Kitchen Sink: Archaeological Investigations of SDI-10,258 The 1908-1913 San Diego City Dump. Manuscript on File at the South Coastal Information Center, San Diego State University.

**APPENDIX A**

**Building Development Information**

**-County Assessor's Building Records**  
**-Notice of Completion (None)**  
**-Water/Sewer Connection Records**  
**-Construction Permits**  
**-Site Plan With Footprint**  
**-Lot and Block Book Page**  
**-Previous Historical Resource Survey Forms (None)**

# RESIDENTIAL BUILDING RECORD

ADDRESS 4921 VOLTAIRE ST.

PARCEL 448-222-8  
SHEET 1 OF 1 SHEETS

## DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL									
	Light	X Frame	Stucco on	Flat A/Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH				
ARCHITECTURE	Sub-Standard	Sheathing	X Sliding	X Gable	X K.T.	Forced	Clean's	B	I	2	Material	Grade	Walls	Ceilings		
D-5.42	Standard	Concrete Block	X 11/2"	Shed	B.X. Cable	Gravity	Normal	All	X		Hard	A	S.W.	P.C.P.		
1 Stories	Above-Standard	Concrete Block	X 11/2"	Shed	Fixtures	Wall Unit										
TYPE	Special	B & B	T & G	Cut Up	X Fen	Cheap		Ent. Hall								
Use	Design	Brick	Shingle	Dormers	Avg	X Med	X Floor Unit	120	Living							
FOUNDATION	Adobe	Shake	Roll	X	Many	Special	Zone Unit	Dining								
X Single	X Concrete	Floor Joist	B & B	T & G	Gutters		Control									
Double	Reinforced	10"						Bed								
Duplex	Brick	2nd			X Shingle Wd.	Free	X Med	Spas	Bed							
Apartment	Wood	Sub-Floor	Stone	Shake	Tile	X Sink		Oil Burner								
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile Trim	X Laundry		M.B.T.U.									
Motel			X D.M.	Casement	X Water Mkt-Auto	Fireplace		Kitchen								
	Units	Light	Heavy	Insulated Ceilings	Insulated Walls	Screens	Compa Shingles	Water-Softner	Drain Bd	Material	Length	Ft	Spashes			

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)					BATH DETAIL										
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con- form	Storage Space	Work- ship	Pl. No.	FINISH		FIXTURES				SHOWER	
																	Floors	Walls	No. to Bat	Type	Grade	St. Ut. G.O.	Floish	
37726	Add.	650	1924	1920	1962	38	21	2-55	51	A	A	A	A	A	A									
			1947	1924	1967	43	22	2-60	49	A														
				1971		47	20	2-60	48															

## SPECIAL FEATURES

Book Cases	Built in Barrio	Venetian Blinds
Shutters	" " Oven & Plate	
Vent Fan	" " Dishwasher	

## COMPUTATION

Appraiser & Date		7-26-61		11/10/67		7/13/70											
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Res.	8.24	8.60	7104	8.40	6937	9.90	8177										
A.C.			120		100		200										
GAR.	2.18	2.80	610	2.10	458	3.50	763										
P	40	150	600	3.00	120	0.00	400										
TOTAL			7894		7616		9540										
NORMAL % GOOD			51		49		50										
R.C.L.N.D.			4026		3732		4770										

Hand-drawn technical drawing on graph paper showing two rectangular structures with dimensions and labels.

The top structure is a rectangle with a width of 10 and a height of 17. It contains a smaller rectangle with a width of 6 and a height of 5. The bottom structure is a larger rectangle with a width of 24 and a height of 28. It contains a smaller rectangle with a width of 17 and a height of 12. The bottom structure is labeled "RES." and "28".

At the bottom of the drawing, the word "VOLTAGE" is written in a stylized, handwritten font.

10.50 + 2 = 13.2

COMPUTATIONS

10 = 13.2

$28 \times 24 = 672$

$11 \times 14 = 154$

826

$87 - 8.10$

$FLR = 20$

$CFR = 0.06$

$91 = 9.70$

$CFR I = 100/54 = 2.10$

Remarks: ① Rent - \$6500 uniform. No Utilities incl.  
② Excess physical DEPR.  
③

Form 8

OPERATING DEPT. SEWER CONNECTION ORDER

Location 4921 Valtaine No. 21085

Between Cable & Brown Date 4/15/25

Lot 30 Block 11 Amt. Pd. 15.00

Addition OPBOK

Owner J. J. G.

SEWER INSPECTOR. You will make Ally

sewer connection at above location--Page

Remarks: 4/20/25

EN

PERMIT CLERK.

Service Taps

Main ft. from line of St.

Service Enters

Property 171' ft. W from M H line of E St.

Reimer  
FOREMAN

Chg. W. O.

[illegible]

# OPERATING DEPARTMENT CITY OF SAN DIEGO

## APPLICATION AND ORDER FOR WATER SERVICE

Location 4921 Voltaine St St. between Bacon St.  
and Cable St. Lot 29-30, Blk. 11, OBPR Add.

The undersigned hereby applies to the City of San Diego, for water service and meter at the above location. And in consideration of the installation of such service and meter, agrees to pay all charges incurred upon such location for such water service and to abide by all rules, regulations and provisions prescribed by said city, by ordinance or otherwise, relating to water service, regulation or rates.

Owner W. D. Feigley  
Date 4/6/5- By W. D. Feigley

GENERAL FOREMAN: Please install 3/4 service and 3/8  
meter at above location

REMARKS:

Service Clerk E. E. W.  
Location 123 Ft. W of W Line of Cable St.  
on Voltaine St. S

Meter size and make 5/8" 9" mid  
No. of meter 2903435 Reading 0

REMARKS:

Receipt No. 17765

Amt. paid 47.00

Date 4/6/5-

Completed 4/11/50

Cost 29.11

Order No.

Checked By	Statist- tician	Investi- gator	Cost Clerk	Meter Clerk
	✓			

1-06  
120A  
19

MATERIAL

LABOR

		NO. OF MEN	DAYS OR HRS. EACH	TOTAL TIME	RATE	AMOUNT
5' 2 1/2" Lead		2	4	8	4.25	4.25
<del>1 Meter Box</del>	<del>1.50</del>					
<del>1 1/2" Meter</del>	<del>10.00</del>					
<del>1 1/2" Serv. Cock</del>	<del>.50</del>					
<del>1 1/2" EH &amp; 1 1/2" STEEL</del>	<del>.11</del>					
<del>1 1/2" Lead</del>	<del>1.50</del>					
<del>1 1/2" Corp. Cock</del>	<del>1.00</del>					
<del>1 1/2" Pipe</del>						
15' Flt Pipe	10.5					
1 1/2" Corp. Cock	1.00					
1 1/2" Lead	1.50					
1 1/2" EH & 1 1/2" STEEL	.11					
1 1/2" Serv. Cock	.50					
1 1/2" Meter	10.00					
1 Meter Box	1.50					
12' Pann	5.40					
	21.06					
Total Labor						4.25
Total Material						21.06
Total Labor and Material						25.31
Overhead						3.80
Grand Total						29.11

PIPE FITTER

GENERAL FOREMAN

J. L. Parnell  
A. O. Looce

City of San Diego, California  
WATER DEPARTMENT

67201

WORK ASSIGNMENT ORDER NO.

<input type="checkbox"/> INSTALL SERVICE AND TRANSFER METER	<input checked="" type="checkbox"/> RENEW SERVICE
<input type="checkbox"/> GATE VALVE MAINTENANCE	<input type="checkbox"/> FIRE HYDRANT MAINTENANCE
<input type="checkbox"/> OTHER <u>3/4" W.I. Poor Pressure</u>	

ISSUED	ASSIGNED
BY <u>Skatermen</u>	TO <u>M.H. FRIZZELL</u>
DATE <u>5-17-61</u>	BY <u>H. LINDSEY</u>
	DATE <u>5-22-61</u>

1. Account Number <u>6653</u>	2. Tap Number <u>17765A</u>	3. Meter Identification <u>B.#5676327</u>
4. Service Address <u>4921 Voltaire</u>	5. Map Book & Page <u>B-18-C</u>	
6. Legal Description <u>NO TEL. L. R. 45</u> <u>DATE 5-22-61</u>		

7. Present Location <u>121' W/W/L OF CABLE ST</u> <u>ON VOLTAIRE S.</u>
8. New Location <u>DM</u>

9. Field Rep.	10. Location Approval (Signature—Property Owner)
---------------	--

11. New Location — As Installed <u>SAME</u>
--

12. Remarks <u>ARRIVED &amp; FOUND 90# PRESS. AT</u> <u>HOUSE - REPLACED 3/4" W.I.</u> <u>SERVICE WITH 3/4" COPPER</u>
---

13. Date Completed <u>5-22-61</u>	14. Work Completed By: <u>M.H. Frizzell</u>
--------------------------------------	--

# Contact Report



4/25/16 11:09 am

THE CITY OF SAN DIEGO  
Development Services Department  
1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-010

## Project Information

Project Nbr: 0 Title: GENERAL INFORMATION  
Project Mgr: ()-



## Visit Information

Type: Appointment Point of Contact: Craft, Jennifer  
Start: 4/25/16 11:00 am End: 4/25/16 11:09 am  
Served By: Baldwin, Yolanda  
Location: 4921 VOLTAIRE ST Assessor Parcel:448-222-08-00

## Contact Information

2nd Flr, Records, (Check-In) (2605174) at 04/25/2016 11:00 am with Ulloa, Julia Begin:  
Question: End:  
Response:  
2nd Flr, Record Center (2605175) at 04/25/2016 11:00 am with Baldwin, Yolanda Begin: 04/25/2016 11:06 am  
Question: CUSTOMER LOOKING FOR BUILDING PERMIT RECORDS End: 04/25/2016 11:09 am  
Response: NO BUILD PERMITS ON FILE

## Route History

<u>Route In Date</u>	<u>Route Out Date</u>	<u>Routing Area</u>	<u>Times Called</u>
4/22/16 1:54 pm	4/25/16 11:05 am	2nd Flr, Records (Check-In)	0
4/25/16 11:05 am	4/25/16 11:09 am	2nd Flr Lobby, DSC	0
4/25/16 11:09 am		Visit Complete	0





### Site Plan With Footprint

4921 Voltaire Street

2015 Google Maps Imagery

THE SAN DIEGO COUNTY ASSESSOR LOT BLOCK  
BOOK PAGE SHOWS THE FIRST YEAR WITH  
ASSESSED IMPROVEMENTS AS BEING 1925.

[illegible]

**APPENDIX B**

**Ownership and Occupant Information**

**-Chain of Title**  
**-City Directory Listing of Occupants**  
**-Copy of the Deed from Date of Construction (None)**

**Chain of Title**  
Title Records for APN 448-222-08

Seller	Buyer	Year
Joseph Beam	T. Walter Beam	1914
Helen C. Calland	William D. Feigley and Ona W. Feigley	1924
Ona W. Feigley, Security Trust & Savings Bank of San Diego, a Trustee, Security Trust & Savings Bank of San Diego, a Corporation, et al.	Home Owners' Loan Corporation, a Corporation	1938
Home Owners' Loan Corporation	Paul W. Jones and Virginia M. Jones	1939
Virginia May Hahn, formerly Virginia May Jones	Virginia May Hahn and Herschel Wayne Hahn	1949
Herschel Wayne Hahn and Virginia May Hahn	Edna J. Hunter	1968
Daniel B. Hunter	Edna J. Hunter	1968
Edna J. Hunter	Abba Mae McFarland and Charlotte M. Hardin	1969
Abba Mae McFarland and Charlotte M. Hardin	Fred Tiede and Renee Anderson	1984
Fred Tiede and Renee Anderson	Neil C. Edquist	1989
Neil C. Edquist	Nels E. Edquist and Coral H. Edquist, as Trustees under the Nels E. Edquist and Coral H. Edquist Revocable Living Trust	1990
Nels E. Edquist and Coral H. Edquist, as Trustees under the Nels E. Edquist and Coral H. Edquist Revocable Living Trust	Nels E. Edquist, Successor Trustee	2001
Nels E. Edquist, Successor Trustee	Eric Ross Edquist, Successor Trustee	2009
Eric Ross Edquist, Successor Trustee of the Nels E. Edquist and Carol H. Edquist Revocable Living Trust	Sean Gogarty and Margaret Gogarty, husband and wife as Joint Tenants and Patrick Doherty and Frances Doherty, husband and wife as Joint Tenants, All as Joint Tenants	2016



Printed: 3/7/2016 12:32:48 PM PST  
Searched: 3/7/2016 12:32:00 PM

Tax Search  
San Diego, California  
Assessor's Parcel 448-222-08-00  
Tax Year: 2015-2016  
Tax Cover: 02/23/2016

Order: Non-Order Search  
Co: Fidelity National Title  
Dept: San Diego - CS CRN: 0003600003  
TO: 04  
Created By: Glynis Little

Printed By: glittle

APN:	448-222-08-00
Described As:	OCEAN BEACH PK 001167 W 1/2 LOT 29 & ALL LOT 30 BLK 11
Address:	4921 VOLTAIRE ST
City:	SAN DIEGO CITY
Billing Address:	6704 MURPHYS CT BAKERSFIELD CA 93309
Assessed Owner(s):	EDQUIST NELS E & CORAL H REVOCABLE LIVING TRUST 05-25-82
Search As:	Tax ID 448-222 Parcel 8

Tax Rate Area:	08001	Value	Conveyance Date:	01/09/2009
Use Code:		Land: 131,143.00	Conveying Instrument:	209132
Region Code:		Improvements: 15,599.00	Date Transfer Acquired:	
Flood Zone:		Personal Property:	Vesting:	
Zoning Code:		Fixtures:	Year Built:	
Taxability Code:		Inventory:	Year Last Modified:	
		Exemptions	Square Footage	
Tax Rate:	1.174590 %	Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:		Personal Property:		
		Religious:		
		All Other:	Tax Defaulted:	
		Net Taxable Value:	Total Tax:	1,753.10

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	876.55	87.65	12/10/2015	PAID	11/30/2015	0.00
2ud	876.55	97.65	04/10/2016	PAID	02/16/2016	0.00
Total Balance:						0.00

Parcel Status:	Exempt: NO	Common Area:
----------------	------------	--------------

Account	Special Lien Description	Amount
511911	CO MOSQUITO/RAT CTRL	3.00
511914	MOSQUITO VECTOR CONT	5.00
672718	WATER STANDBY CHARGE	11.50
675418	CWA WTR AVAIL CTY SD	10.00

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. BKFS DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

\*\*\* END OF REPORT \*\*\*

633.438

Joseph B. Beams  
Walter Beams

I, Joseph B. Beams, do hereby certify that the above named persons are the owners of the property described in the foregoing instrument.

