

Balboa Avenue Station Specific Plan
Historical Resource Technical Report
San Diego, California

Resources Evaluated:



4305 Mission Bay Drive



4565 Mission Bay Drive



4780 Mission Bay Drive



2618 Figueroa Boulevard

Submitted to:
RRM Design Group

Prepared for:
City of San Diego

Prepared by:

CONSULTING



Amanda Yoder Duane, Associate Architectural Historian
Laura O'Neill, Senior Architectural Historian
GPA Consulting
231 California Street
El Segundo, CA 90245
(310) 792-2690

November 2017



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EXECUTIVE SUMMARY

GPA Consulting (GPA) was retained to complete this report as part of the environmental review for the proposed Balboa Avenue Station Area Specific Plan (BASASP) in compliance with the California Environmental Quality Act (CEQA). The proposed BASASP is located in Pacific Beach and Clairemont Mesa, just north of Mission Bay. Rose Creek borders the western part of the BASASP area and provides an open space connection. Interstate-5 (I-5) runs north-south through the middle of the BASASP area and is the boundary between the Pacific Beach community on the west side and the Clairemont Mesa community on the east side.

None of the existing buildings within the proposed BASASP are currently listed at the national, state, or local level. One resource, the Site of the Kate O. Sessions Nursery, is located just outside the BASASP area and was listed as California State Historical Landmark No. 764 in 1961. The site is also local HRB No. 31.

During the field inspection conducted for this report, consideration was given to whether the residential neighborhoods, commercial, and industrial properties within the study area would constitute a historic district or districts. However, survey and research revealed that there were too many alterations and too little architectural or visual cohesion for that to be the case. Four individual properties in the BASASP area were therefore identified as potential historical resources because they were over 45 years of age. These buildings were evaluated in this report using the National Register of Historic Places (National Register), California Register of Historical Resources (California Register) criteria, and City of San Diego Historic Landmark (Historic Landmark) criteria. The primary contexts used in the evaluations were the development of Pacific Beach, roadside motels and signage, and Mission Revival, Modernism, and Ranch styles of architecture. One structure on one of the four properties, the Trade Winds Motel Sign located at 4305 Mission Bay Drive, was evaluated as appearing eligible for listing as a local Historic Landmark as a part of this study, for its association with the development of Pacific Beach and as an excellent example of its property type.

In addition, though not fully evaluated in this report due to lack of sufficient age, one building within the BASASP area was identified as having the potential to be considered a historical resource once sufficient time has passed to adequately evaluate it: the Chase Bank building, constructed in 1977 and located at 4646 Mission Bay Drive, features intact mural mosaics by celebrated artist Millard Sheets depicting the history of San Diego. While evaluating the property was not part of the scope of work for this report due to its lack of sufficient age, it is treated as a historical resource in this report for the sake a thorough, forward-looking impacts analysis.

The remaining buildings in the study area were evaluated as ineligible for listing in the National and California Registers or as local Historic Landmarks due to a lack of historical or architectural significance and/or physical integrity. Therefore, they are not historical resources subject to CEQA.

Based on the findings above, this report analyzed the impact of the proposed project on three historical resources in the vicinity of the BASASP: the Kate O. Sessions Nursery, the Trade Winds Motel Sign, and the Chase Bank building. The proposed BASASP would have no direct impact on historical resources, as it does not explicitly include the physical demolition, alteration, or relocation of any of the resources. However, future projects related to implementing the goals and components of the BASASP could include demolition, alteration, or relocation of the resources and therefore could result in significant impacts. Measures to avoid or minimizing impacts to a less than significant level include avoiding the resources altogether by designing the project components around them, or ensuring that proposed alterations to the resources comply with the Secretary of the Interior's Standards. If these measures are infeasible, additional mitigation recommendations are provided in Section 5.4.

1. INTRODUCTION

The process of creating and adopting a Specific Plan is subject to the California Environmental Quality Act (CEQA). In order to comply with CEQA, an environmental impact report (EIR) must be prepared to analyze potential significant effects of the Plan. This document will guide the development of future policies and provide a framework to reduce or avoid potential environmental impacts.¹

This Historical Resources Technical Report (HRTR) was prepared as part of a larger Programmatic Environmental Impact Report (PEIR) for the Balboa Avenue Station Specific Plan for the City of San Diego (City). This PEIR will allow the City to consider broad policy alternatives and program-wide mitigation measures. It will also provide land use flexibility while still providing effective mitigation for future projects. The PEIR will outline environmental review requirements for subsequent development, including appropriate site-specific technical studies and/or investigations, if required.

1.1 Report Organization

This report is organized into four sections in the following order:

- **Project Setting:** This section addresses the current environment and historic development of the study area.
- **Methods and Results:** This section provides a detailed description of the methodology, research efforts, and properties studied within the study area.
- **Significance Evaluations:** This section includes an evaluation of the significance of properties within the study area based on the applicable levels of designation (Federal, State, and Local).
- **Findings and Conclusions:** This final section summarizes the results of the significance evaluations, includes an impacts discussion, and lists mitigation/avoidance measures.

A full bibliography and six appendices are included at the end of this report.