For and in consideration of the sum of Ten (\$10.00) and other valuable consideration DO HEREBY Grant to

J. T. O'Connell, of the County of San Diego, State of California

All that Real Property situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lot Twenty-nine (29) and Part of Lot Twenty (20) in Block Twenty of Cedar and Whittell Addition in said City of San Diego according to the official map of said addition and shown in the office of the Recorder of said County of San Diego, State of California, together with all Personal Property of every kind and description whatsoever and whomever located at which I am now or may hereafter become the lawful owner or possessor.

On here and on this the above granted and described premises, unto the said grantee, his heirs and assigns forever.

Witness my hand and seal this 17th day of January, 1914.  
Signed and executed in presence of:  
W. H. Humebaugh Joseph B. Beams

STATE OF CALIFORNIA,  
COUNTY OF San Diego.  
On this 17th day of January, A. D. nineteen hundred and fourteen,  
before me, the undersigned, a Notary Public in and for said County, residing therein,  
duly commissioned and sworn, personally appeared

the person or persons whose name or names are subscribed to the within instrument, and acknowledged to me that he executed the same.

I, the undersigned, a Notary Public in and for said County, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of said County.



W. H. Humebaugh  
Notary Public in and for the County of San Diego, State of California

Recorded at Request of  
1628  
Jan 20, 1914  
JOHN H. FERRY, County Recorder  
W. Howard Perry, Deputy Recorder

HELEN G. GALLAND (widow)

For and in consideration of the sum of Ten Dollars,

DO HEREBY GRANT TO WILLIAM D. FEIGLEY and ONA W. FEIGLEY, husband and wife, as joint tenants,

ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lots Twenty-nine (29) and Thirty (30) in Block Eleven (11) of Ocean Beach Park, according to map thereof No. 1167, filed in the office of the County Recorder of said San Diego County, February 10, 1909.

U. T. Ins Co of S. D.  
Aug 21 1924  
San Diego Cal  
1 Dollar

WITNESS my hand and seal this 6th day of August, 1924.

Signed and Executed in Presence of)  
T. A. Makranosy  
Frances Joiner

Helen G. Galland (Seal)

State of California, )  
County of Los Angeles ) ss

On this 6th day of August, 1924, before me, T. A. Makranosy a Notary Public, in and for said County and State, personally appeared HELEN G. GALLAND (widow) known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

Witness my hand and Official Seal, the day and year in this certificate first above written.

T. A. Makranosy

T. A. Makranosy  
Notary Public in and for said County  
and State.

My Commission expires February 26, 1928.

State of California, )  
County of Los Angeles ) ss

(N.Y.)

I, L. E. LAMPTON, County Clerk and Clerk of the Superior Court of the State of California, in and for said County, the same being a court of record of the aforesaid County, having by law a seal, do hereby certify that T. A. Makranosy whose name is subscribed to the attached certificate of acknowledgment, proof or affidavit, was at the time of taking said acknowledgment, proof or affidavit, a Notary Public 'IN AND FOR LOS ANGELES COUNTY, duly commissioned and sworn and residing in said County, and was, as such, an officer of said State, duly authorized by the laws thereof to take and certify the same, as well as to take and certify the proof and acknowledgment of deeds and other instruments in writing to be recorded in said State, and that full faith and credit are and ought to be given to his official acts; that the impression of his official seal is not required by law to be filed in the office of the County Clerk; I further certify that I am well acquainted with his handwriting and verily believe that the signature to the attached certificate is his genuine signature, and further that the annexed instrument is executed and acknowledged according to the laws of the State of California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 9th day of August, 1924.

Superior  
Court  
Los Angeles  
County  
California

L. E. Lampton  
County Clerk and Clerk of the Superior  
Court of Los Angeles County, State of  
California.

By E. A. Miller, Deputy.

Recorded at request of Union Title Insurance Co. (Brownrigg) Aug 22 1924 at 9 o'clock

A.M.

Fee \$1.10

John H. Ferry, County Recorder.

35768

By N. G. Parsons, Deputy.

GRANT DEED  
INDIVIDUAL

MYRA E. WITHERS, a widow

For and in consideration of TEN AND NO/100 DOLLARS,

DO HEREBY GRANT TO ELMER BEERS and SOPHIA F. BEERS, husband and wife as joint tenants

ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lot Twenty-three (23) and the East five (5) feet of Lot Twenty-two (22) in Block "R" of University Heights, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1064, filed in the office of the County Recorder of said San Diego County, January 3rd, 1908.

U. T. Inc Co of S. D.

Aug 22 1924

San Diego Cal

2 Dollars 50 cents.

WITNESS my hand and seal this 28th day of July, 1924.

Signed and Executed in presence of

Myra E. Withers (Seal)

State of California, }  
County of San Diego, } ss

On this 4th day of August A. D. Nineteen Hundred and twenty-four before me, J. Brooks a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared MYRA E. WITHERS known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and Official Seal the day and year in this certificate first above written.

J. Brooks

Notary Public in and for the said County and State.

Recorded at request of Union Title Insurance Co. (Brownrigg) Aug 22 1924 at 9 o'clock A.M.

Fee \$.90

John H. Ferry, County Recorder.

35762

By N. G. Parsons, Deputy.

Photographed By A. WHELAN, Deputy Recorder

1959-192

I, GRACE M. SCHAFER, wife of George L. Schaffer, For and in consideration of the sum of One Dollar DO HEREBY QUIT-CLAIM TO GEORGE L. SCHAFER, ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lot One Hundred Fourteen (114) Raynard Hills Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof filed in the office of the County Recorder of said San Diego County.

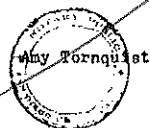
(Commonly known as 2808 Dove Street, San Diego, California.)

WITNESS my hand and seal this 11th day of October, 1945.

Grace M. Schaffer (Seal)

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.

On this 11th day of October, 1945, before me, Amy Torngquist, a Notary Public in and for said County and State, personally appeared GRACE M. SCHAFER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.



WITNESS my hand and official seal the day and the year in this certificate first above written.

Amy Torngquist  
Notary Public in and for said County and State.  
My commission expires Jan. 8-1947

Recorded at Request of Grantee Oct 17 1945 31 Min. Past 12 P.M.

ROGER N. HOWE, County Recorder  
By Deputy D Cole

1.00 / 3  
87545

COMPARED  
M. AVERILL  
Deputy County Recorder

--- 0000 ---

I, CLARENCE HENRY CHILES, For and in consideration of the sum of One Dollar DO HEREBY QUIT-CLAIM TO GEORGIA CHILES ALL THAT REAL PROPERTY situated in the City of San Diego County of San Diego, State of California, bounded and described as follows:

Lot One in Block "1" of Burlingame, according to map thereof No. 1402, filed in the office of the County Recorder of said San Diego County, January 13, 1912.

WITNESS my hand and seal this 16th day of October, 1945.

Clarence Henry Chiles (Seal)

STATE OF California )  
COUNTY OF San Diego ) ss.

On this 16th day of October, 1945, before me, FRANK POMERANZ, a Notary Public in and for said County and State, personally appeared CLARENCE HENRY CHILES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.



WITNESS my hand and official seal the day and the year in this certificate first above written.

Frank Pomeranz  
Notary Public in and for said County and State.  
My commission expires February 1, 1947

Recorded at Request of Grantee Oct 17 1945 31 Min. Past 12 P.M.

ROGER N. HOWE, County Recorder  
By Deputy D Cole

1.00 / 3  
87546

COMPARED  
M. AVERILL  
Deputy County Recorder

--- 00000 ---

PAUL W. JONES for and in consideration of the sum of \$10.00 does hereby remise, release and quitclaim to VIRGINIA M. JONES as her sole and separate property, all that real property situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lot Thirty (30) and the adjoining West one-half of Lot Twenty-nine (29), Block Eleven (11) Ocean Beach Park, according to Map thereof No. 1167, filed in the office of the County Recorder of San Diego County, February 10, 1909.

WITNESS my hand and seal this 18th day of September, 1945.

Paul W. Jones  
(Paul W. Jones)

On this 18th day of September, 1945, before me, James A. Kintz, Lt. (jg) USNR, the undersigned officer, personally appeared PAUL W. JONES, known to me to be serving in or with the armed forces of the United States and to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same. And the undersigned does further certify that he is at the date of this certificate a commissioned officer of the rank stated below and is in the active service of the armed forces of the United States.

James A. Kintz  
James A. Kintz  
(Signature of Officer)  
228693  
(Serial Number)  
Lieutenant (jg) USNR  
(Rank)  
U.S. Naval Reserve  
(Branch of Service)  
Commanding Officer.  
(Capacity in which signed)

Recorded at Request of Grantee Oct 17 1945 35 Min. Past 12 P.M.

ROGER H. HOWE, County Recorder  
By Deputy D Cole

1.00 / 4  
87547

COMPARED  
M. AVERILL  
Deputy County Recorder

----- 00000 -----

THIS AGREEMENT, made the 31st day of August, 1945 between THEODORE MEYINS, A SINGLE MAN herein called "Seller," and DAVID WILLIAM FRIEDLANDER and RUBY A. FRIEDLANDER, husband and wife as Joint Tenants herein called "Purchaser,"

WITNESSETH: That the seller, in consideration of the covenants and agreements on the part of the purchaser, hereinafter contained, agrees to sell and convey unto the said purchaser, and the purchaser agrees to buy all that certain lot, piece or parcel of land situate in the County of San Diego, State of California bounded and described as follows, to-wit:

The North four feet of Lot 31 and all of Lots 32 and 33 in Block 113 of South San Diego Park Extension, according to Map thereof, filed in the office of the Recorder of said San Diego County, July 14, 1913.

for the sum of SIXTEEN HUNDRED AND NO/100 DOLLARS, lawful money of the United States, and the purchaser, in consideration of the premises, agrees to pay to the seller the sum of SIXTEEN HUNDRED AND NO/100 Dollars, as follows, to-wit: THREE HUNDRED DOLLARS (\$300.) paid to me this day, the receipt of which is hereby acknowledged and THIRTY DOLLARS (\$30.00), or more per month, including interest at the rate of six per cent. (6%) per annum on unpaid principal until the entire sum of SIXTEEN HUNDRED DOLLARS is paid. Said property shall be conveyed subject to: --

The said Purchasers agree to pay all City and County taxes and assessments of whatsoever nature which are now due on the premises above described. Purchaser agrees to pay, five days before delinquency, all taxes and assessments of whatsoever nature which may hereafter become due on said premises. 1945 and 1946 Taxes to be paid by Purchasers.

Purchaser further agrees to keep said property insured against loss by fire in an amount and a company satisfactory to seller, and to keep said property in good repair, condition and upkeep.

Time is declared to be of the essence of this contract and should the purchaser fail or neglect to make said deferred payments, or any of them, or to pay any of said indebtedness at the times and in the manner herein provided, then, and in that event, this contract shall be and become at once terminated and of no further force and effect, and the said seller shall be at once released from any and all obligations at law or in equity to make any conveyance hereunder or to convey the property described in said purchaser.

And it being agreed that it is impossible to fix and determine the actual damages arising out of the failure of said purchaser to make said deferred payments or to pay said indebtedness, it is hereby agreed that all moneys paid upon the purchase price of said property shall in the event of such default be retained by said seller and held as the fair rental for the right to use and occupy said property and as and for liquidated damages arising and caused by the failure of said purchaser to comply with the terms hereof, and the seller shall have the right of immediate re-entry and possession of said premises.

By this instrument dated

April 18 '49

for a valuable consideration,

ASSR  
ERS

hereby GRANTS to

Virginia May Hahn - a married woman  
formerly Virginia May Jonesnow Virginia May Hahn and  
Herschel Wayne Hahn - husband &  
wife as joint tenants

The following described Real Property in the State of California, County of

San DiegoLot 30 and the adjoining One  
Half of Lot 29, Block 11, Ocean  
Beach Park, City and County of  
San Diego, State of California  
according to the map thereof  
1167, filed in the office of the  
County Recorder of San Diego  
County Feb 10, 1909Virginia May HahnSTATE OF CALIFORNIA  
COUNTY OFSan Diego

ss.

On April 18 1949 before me,  
the undersigned, a Notary Public in and for said County and  
State, personally appearedVirginia May Hahnknown to me to be the person whose name is  
subscribed to this within instrument, and acknowledged to me  
that s/he executed the same.

WITNESS my hand and Official Seal,

Walter E. Jones  
Notary Public in and for said County and State.Comm. Exp. 11/15/53

AFTER RECORDING MAIL TO

Virginia May Hahn2921 Neptune507

SPACE BELOW FOR RECORDERS USE ONLY

DOCUMENT NO. 34615  
RECORDED AT REQUEST OF  
Mrs HahnAPR 18 1949  
at 37 Minutes Past 2  
BOOK 3174 PAGE 490  
OFFICIAL RECORDS  
San Diego County, California  
ROGER H. HONE, County Recorder160  
4

308

Recorded at request of Union Title Insurance Co. Jan 19 1938 at 9 A.M.  
 4.00 35 O.M. SWOPE, COUNTY RECORDER  
 3055 By Deputy H. Zervan

THIS INDENTURE, Made this 35th day of December, A.D. 1937, between Fred S. Young, Commissioner appointed by the Superior Court of the County of San Diego, of the first part, and HOME OWNERS' LOAN CORPORATION, a Corporation, of the second part; Witnesseth;

Whereas, in and by a certain Judgment or Decree, made on the 27th day of November, 1936, and entered by the Superior Court of the County of San Diego, State of California, on the 28th day of November, 1936, in a certain action then pending in said Court, wherein HOME OWNERS' LOAN CORPORATION, a Corporation, --- plaintiff, and against ONA W. FEIGLEY, SECURITY TRUST & SAVINGS BANK OF SAN DIEGO, a Corporation, as Trustee, SECURITY TRUST & SAVINGS BANK OF SAN DIEGO, a Corporation, et al., --- Defendants, it was, among other things, ordered, adjudged and decreed, that all and singular the real property described in the complaint in said action, and specifically described in the judgment or decree, should be sold at public auction by the Commissioner of said sale in the manner required by law, and according to the course and practice of said Court; that such sale be made at the south center Court House door, in the City of San Diego, in the said County of San Diego, between the hours of nine o'clock in the forenoon and five o'clock in the afternoon on such days as the said Commissioner should appoint, that any of the parties to said action might become the purchaser at such sale; and that said Commissioner should execute the usual certificates and deeds to the purchaser or purchasers as required by law.

And, Whereas, the said Commissioner did, at the hour of 10 o'clock A.M., on the 24th day of December, 1936, after due public notice had been given, as required by the laws of this State, and the course and practice of said Court, duly sell at public auction, in the said County of San Diego, agreeably to the said judgment or decree, and the provisions of law, the premises in the said decree or judgment mentioned, at which sale the premises in said judgment or decree, and hereinafter described, were fairly struck off to HOME OWNERS' LOAN CORPORATION, a Corporation, for the sum of Forty-one Hundred & Eighty-three and 79/100 Dollars, lawful money of the United States, it being the highest bidder, and that being the highest and best bid for same.

And, Whereas, the said purchaser thereupon paid to the said Commissioner the sum of money so bid by it;

And, Whereas, the said Commissioner thereupon made and issued the usual certificate in duplicate of the said sale in due form of law, and delivered one thereof to the said purchaser and caused the other to be filed in the office of the County Recorder of said County of San Diego;

And, Whereas, more than one year has elapsed since the date of said sale, and no redemption has been made of the premises so sold as aforesaid.

Now, This Indenture Witnesseth: That the said party of the first part, the said Commissioner, in order to carry into effect the sale so made by him as aforesaid in pursuance of said judgment or decree, and in conformity to the Statute in such case made and provided, and also in consideration of the premises and of the said sum of Forty-one Hundred & Eighty-three & 79/100 Dollars, lawful money of the United States so bid and paid by the said purchaser, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto the said party of the second part, and to its heirs and assigns forever, all that certain lot, piece or parcel of real property, situate, lying and being in the City of San Diego, County of San Diego, State of California, and bounded and particularly described as follows, to-wit:

Lots Twenty-eight, Twenty-nine and Thirty in Block Eleven of Ocean Beach Park, according to the Map thereof No. 1187, filed in the office of the County Recorder of said San Diego County, February 10, 1908,

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.

Signed, sealed and  
delivered in the  
presence of -----

FRED S. YOUNG  
Commissioner appointed by the Superior Court of the County  
of San Diego, State of California

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) SS. On this 25th day of December, nineteen hundred and Thirty-seven,  
personally appeared before me, Maurine Forsberg, a Notary Public in and for said County,  
residing therein, duly commissioned and sworn, the within named Fred S. Young, Commis-  
sioner appointed by the Superior Court of the County of San Diego, State of California,  
known to me to be the person described in and whose name is subscribed to the within  
instrument, and he acknowledged to me that he, as such Commissioner, executed the same.  
In Witness Whereof, I have hereunto set my hand and affixed my Notarial Seal, at  
my office in the County of San Diego, State of California, the day and year in this cer-  
tificate first above written.

Maurine  
Forsberg

MAURINE FORSBERG  
Notary Public in and for the County of San Diego,  
State of California

Recorded at request of Fred S. Young Jan 21 1938 42 min past 9 A.M.  
O.M. SWOPE, COUNTY RECORDER  
By Deputy H. Zervas

1.50 11 3421

# Installment Note--Interest Included

## DEED OF TRUST

THIS DEED OF TRUST, Made this 14th day of January, 1938, Between EDWIN H. NICHOLSON  
and GRACE F. NICHOLSON, husband and wife, herein called TRUSTOR, SAN DIEGO TRUST & SAVINGS  
BANK, a Corporation, of San Diego, California, herein called Trustee, and SAN DIEGO TRUST  
& SAVINGS BANK, a Corporation, herein called BENEFICIARY, WITNESSETH: That Trustor hereby  
GRANTS TO TRUSTEE, in trust, with Power of Sale, all that property in the County of San  
Diego, State of California, described as:

The North One Hundred Seventy-eight and one-tenth (178.1) feet of Lot Thirty-  
five (35) of La Mesa Colony, according to Map thereof No. 348, filed in the  
office of the County Recorder of said San Diego County, March 8 1927; the  
South line of said North One Hundred Seventy-eight and one-tenth (178.1) feet  
being parallel with the North line of said Lot Thirty-five (35).

### FOR THE PURPOSE OF SECURING:

FIRST. Payment of the indebtedness evidenced by one promissory note (and any renewal  
or extension thereof) substantially in form as follows:

### Installment Note--Interest Included

DO NOT DESTROY THIS NOTE. When paid, this note, with Deed of Trust securing same,  
must be surrendered to Trustee for cancellation, before reconveyance will be made.

\$1,200.00 San Diego, California, January 14, 1938

In installments as herein stated, for value received, I promise to pay to San Diego  
Trust & Savings Bank, a Corporation, or order, at their banking rooms at 8th & Broadway,  
in San Diego, California, the principal sum of One Thousand Two Hundred and no/100 Dollars  
with interest from date on unpaid principal at the rate of Six per cent per annum; prin-  
cipal and interest payable in installments of Fifteen and no/100 Dollars, on the 14th  
day of each calendar month, beginning on the 14th day of February, 1938, up to and in-  
cluding the 14th day of December, 1942; the balance of said principal sum and interest  
remaining unpaid at that time, to be paid on the 14th day of January, 1943.

Each payment shall be credited first, on interest then due; and the remainder on  
principal; and interest shall thereupon cease on the principal so credited. Should  
default be made in payment of any installment when due, the whole sum of principal and  
interest shall at the option of the holder of this note, become immediately due. Principal  
and interest payable in lawful money of the United States. If suit or action shall be  
instituted in any Court to collect any sum becoming due on this note, the undersigned  
promise to pay such sum as the Court may adjudge reasonable as attorney's fees in said  
suit or action. This note is secured by a Deed of Trust to San Diego Trust & Savings  
Bank, a corporation, of San Diego, California, on the following described real property;  
N. 178.1 feet of Lot 35 of La Mesa Colony.

EDWIN H. NICHOLSON  
GRACE F. NICHOLSON

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

482

behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

Roy F. Bleifuss  
Notary Public

Roy F. Bleifuss  
Notary Public in and for said County and State.

Recorded at request of Union Title Insurance & Trust Co. Jun 21 1939 at 9 A. M.  
1.00 -3  
27566  
Roger N. Howe, County Recorder  
By Deputy Glen L. Straw

--00000000--

#439 1931/153125

This indenture, made the 30th day of June 1938, between Sam A. Claggett as Tax Collector of the County of San Diego, State of California, first party, and Vista Irrigation District, a public corporation, second party,

Witnesseth: That Whereby, the real property hereinafter described was duly sold and conveyed to the State of California for the non-payment of taxes which had been legally levied and which were a lien upon said property under and in accordance with law; and

Whereas, the right of redemption of said property has been terminated as provided in section 3697d of the Political Code and second party has purchased said property in accordance with the provisions of said section;

Now Therefore, said first party does hereby grant to said second party, all that certain real property in the County of San Diego, State of California, described as follows:

Vista Terrace, Lot 19, Block B;

Witness my hand.

State of California,  
County of San Diego; ) ss.

Sam A. Claggett  
As Tax Collector of the County of San Diego.

On this 30th day of June, A. D. 1938, before me, J. B. McLees, County Clerk and ex-officio Clerk of the Superior Court of the County of San Diego, State of California, personally appeared the within named Sam A. Claggett, known to me to be the Tax Collector of said County of San Diego, whose name is subscribed to the annexed instrument as a party thereto, and personally known to me to be the individual described in and who executed the foregoing instrument and subscribed his name thereto as Tax Collector, and he duly acknowledged to me that he executed the same freely and voluntarily and as such Tax Collector, for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed my official seal as Clerk of said Superior Court at my office in the County of San Diego, the day and year in this certificate first above written.

J. B. McLees  
Clerk of Superior Court  
San Diego County, California  
By A. C. Keller Deputy

Recorded at request of Union Title Insurance & Trust Co. Jun 21 1939 at 9 A. M.  
xx - 4  
27521  
Roger N. Howe, County Recorder  
By Deputy D. Cole

--00000000--

HOLC Form 652-B, California  
Grant Deed  
Approved 9-29-37

Property Management No. \_

Home Owners' Loan Corporation, a corporate instrumentality of the United States of America, with its principal place of business at Washington, D. C., in consideration of Ten (\$10.00) Dollars, to it in hand paid, receipt of which is hereby acknowledged, does hereby grant to Paul W. Jones and Virginia M. Jones, husband and wife, as joint tenants, all that real property situated in the City of San Diego, County of San Diego, State of California, described as follows:

Lot 30 and the adjoining west one-half of lot 29, block 11, Ocean Beach Park, according to Map thereof No. 1187, filed in the office of the County Recorder of San Diego County February 10, 1909.

Subject to: General and special taxes, including levies for improvement districts, conditions, covenants, restrictions, reservations, rights, rights of way, easements, encumbrances and liens of record, if any.

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

488

In Witness Whereof, said Corporation has caused its Corporate name and seal to be affixed hereto, and this instrument to be executed by its proper officer thereunto duly authorized, this 12th day of June, 1939.

Home Owners'  
Loan  
Corporation  
Washington, D.C.

Home Owners' Loan Corporation  
By Maher Moore  
Assistant to Division Manager

U.S. & T. Co. San Diego, Calif. Jun. 21 1939  
\$ Dollars 50 cents

State of California )  
County of Los Angeles ) ss.

On this 12th day of June, 1939, before me Lillie Vollmer, a Notary Public in and for the County of Los Angeles, State of California, duly commissioned and sworn, personally appeared Maher Moore, known to me to be the Assistant to Division Manager of the Corporation that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same.

Lillie  
Vollmer

Lillie Vollmer  
Notary Public in and for the County of Los Angeles  
State of California.  
My commission expires 3-22-41

Recorded at request of Union Title Insurance & Trust Co. Jun 21 1939 at 9 A. M.

1.00-4

Roger N. Howe, County Recorder  
By Deputy Glen L. Straw

27562.

--00000000--

#437 1931/153126

This indenture, made the 30th day of June, 1938, between Sam A. Claggett as Tax Collector of the County of San Diego, State of California, first party, and Vista Irrigation District, a public corporation, second party,

Witnesseth: That Whereas, the real property hereinafter described was duly sold and conveyed to the State of California for the non-payment of taxes which had been legally levied and which were a lien upon said property under and in accordance with law; and

Whereas, the right of redemption of said property has been terminated as provided in section 3897d of the Political Code and second party has purchased said property in accordance with the provisions of said section;

Now Therefore, said first party does hereby grant to said second party, all that real certain property in the County of San Diego, State of California, described as follows:

Vista Terrace; Lot 20, Block B.

Witness my hand.

State of California, )  
County of San Diego, ) ss.

Sam A. Claggett  
As Tax Collector of the County of San Diego.

On this 30th day of June, A. D. 1938, before me, J. B. McLees, County Clerk and ex-officio Clerk of the Superior Court of the County of San Diego, State of California, personally appeared the within named Sam A. Claggett, known to me to be the Tax Collector of said County of San Diego, whose name is subscribed to the annexed instrument as a party thereto, and personally known to me to be the individual described in and who executed the foregoing instrument and subscribed his name thereto as Tax Collector, and he duly acknowledged to me that he executed the same freely and voluntarily and as such Tax Collector, for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed my official seal as Clerk of said Superior Court at my office in the County of San Diego, the day and year in this certificate first above written.

J. B. McLees  
Clerk of Superior Court  
San Diego County, California  
By A. C. Keller Deputy

Recorded at request of Union Title Insurance & Trust Co. Jun 21 1939 at 9 A. M.

xx - 4

Roger N. Howe, County Recorder  
By Deputy D. Cole

27522

--00000000--

No. 96222

285464 IMP  
IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
IN AND FOR THE COUNTY OF SAN DIEGO

In the Matter of the Petition  
of  
HELEN M. DAVIS, to terminate  
Joint Tenancy between Homer B.  
Davis and Helen M. Davis.

DECREE TERMINATING JOINT TENANCY

The petition of Helen M. Davis, to establish the death of Homer B. Davis, deceased, and terminate a joint tenancy, coming on regularly to be heard this day;

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

TITLE ORDER NO. 59548-M

ESCROW NO. 18-811

AFTER RECORDING MAIL TO

Mrs. Daniel B. Hunter

3641 Leland Street

San Diego, Calif 92106

FILE/PAGE NO. 106470  
RECORDED AT REQUEST OF  
STEWART TITLE CO.  
JUN 25 1968  
AT 9:00 A.M. '68  
SERIES 9 BOOK 1968  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
A. S. GRAY, COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

## Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

HERSCHEL WAYNE HAHN AND VIRGINIA MAY HAHN,  
husband and wife

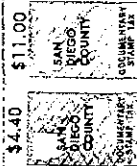
hereby GRANT(S) to EDNA J. HUNTER, a married woman, as her sole  
and separate property

the following described real property in the City of San Diego  
County of San Diego, State of California:

Lot 30 and the adjoining one-half of Lot 29, Block 11  
of Ocean Beach Park, according to Map thereof No. 1167,  
filed in the office of the County Recorder of said San  
Diego County, February 10, 1909

Affix  
IRS

\$ 15.40



Dated April 24, 1968

*Herschel Wayne Hahn*  
Herschel Wayne Hahn

STATE OF CALIFORNIA }  
COUNTY OF San Diego } SS.  
On April 26, 1968 before me, the under-  
signed, a Notary Public in and for said County and State, personally  
appeared

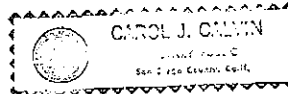
Herschel Wayne Hahn and  
Virginia May Hahn

known to me  
to be the persons whose name is subscribed to the within  
instrument and acknowledged that they executed the same.

*Carol J. Calvin*  
CAROL J. CALVIN  
My Commission Expires Sept. 11, 1971  
Name (Typed or Printed)

Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



MAIL TAX  
STATEMENTS TO return address as shown above

Name

Street

City

State

Zip

FORM 408 REV. 1/68

TITLE ORDER NO. 50548-M

ESCROW NO. 18-811

AFTER RECORDING MAIL TO

Mrs. Daniel B. Hunter

3641 Leland Street

San Diego, Calif. 92106

FILE/PAGE NO. **106470**  
RECORDED AT REQUEST OF  
STEWART TITLE CO.  
JUN 25 1968  
AT 9:00 A.M. '68  
SERIES 9 BOOK 1968  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
A.S. GRAY, COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

## Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

HERSCHEL WAYNE HAHN AND VIRGINIA MAY HAHN,  
husband and wife

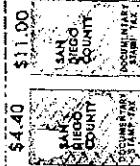
hereby GRANT(S) to EDNA J. HUNTER, a married woman, as her sole  
and separate property

the following described real property in the City of San Diego  
County of San Diego, State of California:

Lot 30 and the adjoining one-half of Lot 29, Block 11  
of Ocean Beach Park, according to Map thereof No. 1167,  
filed in the office of the County Recorder of said San  
Diego County, February 10, 1909

Affix  
IRS

\$ 15.40



Dated April 24, 1968

*Herschel Wayne Hahn*  
Herschel Wayne Hahn

STATE OF CALIFORNIA }  
COUNTY OF San Diego } SS.

On April 26, 1968 before me, the under-  
signed, a Notary Public in and for said County and State, personally  
appeared

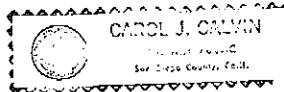
Herschel Wayne Hahn and  
Virginia May Hahn

known to me  
to be the persons whose names are subscribed to the within  
instrument and acknowledged that they executed the same.

*Carol J. Calvin*  
CAROL J. CALVIN  
My Commission Expires Sept. 11, 1971  
Name (Typed or Printed)

Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



No. 106470

MAIL TAX  
STATEMENTS TO return address as shown above

Name

Street

City

State

Zip

FORM 408 REV. 1/68

Recording Requested By

When Recorded Mail To  
Mrs. Daniel B. Hunter  
3641 Leland Street  
San Diego, Calif 92106

Order No. 50548-M  
Escrow No. 18-811

106471  
FILE/PAGE NO.  
RECORDED AT REQUEST OF  
STEWART TITLE CO.  
JUN 25 1968  
AT 9:00 A.M. '68  
SERIES 9 BOOK 1968  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
A. S. GRAY, COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affix  
IRS

## QUITCLAIM DEED

\$ -0-

DANIEL B. HUNTER, husband of the herein named GRANTEE

, for a valuable consideration,

hereby QUITCLAIMS to EDNA J. HUNTER, a married woman, as her sole and separate property

The following described Real Property in the State of California, County of SAN DIEGO

Lot 30 and the adjoining one-half of Lot 29, Block 11 of OCEAN BEACH  
PARK, according to Map thereof No. 1167, filed in the office of the  
County Recorder of said San Diego County, February 10, 1909

Dated April 24, 1968

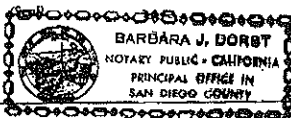
*Daniel B. Hunter*  
Daniel B. Hunter

STATE OF CALIFORNIA  
COUNTY OF San Diego ss.

On April 22, 1968, before me, the undersigned, a Notary Public for San Diego County,  
California, personally appeared Daniel B. Hunter

known to me to be the person whose name is subscribed to the within instrument and  
acknowledged that he executed the same.

WITNESS my hand and official seal.



*Barbara J. Dorst*  
Barbara J. Dorst  
NAME (Typed or Printed) Notary Public

L-16

My Commission Expires Nov. 3, 1970  
MAIL TAX STATEMENTS TO: Return address as shown above

No 106471

TITLE ORDER NO. 59699-K  
ESCROW NO. 18-1057

AFTER RECORDING MAIL TO

Miss A. M. McFarland  
Miss C. M. Hardin  
3625 Roma Way  
San Diego, Calif 92106

86560

FILE/PAGE NO.  
RECORDED AT REQUEST OF  
STEWART TITLE CO.

MAY 16 1969

AT 9:00 A.M. '69  
SERIES 10 BOOK 1969  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIFORNIA  
A. S. GRAY, COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

DOCUMENTARY TRANSFER TAX \$ 7.15

TRANSFER TAX PAID  
A. S. GRAY, COUNTY RECORDER

### Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

EDNA J. HUNTER,

hereby GRANT(S) to ABBA MAE MCFARLAND, a single woman, and CHARLOTTE M. HARDIN,  
a single woman, as joint tenants

the following described real property in the City of San Diego  
County of San Diego, State of California:

Lot 30 and the adjoining one-half of Lot 29, Block 11 of OCEAN BEACH  
PARK, according to Map thereof No. 1167, filed in the office of the  
County Recorder of said San Diego County, February 10, 1909

Dated May 8, 1969

*Edna J. Hunter*  
Edna J. Hunter

STATE OF CALIFORNIA  
COUNTY OF San Diego } ss.  
On May 8, 1969 before me, the under-  
signed, a Notary Public in and for said County and State, personally  
appeared  
Edna J. Hunter

known to me  
to be the person whose name is subscribed to the within  
instrument and acknowledged that she executed the same.

*Carol J. Calvin*  
CAROL J. CALVIN  
My Commission Expires Sept. 11, 1971  
Name (Typed or Printed)

Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



No. 86560

MAIL TAX  
STATEMENTS TO return address as shown above

Name

Street

City

State

Zip

RECORDING REQUESTED BY  
COMMONWEALTH LAND AND TITLE INSURANCE CO.  
MAIL TAX STATEMENT TO

SAME AS BELOW

WHEN RECORDED MAIL TO

FRED TIEDE  
4921 Voltaire Street  
San Diego, CA

1375

84-152946

RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA.

1984 APR 26 AM 8:00

VERA L. LYLE  
COUNTY RECORDER

RF	3-
MG	1-
UF	10-
TXPO	9350

ORDER NO U-882541-2  
ESCROW NO 2864-N

RECORDING USE ONLY  
**GRANT DEED (INDIVIDUAL)**

Furnished by Terra Title Company  
A Subsidiary of U-LIFE Title Insurance Company of Dallas

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 93.50

(xx) Computed on full value of property conveyed, or

( ) Computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area (xx) City of San Diego

Tax Parcel No. 448-222-08

ABBA MAE MC FARLAND, a single woman and CHARLOTTE M. HARDIN, a single woman

FOR A VALUABLE CONSIDERATION, do HEREBY GRANT TO  
FRED TIEDE AND RENEE ANDERSON, husband and wife as joint tenants

the real property in the County of San Diego State of California, described as:

Lot 30 and adjacent 1/4 of Lot 29 in Block 11 of OCEAN BEACH PARK, in the City of San Diego, according to the Map thereof No. 1167, filed in the Office of the County Recorder of San Diego County, February 10, 1909.

Dated: January 31, 1984

STATE OF CALIFORNIA

COUNTY OF San Diego } ss.

On FEBRUARY 27, 19 84

before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Abba Mae McFarland and

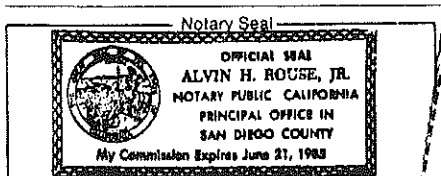
Charlotte M. Hardin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name ABBA subscribed to the within instrument and acknowledged that THEY executed the same. WITNESS my hand and official seal.

Alvin H. Rouse, Jr.  
Notary Public in and for said County and State

Abba Mae McFarland  
Abba Mae Mc Farland

Charlotte M. Hardin  
Charlotte M. Hardin



MAIL STATEMENT AS DIRECTED ABOVE

No 152946

84

RECORDING REQUESTED BY:

Recorded & indexed by  
FIDELITY NATIONAL

AND WHEN RECORDED MAIL THIS DEED AND,  
UNLESS OTHERWISE SHOWN BELOW, MAIL TAX  
STATEMENTS TO:

Neil C. Edquist  
3660 Indian Way  
San Diego, CA 92117

89 184154

TITLE

RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA.

1819 89APR-7 PM 3:58

VERA L. LYLE  
COUNTY RECORDER

RF	3
AR	1
MS	1
UF	1
OC	✓
TXPD	103.48

ESCROW NO. 7260-SS

TITLE ORDER NO. 8902706-C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

The undersigned grantor(s) declare(s): 40  
Documentary transfer tax is: 103.20 A.P.N. 448-222-08  
( ☒ ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated trust: ( ☒ ) City of SAN DIEGO, and

By this instrument dated TWENTY FIRST DAY OF FEBRUARY, 1989, for a valuable consideration  
**FRED TIEDE AND RENEE ANDERSON, HUSBAND AND WIFE**

hereby GRANTS to  
**NEIL C. EDQUIST, AN UNMARRIED MAN**

the following described real property in the CITY OF SAN DIEGO  
County of SAN DIEGO, State of CALIFORNIA

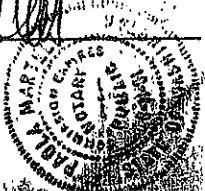
**LOT 30 AND THE ADJOINING 1/2 OF LOT 29, BLOCK 11 OF OCEAN BEACH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1167, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 10, 1909.**

STATE OF WA } ss.  
COUNTY OF King }  
On this the 7th day of March, 1989, before  
me, the undersigned, a Notary Public in and for said County and State,  
personally appeared  
Fred Tiede and  
Renee Anderson

Fred Tiede  
FRED TIEDE  
Renee Anderson  
RENEE ANDERSON

proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) are subscribed to this instrument, and acknow-  
ledged to me that they executed  
this instrument as their free and voluntary act.

Notary's Signature



No 184154

MAIL TAX STATEMENTS TO FARMER FOLLOWING LINE: IF NO PARTY IS SHOWN, MAIL AS DIRECTED ABOVE.



006498 DOC # 2001-0863997

NOV 28, 2001 9:34 AM

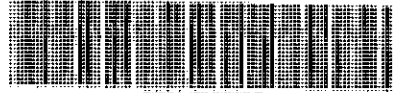
RECORDING REQUESTED BY )

GERALD LEE TAHAJIAN )

AND WHEN RECORDED MAIL TO )

GERALD LEE TAHAJIAN, INC. )  
4321 N. West Avenue #101 )  
Fresno, CA 93705 )

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 19.00  
DC: 00



) Space abt

**AFFIDAVIT - DEATH OF TRUSTEE**  
**APPOINTMENT OF SUCCESSOR TRUSTEE**

STATE OF CALIFORNIA )

) ss.

APN: 448-791-22 & 448-22-08

COUNTY OF SAN DIEGO )

NELS E. EDQUIST (surviving spouse of the decedent named herein),

being of legal age and being first duly sworn, deposes and says:

1. That CORAL H. EDQUIST, the decedent mentioned in the attached certified copy of the Certificate of Death, is the same person as CORAL H. EDQUIST, named as one of the initial Trustees in that certain declaration of trust dated May 25, 1982, executed by NELS E. EDQUIST and CORAL H. EDQUIST, as Trustors and Trustees; and

2. That said declaration of trust includes the following provision:

**"XI. SUCCESSOR TRUSTEE AND RESIGNATION OF TRUSTEE.**

Upon the resignation, incapacity or death of either of the co-Trustees, then in such event the survivor of them shall become the sole Trustee hereunder. Upon the resignation, incapacity or death of both of the original co-Trustees of this trust, then NEIL CHARGES EDQUIST and ERIC ROSS EDQUIST shall become Co-Trustees of this trust. Upon the resignation, incapacity or death of

LAW OFFICES OF  
GERALD LEE TAHAJIAN, INC  
4321 North West Avenue, Suite 101  
Fresno, California 93705  
Telephone (559) 221-6303

006499

either NEIL CHARLES EDQUIST or ERIC ROSS EDQUIST, then in such event the survivor of them shall become the sole Trustee hereunder. Upon the resignation, incapacity or death of both NEIL CHARLES EDQUIST or ERIC ROSS EDQUIST, then SECURITY PACIFIC NATIONAL BANK, or any successors or assigns of said bank, shall become the sole Trustee hereunder."

3. That I am now serving as sole Successor Trustee of the trust dated May 25, 1982; and

4. That CORAL H. EDQUIST is the same person as CORAL H. EDQUIST who executed that certain Quitclaim Deed dated May 25, 1990, recorded as Document No. 90301455 on June 4, 1990 and a Grant Deed dated February 14, 1994, recorded as Document No. 1994-0119275 on February 22, 1994, conveying the real property situated in the County of Fresno, State of California, described as:

Parcel 3 of Parcel Map No. 2229, in the City of San Diego, County of San Diego, State of California, filed in the office of the /County Recorder of San Diego County, January 8, 1974 as File No. 74-005349 of Official Records.

APN: 448-791-22

Lot 30 AND THE ADJOINING ½ of Lot 29 on Block 11 of OCEAN BEACH PARK, in the City of San Diego, State of California, according to the Map thereof No. 1167, filed in the Office of the County Recorder of San Diego County on February 10, 1909:

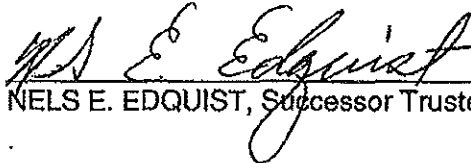
BEGINNING THE SAME PREMISES known as and by the street number and address 4921 Voltaire Street, San Diego, California, 92107, and heretofore conveyed to NEIL C. EDQUIST, an Unmarried Man, by FRED TIEDE and RENEE ANDERSON, Husband and Wife, by a Grant Deed dated the 21<sup>st</sup> day of February, 1989 and recorded in the Office of the County Recorder on April 7, 1989 in File/Page 89 184 154.

APN: 448-22-08

006500

to NELS E. EDQUIST and CORAL H. EDQUIST, as Trustees under the NELS E.  
EDQUIST AND CORAL H. EDQUIST REVOCABLE LIVING TRUST AGREEMENT  
DATED May 25, 1982.

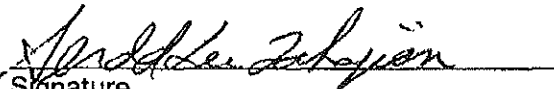
Dated: October 11, 2001

  
NELS E. EDQUIST, Successor Trustee

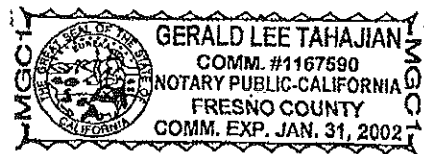
STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF FRESNO       )

NELS E. EDQUIST, first being by me duly sworn, declares that the  
contents of this document are true and accurate.

Subscribed and sworn before me this 11<sup>th</sup> day of October, 2001.

  
Signature

(Seal)



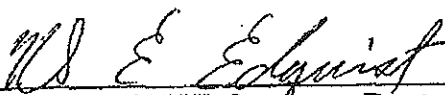
006501

VERIFICATION

I have read the foregoing Affidavit-Death of Trustee/Appointment of Successor Trustee and know the contents thereof. The matters stated in the foregoing document are true of my own knowledge, except as to those matters which are therein stated on information and belief and, as to those matters, I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: October 11, 2001

  
NELS E. EDQUIST, Successor Trustee

CERTIFICATION OF VITAL RECORD

COUNTY of FRESNO

006502

HUMAN SERVICES SYSTEM  
FRESNO, CALIFORNIA

CERTIFICATE OF DEATH

3200110 003036

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
CORAL		EDQUIST	
DATE OF BIRTH 04/27/1913		DATE OF DEATH 06/29/2001	
AGE 88		SEX F	
STATE OF BIRTH MN		MARRIAGE STATUS Married	
SOCIAL SECURITY NO 352-22-3645		EDUCATION-YEARS COMPLETED 18	
RACE White		FRESNO UNIFIED SCHOOL DIST.	
OCCUPATION First Grade Teacher		elementary school	
USUAL RESIDENCE 3525 E. McKenzie Ave.		CITY Fresno	
COUNTY Fresno		ZIP CODE 93702	
STATE OF CALIFORNIA		COUNTY 55	
NAME, RELATIONSHIP Nels E. Edquist - Husband		MAILING ADDRESS 3525 E. McKenzie Ave., Fresno, CA 93702	
NAME OF SURVIVING SPOUSE-FIRST Nels		MIDDLE E	
NAME OF FATHER-FIRST Charles		MIDDLE -	
NAME OF MOTHER-FIRST Hilma		MIDDLE -	
DATE OF DEATH 07/06/2001		PLACE OF FINAL DISPOSITION First Congregational Church, 2131 N. Van Ness Blvd., Fresno, CA 93704	
TYPE OF DISPOSITION CR/REL		SIGNATURE OF FUNERAL DIRECTOR	
NAME OF FUNERAL DIRECTOR Neptune Society of Central CA		LICENSE NO FD1332	
PLACE OF DEATH Community Medical Center		CITY Fresno	
STREET ADDRESS-FRESNO & "R" ST.		CITY Fresno	
IMMEDIATE CAUSE 1A1 STROKE		MINS.	
DUE TO 1B1 CARDIOVASCULAR DISEASE		YEARS	
DUE TO 1C1 HYPERTENSION		YEARS	
DUE TO 1D1			
OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 101		NONE	
WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 101 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE		NO	
CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE CAUSE OF DEATH AND PLACE STATED FROM THE CAUSE STATED		DATE 08/21/2000	
CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED		DATE 06/29/2001	
MANNER OF DEATH		NATURAL	
SIGNATURE OF CORONER OR DEPUTY CORONER		DATE 07/05/2001	
LOCATION- STREET AND NUMBER OF LOCATION AND CITY ZIP		FRESNO	
SIGNATURE OF CORONER OR DEPUTY CORONER		DATE 07/05/2001	
STATE REGISTRAR		FAX AUTH. 90989	

464254

CERTIFIED COPY OF VITAL RECORDS  
STATE OF CALIFORNIA, COUNTY OF FRESNO

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Fresno Co., Department of Community Health.

JUL 26 2001

DATE ISSUED

DAVID M. HADDEN M.D.  
COUNTY HEALTH OFFICER  
REGISTRAR OF VITAL STATISTICS

This copy not valid unless prepared on engraved border displaying date, seal and signature of Registrar.



DOC # 2009-0209132



RECORDING REQUESTED BY )

GERALD LEE TAHAJIAN )

AND WHEN RECORDED MAIL TO )

GERALD LEE TAHAJIAN, INC. )  
3419 West Shaw Avenue )  
Fresno, CA 93711 )

APR 23, 2009 10:49 AM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
DAVID L. BUTLER, COUNTY RECORDER  
FEES: 21.00  
OC: OC

4393

PAGES: 5



) Space above this line for recorder's use

**AFFIDAVIT OF CHANGE OF TRUSTEE**

STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO )

APN: 448-791-22 & 448-222-08

I, ERIC ROSS EDQUIST, the undersigned, hereby certify and declare:

1. The name of the Trust to which this affidavit applies is the NELS E. EDQUIST AND CORAL H. EDQUIST REVOCABLE LIVING TRUST AGREEMENT dated May 25, 1982.
2. The Trust was created on May 25, 1982 by NELS E. EDQUIST and CORAL H. EDQUIST, as Trustors and Trustees.
3. The former Trustee is NELS E. EDQUIST.
4. The currently acting Trustee is ERIC ROSS EDQUIST, having succeeded the former Trustee on NELS E. EDQUIST by reason of death on January 9, 2009, see attached death certificate. NEIL CHARLES EDQUIST who was appointed to be a Successor Co-Trustee with ERIC ROSS EDQUIST upon the death of NELS E. EDQUIST, subsequently died on December 28, 2006. See attached death certificate.

LAW OFFICES OF  
**GERALD LEE TAHAJIAN, INC.**

3419 West Shaw Avenue  
Fresno, California 93711

Telephone (559) 277-7300

Said declaration of trust includes the following provision:

**"XI. SUCCESSOR TRUSTEE AND RESIGNATION OF TRUSTEE.**

Upon the resignation, incapacity or death of either of the co-Trustees, the survivor of them shall become the sole Trustee hereunder. Upon the resignation, incapacity or death of both of the

original co-Trustees, then NEIL CHARLES EDQUIST and ERIC ROSS EDQUIST shall become co-Trustees of this Trust. Upon the resignation, incapacity or death of either NEIL CHARLES EDQUIST or ERIC ROSS EDQUIST, then in such event the survivor of them shall become the sole Trustee hereunder. Upon the resignation, incapacity or death of both NEIL CHARLES EDQUIST or ERIC ROSS EDQUIST, then SECURITY PACIFIC NATIONAL BANK or any successors or assigns of said bank, shall become the sole Trustee hereunder."

5. The Trust holds the following interest in real property:

Parcel 3 of Parcel Map No. 2229, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, January 8, 1974 as File No. 74-005349 of Official Records.

**APN: 448-791-22 (4420 Voltaire Street, San Diego, CA)**

Lot 30 AND THE ADJOINING ½ of Lot 29 on Block 11 of OCEAN BEACH PARK, in the City of San Diego, State of California, according to the Map thereof No. 1167, filed in the Office of the County Recorder of San Diego County on February 10, 1909:

BEGINNING THE SAME PREMISES known as and by the street number and address 4921 Voltaire Street, San Diego, California, 92107, and heretofore conveyed to NEIL C. ESQUIST, an Unmarried Man, by FRED TIEDE and RENEE ANDERSON, Husband and Wife, by a Grant Deed dated the 21<sup>st</sup> day of February, 1989 and recorded in the Office of the County Recorder on April 7, 1989 in File/Page 89 184 154.

**APN: 448-222-08 (4921 Voltaire Street, San Diego, CA)**

4395

6. This affidavit is being signed below by the currently acting Successor  
Trustee of the Trust.

Dated: March 26, 2009

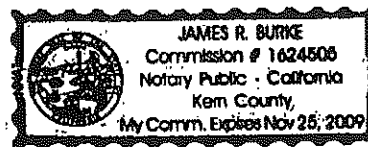
Eric Ross Edquist  
ERIC ROSS EDQUIST  
Successor Trustee

STATE OF CALIFORNIA     )  
                                      ) ss.  
COUNTY OF KERN         )

Subscribed and sworn to (or affirmed) before me on this 26 day of MARCH,  
2009, by ERIC ROSS EDQUIST, proved to me on the basis of satisfactory evidence to  
be the person(s) who appeared before me.

James R. Burke  
Signature

(Seal)



**STATE OF CALIFORNIA**  
**CERTIFICATION OF VITAL RECORD**

**COUNTY OF SAN DIEGO**

CERTIFICATE OF DEATH

3200637019588

1. NAME OF DECEDENT - FIRST (Only)		2. MIDDLE		3. LAST (Surname)	
NEIL		CHARLES		EDQUIST	
4. ALSO INCLUDE AS - include all first, middle, last					
5. DATE OF BIRTH - month/day/year		6. AGE - Yrs.		7. SEX	
03/20/1950		56		M	
8. BIRTH STATE/FOREIGN COUNTRY		9. SOCIAL SECURITY NUMBER		10. EVER IN U.S. ARMED FORCES?	
CA		569-72-2933		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
11. EDUCATION - highest completed		12. WAS DECEDENT HISPANIC/LATINO/ASIAN/AMERICAN? (Print race without prefix)		13. DECEDENT'S RACE - Use in 3 places may be typed (type worksheet on back)	
SOME COLLEGE		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		WHITE, SWEDISH	
14. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		15. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, food conservation, employment agency, etc.)		16. YEARS IN OCCUPATION	
BUSINESS OWNER		AUDIO VIDEO WORKSHOP		30	
17. DECEDENT'S RESIDENCE (Street and number or location)					
4420 VOLTAIRE ST.					
18. CITY		19. COUNTY/PROVINCE		20. YEARS IN COUNTY	
SAN DIEGO		SAN DIEGO		30	
21. STATE/FOREIGN COUNTRY		22. STATE/FOREIGN COUNTRY			
CA		CA			
23. DECEASED'S NAME, RELATIONSHIP		24. DECEASED'S MARITAL ADDRESS (Street and number or rural route number, city or town, state ZIP)			
DIANA VANCE, DAUGHTER		6730 GLIDDEN ST. #M6, SAN DIEGO, CA 92111			
25. NAME OF SURVIVED SPOUSE - FIRST		26. MIDDLE		27. LAST (Surname Name)	
NELS		ERIC		EDQUIST	
28. NAME OF MOTHER - FIRST		29. MIDDLE		30. LAST (Surname)	
CORAL		GENEVIEVE		HEMMINGSON	
31. DATE OF DEATH - month/day/year		32. PLACE OF FINAL DEPOSITION			
01/04/2007		RES. DIANA VANCE 6730 GLIDDEN ST. #M6, SAN DIEGO, CA 92111			
33. TYPE OF DISPOSITION		34. SIGNATURE OF SURVIVOR		35. LICENSE NUMBER	
CR/RES		NOT EMBALMED		-	
36. NAME OF FUNERAL ESTABLISHMENT		37. LICENSE NUMBER		38. SIGNATURE OF LOCAL REGISTRAR	
AMERICAN CREMATION SERVICE		FD1752		NANCY L. BOWEN, MD	
39. PLACE OF DEATH		40. IF HOSPITAL, SPECIFY ONE		41. IF OTHER THAN HOSPITAL, SPECIFY ONE	
UCSD MEDICAL CENTER		<input checked="" type="checkbox"/> HOSPITAL <input type="checkbox"/> OTHER		<input type="checkbox"/> HOME <input type="checkbox"/> OTHER	
42. COUNTY		43. FACILITY ADDRESS OR LOCATION WHERE BORN (Street and number or location)		44. CITY	
SAN DIEGO		200 WEST ARBOR DRIVE		SAN DIEGO	
45. CAUSE OF DEATH		46. DEATH REPORTED TO CORONER			
IMMEDIATE CAUSE METASTATIC COLORECTAL CANCER		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
47. INTERMEDIATE CAUSE		48. DEATH REPORTED TO CORONER			
1 WEEK		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
49. CAUSE OF DEATH		50. DEATH REPORTED TO CORONER			
1 WEEK		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
51. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE EVEN IN THE		52. DEATH REPORTED TO CORONER			
SIGMOID PERFORATION, MULTISYSTEM ORGAN FAILURE		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
53. WAS OPERATION PERFORMED FOR ANY CONDITION WITHIN 12 MONTHS OF DEATH? (Type of operation and date)		54. IF FEMALE, PREVIOUS PREGNANT			
EXPLORATORY LAPAROTOMY, MUCUS FISTULA, STAPLED OFF DESCENDING COLON, OVERSEWN DISTAL SIGMOID PERFORATION 12/24/2006		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN			
55. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE (DATE OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSE STATED)		56. SIGNATURE AND TITLE OF CORONER		57. LICENSE NUMBER	
12/24/2006		PAUL S M COIMBRA M.D.		A74573	
58. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE (DATE OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSE STATED)		59. SIGNATURE AND TITLE OF CORONER		60. LICENSE NUMBER	
12/28/2006		PAUL S M COIMBRA M.D.		A74573	
61. PLACE OF DEATH (e.g., home, institution, etc.)		62. DATE		63. HOUR	
200 WEST ARBOR DRIVE, SAN DIEGO, CA 92103		12/28/2006		01:00	
64. DESCRIBE HOW INJURY OCCURRED (If death was sudden or unexpected)		65. DATE		66. HOUR	
67. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)		68. DATE		69. HOUR	
70. SIGNATURE OF CORONER / DEPUTY CORONER		71. DATE		72. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
NANCY L. BOWEN, MD		12/28/2006		NANCY L. BOWEN, MD	
73. STATE REGISTRAR		74. DATE		75. TYPE NAME, TITLE OF REGISTRAR	
A		12/28/2006		NANCY L. BOWEN, MD	

4396

\*A01693411\*

County of San Diego - Department of Health Services - 3851 Rosecrans Street. This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY and their DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED. Required fee paid.

DATE ISSUED: January 5, 2007

Nancy L. Bowen, MD  
NANCY L. BOWEN, M.D.  
REGISTRAR OF VITAL RECORDS  
County of San Diego

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

## STATE OF CALIFORNIA

## CERTIFICATION OF VITAL RECORD

## COUNTY of KERN

DEPARTMENT OF PUBLIC HEALTH

1800 MT. VERNON AVE., BAKERSFIELD, CALIFORNIA 93306-3302

## CERTIFICATE OF DEATH

3200915000269

4397

1. NAME OF DECEASED - FIRST (Given)		2. MIDDLE		3. LAST (Surname)	
NELS		ERICK		EDQUIST	
4. DATE OF BIRTH (month/day/year)					
04/28/1916					
5. AGE (in years)					
82					
6. SEX					
M					
7. DATE OF DEATH (month/day/year)					
01/09/2009					
8. HOUR (24 hours)					
0845					
9. BIRTH STATE/PROVINCE/COUNTRY					
CO					
10. SOCIAL SECURITY NUMBER					
667-10-4032					
11. EVER IN U.S. ARMED FORCES					
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN					
12. MARITAL STATUS (at time of death)					
WIDOWED					
13. DATE OF DEATH (month/day/year)					
01/09/2009					
14. DECEASED'S RACE - (as in 1980 census; if not listed, use closest match)					
SWEDISH AMERICAN					
15. USUAL OCCUPATION - (Type of work for most of life; DO NOT USE RETIRED)					
RECLAMATIONS					
16. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, hotel, construction, employment agency, etc.)					
GOVERNMENT					
17. YEARS IN OCCUPATION					
35					
18. DECEASED'S RESIDENCE (street and number or location)					
6704 MURPHYS CT					
19. CITY					
BAKERSFIELD					
20. COUNTY					
KERN					
21. ZIP CODE					
93309					
22. YEARS IN COUNTY					
3					
23. STATE/PROVINCE/COUNTRY					
CA					
24. DECEASED'S NAME, RELATIONSHIP					
ERIC EDQUIST, SON					
25. DECEASED'S ADDRESS (street and number or location)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
26. NAME OF SURVIVING SPOUSE - FIRST					
OLAT					
27. MIDDLE					
F.					
28. LAST (Surname)					
EDQUIST					
29. BIRTH STATE					
SWEDEN					
30. NAME OF MOTHER - FIRST					
SARA					
31. MIDDLE					
AKVELINA					
32. LAST (Surname)					
SODERLIN					
33. BIRTH STATE					
SWEDEN					
34. DATE OF DEATH (month/day/year)					
01/23/2009					
35. PLACE OF FINAL DISPOSITION					
FIRST CONGREGATION CHURCH OF FRESNO					
2131 N. VAN NESS BLVD., FRESNO, CA 93704					
36. TYPE OF DISPOSITION					
CR/BU					
37. SIGNATURE OF EMBALMER					
NOT EMBALMED					
38. LICENSE NUMBER					
FD1369					
39. NAME OF FUNERAL ESTABLISHMENT					
CENTURIAN MEMORIAL SOCIETY					
40. SIGNATURE OF LOCAL REGISTRAR					
CLAUDIA JONAH, MD					
41. DATE (month/day/year)					
01/22/2009					
42. PLACE OF DEATH					
BAKERSFIELD HEART HOSPITAL					
43. COUNTY					
KERN					
44. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location)					
3001 SILLECT AVE.					
45. CITY					
BAKERSFIELD					
46. CAUSE OF DEATH					
I. CARDIOPULMONARY ARREST					
II. SEPSIS					
III. URINARY TRACT INFECTION					
IV. MYOCARDIAL INFARCTION					
47. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATIVE TO THE UNDERLYING CAUSE GIVEN IN 46					
NO					
48. SIGNATURE AND TITLE OF DEATH REGISTRAR					
SYED ALAM M.D.					
49. LICENSE NUMBER					
A53309					
50. DATE (month/day/year)					
01/22/2009					
51. SIGNATURE AND TITLE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
52. DATE (month/day/year)					
01/09/2009					
53. TYPE OF DEATH					
NATURAL					
54. PLACE OF DEATH					
HOME					
55. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
56. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
57. DATE (month/day/year)					
01/09/2009					
58. TYPE OF DEATH					
NATURAL					
59. PLACE OF DEATH					
HOME					
60. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
61. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
62. DATE (month/day/year)					
01/09/2009					
63. TYPE OF DEATH					
NATURAL					
64. PLACE OF DEATH					
HOME					
65. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
66. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
67. DATE (month/day/year)					
01/09/2009					
68. TYPE OF DEATH					
NATURAL					
69. PLACE OF DEATH					
HOME					
70. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
71. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
72. DATE (month/day/year)					
01/09/2009					
73. TYPE OF DEATH					
NATURAL					
74. PLACE OF DEATH					
HOME					
75. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
76. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
77. DATE (month/day/year)					
01/09/2009					
78. TYPE OF DEATH					
NATURAL					
79. PLACE OF DEATH					
HOME					
80. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
81. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
82. DATE (month/day/year)					
01/09/2009					
83. TYPE OF DEATH					
NATURAL					
84. PLACE OF DEATH					
HOME					
85. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
86. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
87. DATE (month/day/year)					
01/09/2009					
88. TYPE OF DEATH					
NATURAL					
89. PLACE OF DEATH					
HOME					
90. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
91. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
92. DATE (month/day/year)					
01/09/2009					
93. TYPE OF DEATH					
NATURAL					
94. PLACE OF DEATH					
HOME					
95. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
96. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
97. DATE (month/day/year)					
01/09/2009					
98. TYPE OF DEATH					
NATURAL					
99. PLACE OF DEATH					
HOME					
100. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
101. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
102. DATE (month/day/year)					
01/09/2009					
103. TYPE OF DEATH					
NATURAL					
104. PLACE OF DEATH					
HOME					
105. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
106. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
107. DATE (month/day/year)					
01/09/2009					
108. TYPE OF DEATH					
NATURAL					
109. PLACE OF DEATH					
HOME					
110. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
111. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
112. DATE (month/day/year)					
01/09/2009					
113. TYPE OF DEATH					
NATURAL					
114. PLACE OF DEATH					
HOME					
115. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
116. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
117. DATE (month/day/year)					
01/09/2009					
118. TYPE OF DEATH					
NATURAL					
119. PLACE OF DEATH					
HOME					
120. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
121. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
122. DATE (month/day/year)					
01/09/2009					
123. TYPE OF DEATH					
NATURAL					
124. PLACE OF DEATH					
HOME					
125. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
126. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
127. DATE (month/day/year)					
01/09/2009					
128. TYPE OF DEATH					
NATURAL					
129. PLACE OF DEATH					
HOME					
130. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
131. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
132. DATE (month/day/year)					
01/09/2009					
133. TYPE OF DEATH					
NATURAL					
134. PLACE OF DEATH					
HOME					
135. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
136. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
137. DATE (month/day/year)					
01/09/2009					
138. TYPE OF DEATH					
NATURAL					
139. PLACE OF DEATH					
HOME					
140. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
141. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
142. DATE (month/day/year)					
01/09/2009					
143. TYPE OF DEATH					
NATURAL					
144. PLACE OF DEATH					
HOME					
145. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
146. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
147. DATE (month/day/year)					
01/09/2009					
148. TYPE OF DEATH					
NATURAL					
149. PLACE OF DEATH					
HOME					
150. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
151. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
152. DATE (month/day/year)					
01/09/2009					
153. TYPE OF DEATH					
NATURAL					
154. PLACE OF DEATH					
HOME					
155. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
156. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
157. DATE (month/day/year)					
01/09/2009					
158. TYPE OF DEATH					
NATURAL					
159. PLACE OF DEATH					
HOME					
160. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
161. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
162. DATE (month/day/year)					
01/09/2009					
163. TYPE OF DEATH					
NATURAL					
164. PLACE OF DEATH					
HOME					
165. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
166. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
167. DATE (month/day/year)					
01/09/2009					
168. TYPE OF DEATH					
NATURAL					
169. PLACE OF DEATH					
HOME					
170. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
171. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
172. DATE (month/day/year)					
01/09/2009					
173. TYPE OF DEATH					
NATURAL					
174. PLACE OF DEATH					
HOME					
175. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
176. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
177. DATE (month/day/year)					
01/09/2009					
178. TYPE OF DEATH					
NATURAL					
179. PLACE OF DEATH					
HOME					
180. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
181. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
182. DATE (month/day/year)					
01/09/2009					
183. TYPE OF DEATH					
NATURAL					
184. PLACE OF DEATH					
HOME					
185. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
186. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
187. DATE (month/day/year)					
01/09/2009					
188. TYPE OF DEATH					
NATURAL					
189. PLACE OF DEATH					
HOME					
190. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
191. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
192. DATE (month/day/year)					
01/09/2009					
193. TYPE OF DEATH					
NATURAL					
194. PLACE OF DEATH					
HOME					
195. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
196. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
197. DATE (month/day/year)					
01/09/2009					
198. TYPE OF DEATH					
NATURAL					
199. PLACE OF DEATH					
HOME					
200. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
201. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
202. DATE (month/day/year)					
01/09/2009					
203. TYPE OF DEATH					
NATURAL					
204. PLACE OF DEATH					
HOME					
205. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
206. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
207. DATE (month/day/year)					
01/09/2009					
208. TYPE OF DEATH					
NATURAL					
209. PLACE OF DEATH					
HOME					
210. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
211. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
212. DATE (month/day/year)					
01/09/2009					
213. TYPE OF DEATH					
NATURAL					
214. PLACE OF DEATH					
HOME					
215. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
216. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
217. DATE (month/day/year)					
01/09/2009					
218. TYPE OF DEATH					
NATURAL					
219. PLACE OF DEATH					
HOME					
220. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
221. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
222. DATE (month/day/year)					
01/09/2009					
223. TYPE OF DEATH					
NATURAL					
224. PLACE OF DEATH					
HOME					
225. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
226. SIGNATURE OF CORONER / DEPUTY CORONER					
CLAUDIA JONAH, MD					
227. DATE (month/day/year)					
01/09/2009					
228. TYPE OF DEATH					
NATURAL					
229. PLACE OF DEATH					
HOME					
230. LOCATION OF DEATH (Street and number, or location, and city, and state)					
6704 MURPHYS CT., BAKERSFIELD, CA 93309					
231.					

RECORDING REQUESTED BY  
Fidelity National Title Company *SD*

Escrow No.: 00066898-007-MR  
Title Order No.:

When Recorded Mail Document and  
Tax Statement To:

SEAN GOGARTY  
1285 CORTEZ AVENUE  
BURLINGAME, CA 94010

DOC# 2016-0048418



Feb 03, 2016 12:26 PM  
OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$681.00  
PCOR: YES  
PAGES: 3

Parcel No. 448-222-08-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

Documentary transfer tax is \$ 660.00 City Tax \$ 0.00

X computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances remaining at time of sale,  
Unincorporated Area X City of San Diego

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Eric Ross Edquist, Successor Trustee of The Nels E. Edquist and Coral H. Edquist Revocable Living Trust

hereby GRANT(s) to

Sean Gogarty and Margaret Gogarty, Husband and Wife as Joint Tenants and Patrick Doherty  
and Frances Doherty, Husband and Wife as Joint Tenants, All as Joint Tenants  
the following real property in the County of San Diego, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: January 11, 2016

Nels E. Edquist and Coral H. Edquist Revocable Living  
Trust

*Eric Ross Edquist, Successor Trustee*  
Eric Ross Edquist, Successor Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GDSALE (DSI Rev. 10/27/14)

Escrow No. 00066898-007-MR

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 Kern } SS:

On 01-27-2016 before me,

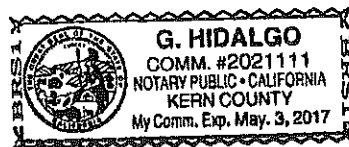
a Notary Public, personally appeared Eric Ross Edquist

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



GDSALE (DSI Rev. 10/27/14)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

LOT 30 AND THE ADJOINING 1/2 OF LOT 29 ON BLOCK 11 OF OCEAN BEACH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1167, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 10, 1909.

APN: 448-222-08-00

**City Directory**  
**4921 Voltaire Street Occupants**

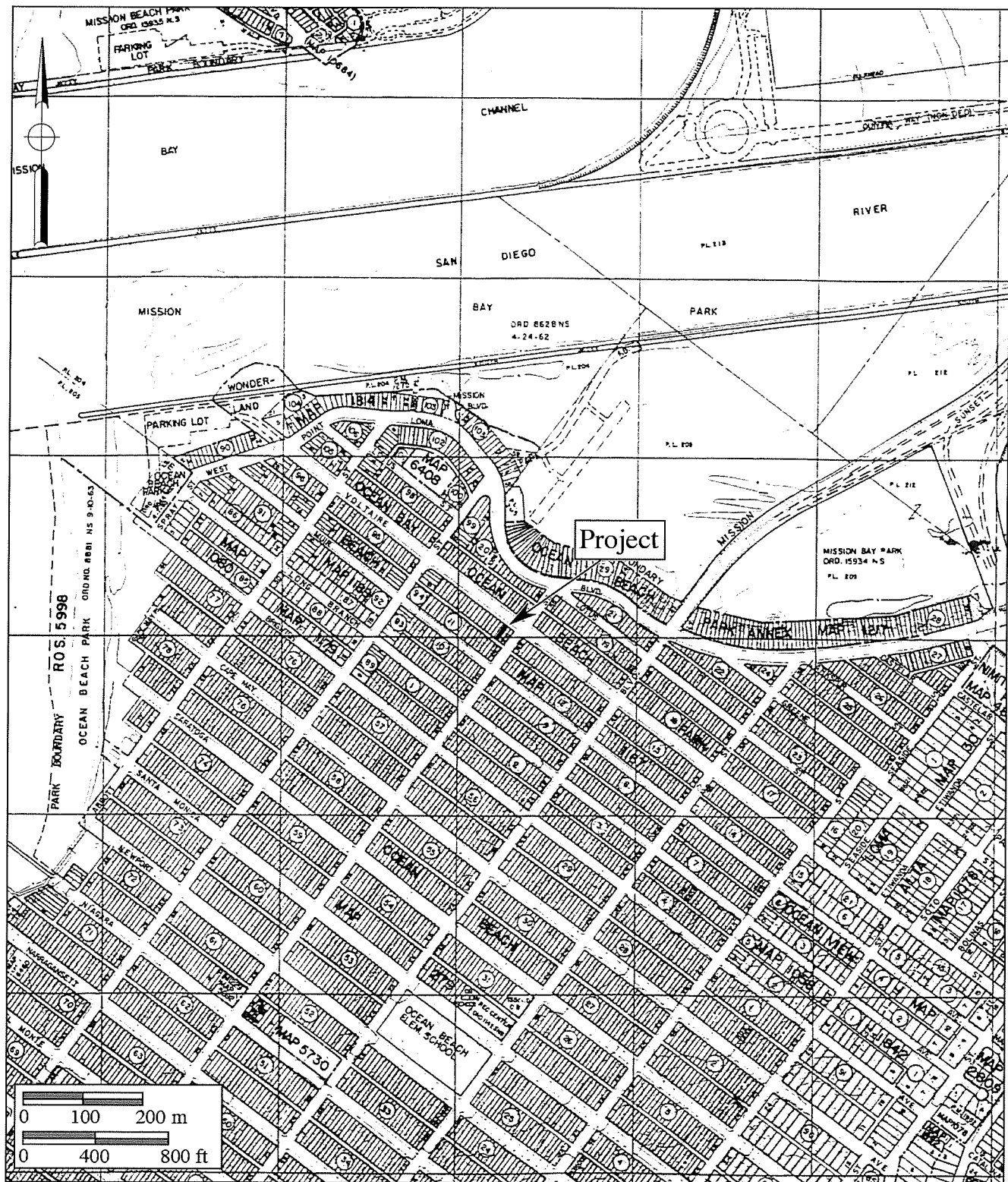
Year	Name
1924	Address Not Listed
1925	Address Not Listed
1926	Voltaire Street Not Listed
1927	Donnelly J J
1928	Barr VV
1929	Vacant
1930	
1931	Anderson W C
1932	Vacant
1933	Wilt W H
1934	
1935	
1936	Stancil W H
1937	Potts G L
1938	Brown J E
1939	Vacant
1940	Jones P W
1941	Woker R C
1942	Jones P W
1943	
1944-1945	Address Not Listed
1946	No Directory Available
1947-1948	Bellman M R
1949	No Directory Available
1950	Hahn H W
1951	No Directory Available
1952	Hahn Herschel W
1953-1954	No Directory Available
1955	McQuitty David W
1956	Vacant
1957	Phillips Betty L Mrs
1958	
1959	
1960	
1961	
1962	Duffee Harold R
1963-1964	
1965	
1966	
1967	
1968	
1969-1970	Arrela Rueben
1971	
1972	
1973	XXXX
1974	Cilinski Frank
1975	
1976	Cilinski Frank
1977	XXXX

Year	Name
1978	
1979	
1980	
1981	
1982	
1983	
1984	
1985	Anderson Renee Dr, Tiede Fred, Tiede Fred Dr
1986	Coast Hlth Inst, Tiede Fred
1987	Anderson Renee, Tiede Fred, Coast Hlth Inst
1988	Mather G
1989	XXXX
1990	
1991	
1992-1993	
1993	
1994	
1995/1996	
1996/1997	
1997/1998	
1998/1999	
1999/2000	
2001	
2002	
2003	
2004	Address Not Listed
2005	
2006	
2007	
2008	
2009	
2010	
2011	
2012	
2013	
2014	
2015	
2016	

## **APPENDIX C**

### **Maps**

- Figure 1: City of San Diego 800'  
Scale Engineering Map**
- Figure 2: 1942 to 1943 USGS Maps**
- Figure 3: Current USGS Map**
- Figure 4: Original Subdivision Map  
With Site Location**
- Figure 5: Current Assessor's Parcel Map**
- Figure 6: 1921, 1940, 1950 and  
1956 Sanborn Maps**



**Figure 1**  
**Project Location Map**  
 4921 Voltaire Street

Shown on The City of San Diego 1" to 800' Scale Engineering Map





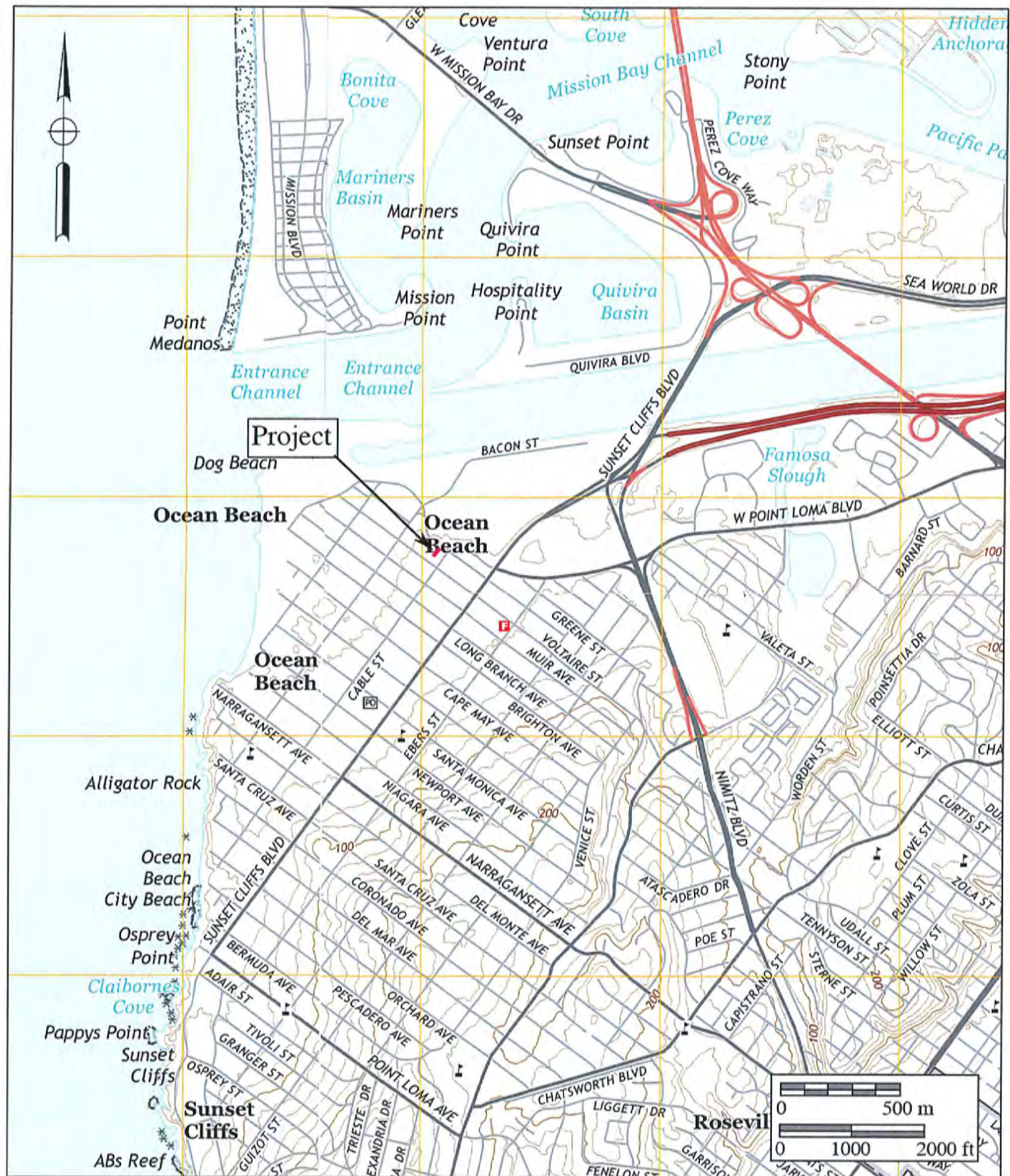
**Figure 2**

**1942 to 1943 USGS Maps**

4921 Voltaire Street

1942 USGS *La Jolla* and 1943 USGS *Point Loma* Quadrangles (15-minute series)





**Figure 3**  
**Current USGS Map**  
 4921 Voltaire Street

USGS La Jolla OE W, La Jolla, Point Loma OE W, and Point Loma Quadrangles (15-minute series)



BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public for the State of California

State of California  
County of San Diego  
City of San Diego

The Board of Public Works of the City of San Diego, California, hereby finds and determines that this map conforms to the provisions of the Act of the Legislature of the State of California, Chapter 1081, passed March 27, 1907, and that the same is a valid and lawful map of a portion of the Public Lands of the State of California.

In Witness Whereof, the said Board of Public Works has caused this certificate to be signed by its Clerk and attested by its Secretary this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

State of California  
County of San Diego  
City of San Diego

The Common Council of the City of San Diego, California, hereby finds and determines that this map conforms to the provisions of the Act of the Legislature of the State of California, Chapter 1081, passed March 27, 1907, and that the same is a valid and lawful map of a portion of the Public Lands of the State of California.

In Witness Whereof, the said Common Council has caused this certificate to be signed by its Clerk and attested by its Secretary this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Common Council of the City of San Diego, California  
City Clerk of the City of San Diego, California and District Clerk of the Common Council of the City of San Diego

# MAP OF OCEAN BEACH PARK Being a Sub-division of a portion of Public Lands SAN DIEGO, CAL. Surveyed January 1909 W. M. Ramsey, Civil Eng. Scale: one-half inch

State of California  
County of San Diego  
City of San Diego

I, \_\_\_\_\_, County Clerk of the County of San Diego, California, hereby certify that there was on file for record this map and County Taxes shown by the same of this office, and that no part thereof is shown on this map.

In Witness Whereof, I have set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

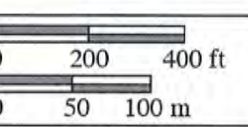
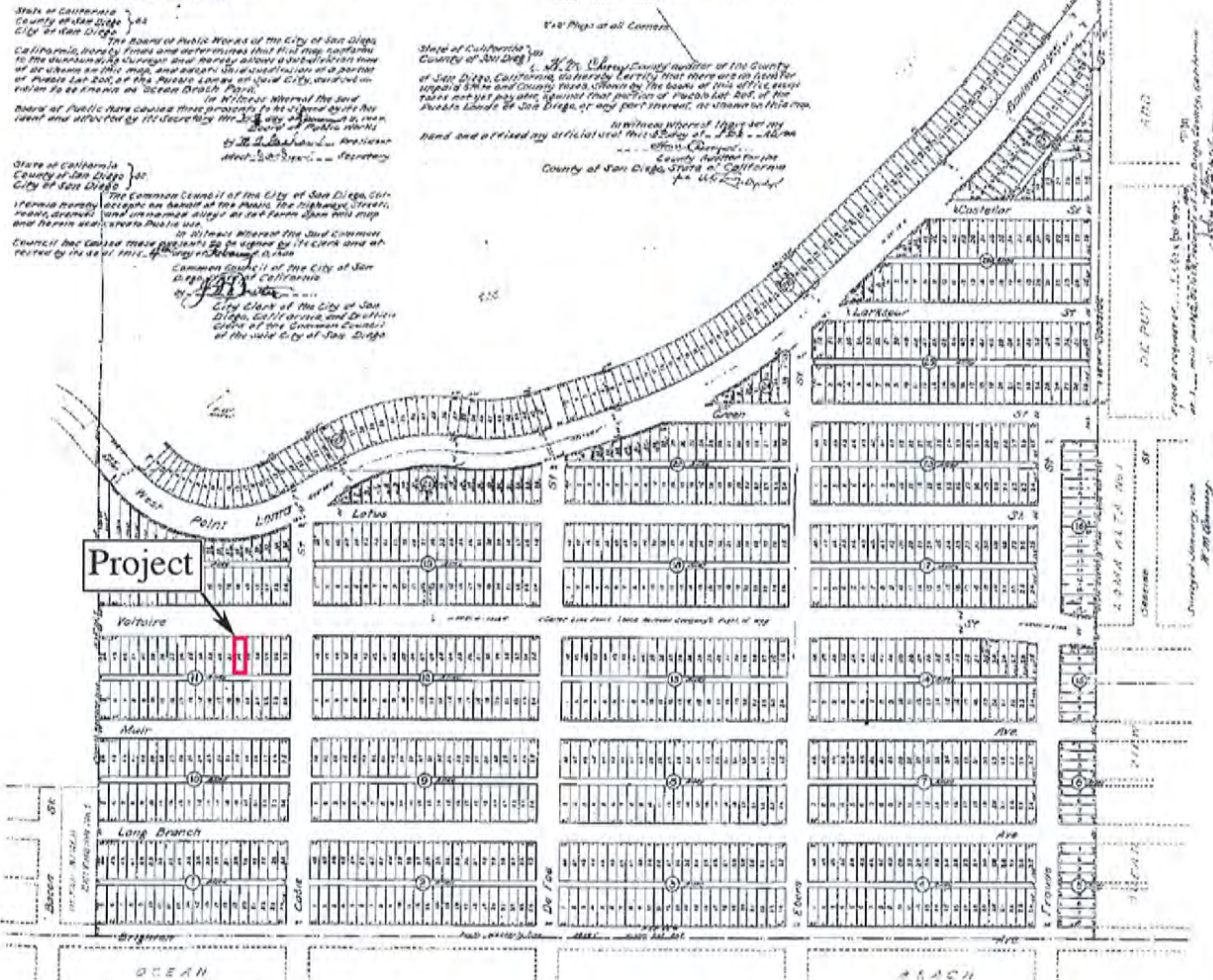
County Clerk for the County of San Diego, State of California

State of California  
County of San Diego  
City of San Diego

I, \_\_\_\_\_, Tax Collector of the City of San Diego, California, hereby certify that there was on file for record this map and County Taxes shown by the same of this office, and that no part thereof is shown on this map.

In Witness Whereof, I have set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

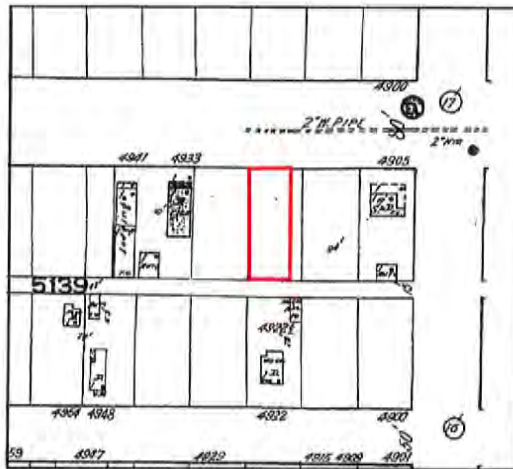
City Tax Collector for the City of San Diego, State of California



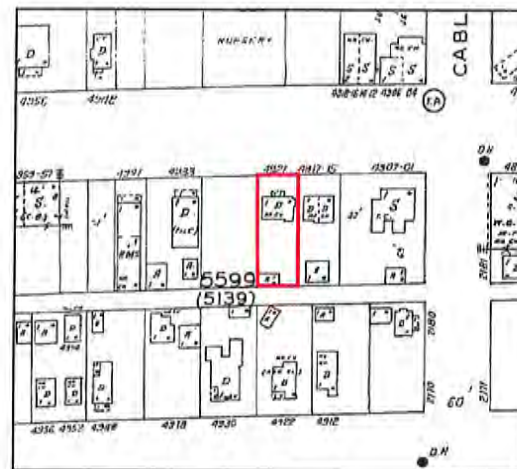
**Figure 4**  
**Original Subdivision Map With Site Location**  
4921 Voltaire Street



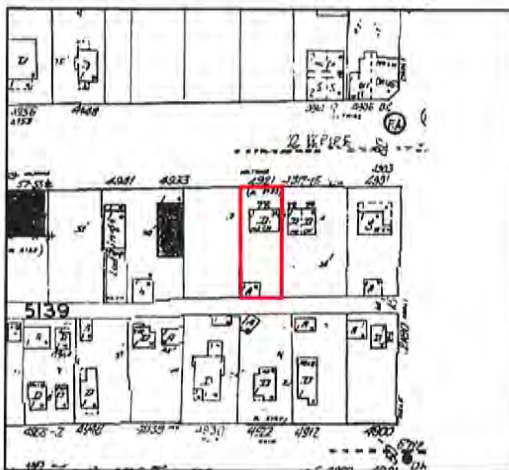
**Figure 5**  
**Current Assessor's Parcel Map**  
4921 Voltaire Street



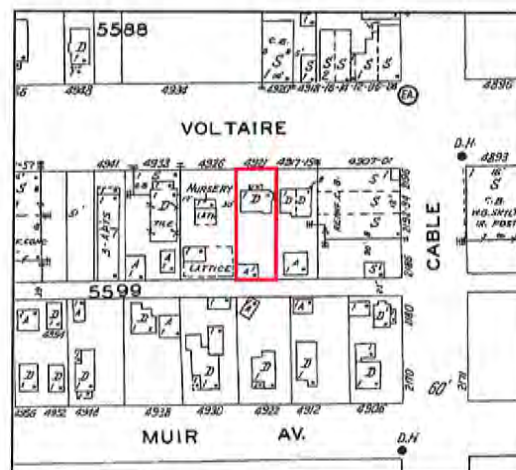
1921



1940

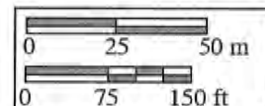


1950



1956

Legend  
 APE

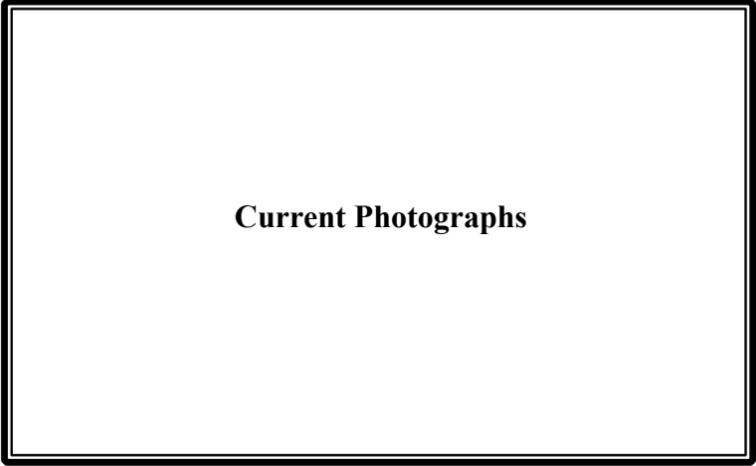


**Figure 6**  
 1921, 1940, 1950, and 1956 Sanborn Maps  
 4921 Voltaire Street

**APPENDIX D**

**Photographs**

**Historical Photographs (None)**



**Current Photographs**



Plate 1: View of the north façade. Note the sloping foundation visible on the leftmost corner.



Plate 2: View of the north façade showing the porch's tapered columns and gabled pediment.



Plate 3: Close-up of the original, framed front door and windows on the north façade.



Plate 4: Close-up of a tapered column, plinth, and base on the north façade.



Plate 5: View of the west façade showing the remodel seam between the original structure and the 1947 addition.

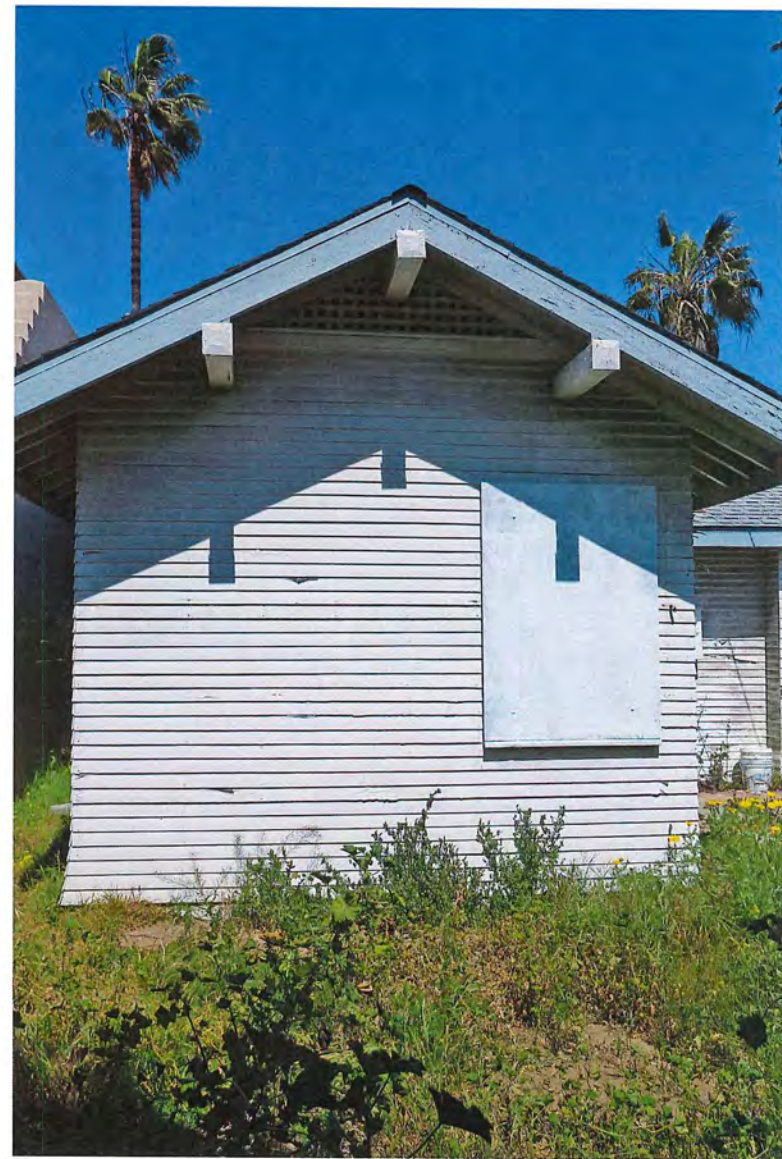


Plate 6: Close-up showing the 1947 addition made to the south façade.



Plate 7: Close-up of a gable with latticework on the 1947 addition made to the south façade.



Plate 8: View of the south façade showing the 1947 addition.

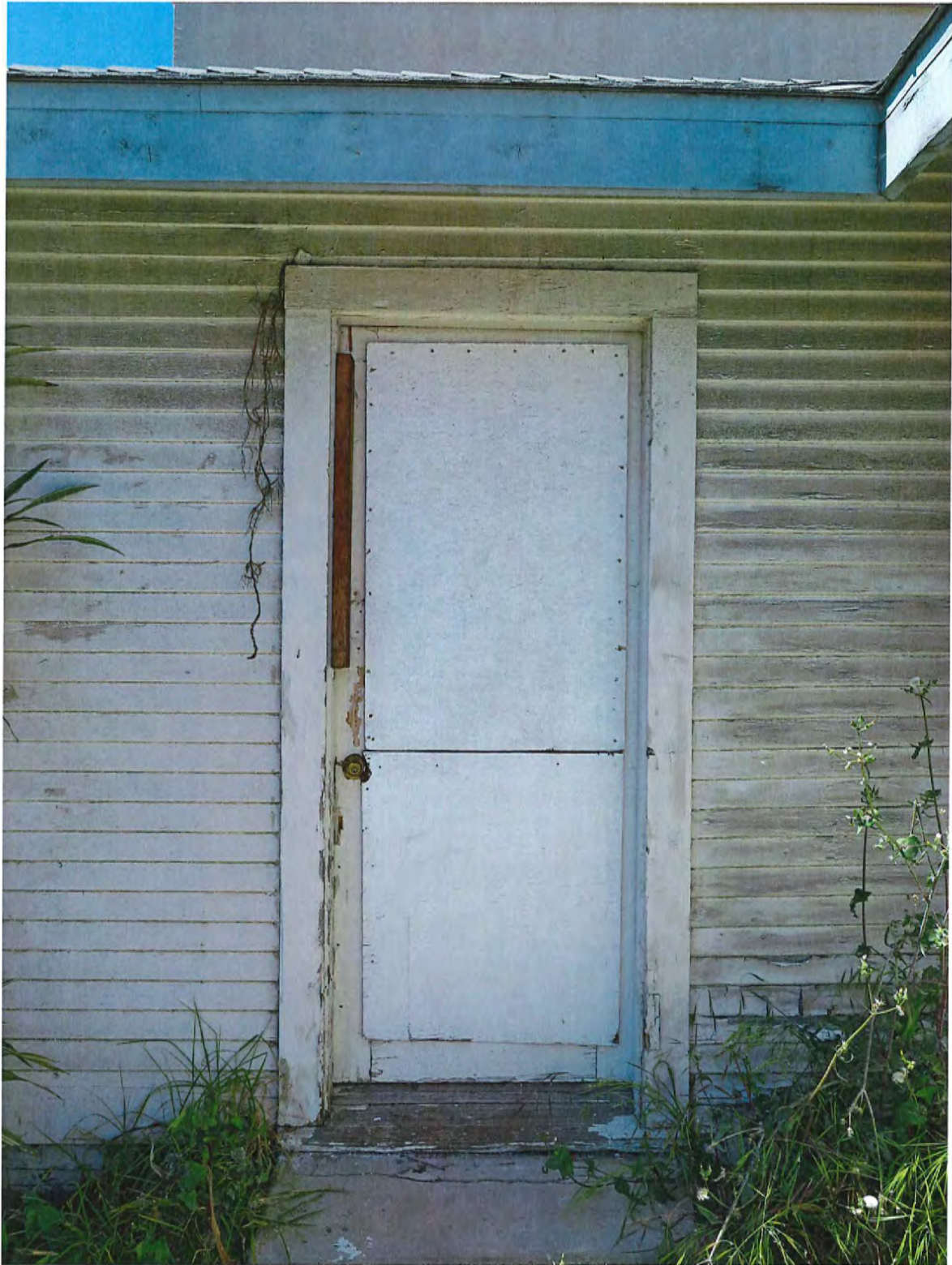


Plate 9: View of the side door on the 1947 addition.



Plate 10: South façade of the structure.



Plate 11: Close-up of "Sleeping Mexican" tiles on the south patio.



Plate 12: View of the furnace closet on the east façade.



Plate 13: View of the shed dormer on the east façade.



Plate 14: Close-up of an original, wood-framed, double hung window on the east façade.