¹ "The Planner's Guide to Specific Plans," California Governor's Office of Planning and Research, 2001, accessed March 28, 2016, https://www.opr.ca.gov/docs/specific_plans.pdf.

1.2 Project Area

The project area is located in western San Diego, between Point Loma and La Jolla (see Figure 1).

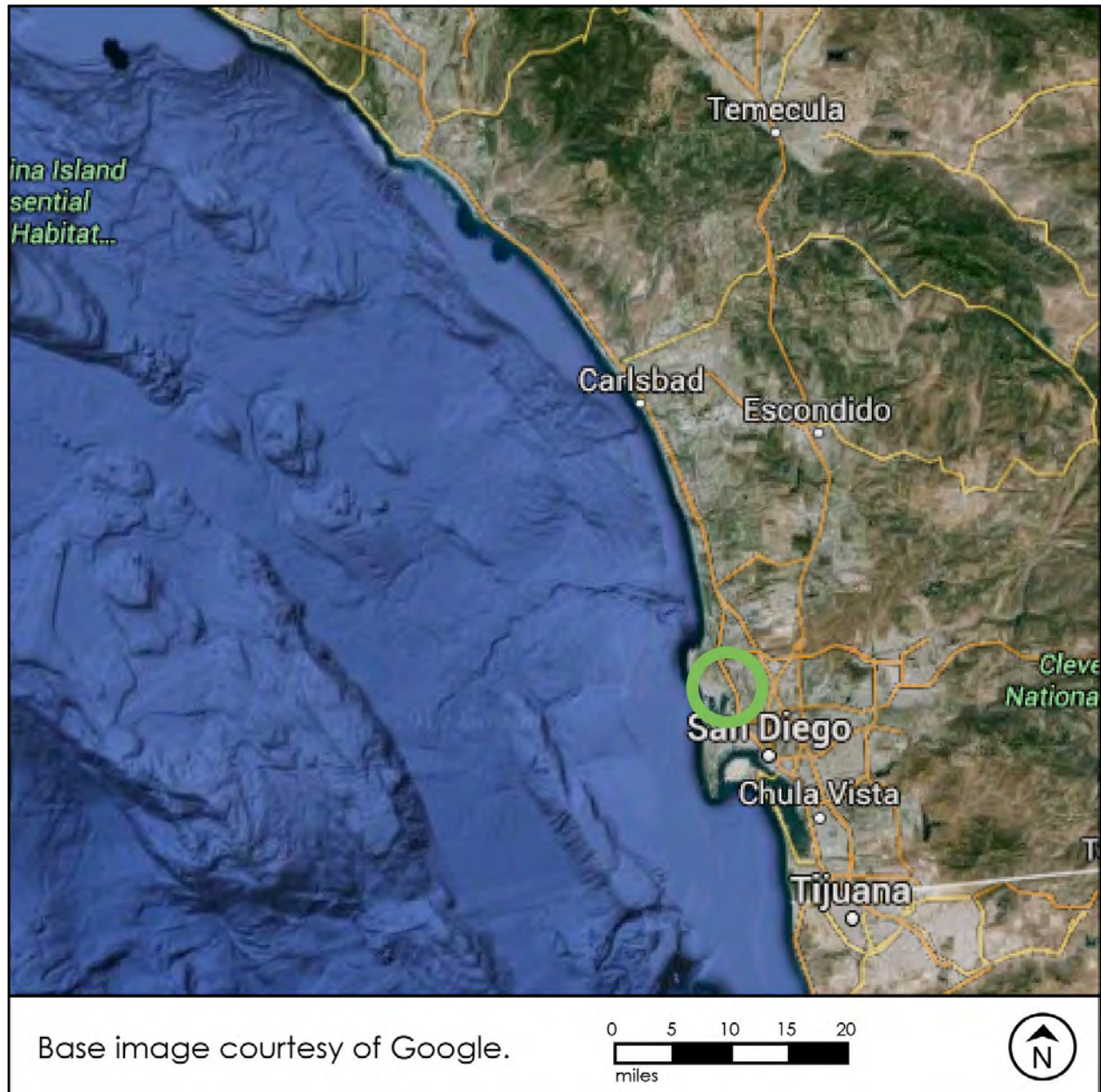


Figure 1: Regional Location Map. Project vicinity outlined in green.

The project area is generally centered along the alignment of Interstate 5 (I-5) where it crosses Garnet Avenue (Garnet Avenue becomes Balboa Avenue east of Moraga Avenue). The project area is irregularly shaped and roughly bounded by Morena Boulevard to the east, Rose Creek to the west, property lines to the north, and Grand Avenue to the south (see Figure 2).

The project area is partially located in both the Pacific Beach and Clairemont Mesa Community Planning Areas (CPA); the two CPAs are separated by I-5. The project area is densely developed with a variety of uses and properties dating from a range of time periods. Residential development is concentrated in—but not restricted to—a tract of postwar housing in the westernmost portion of the project area. Industrial development is concentrated north of Garnet Avenue and east of I-5. The dominant property type in the project area is commercial, ranging from hotels and motels to restaurants, gas stations, banks, and automotive properties. These commercial establishments line the two major thoroughfares within the project area, Garnet Avenue and Mission Bay Boulevard.

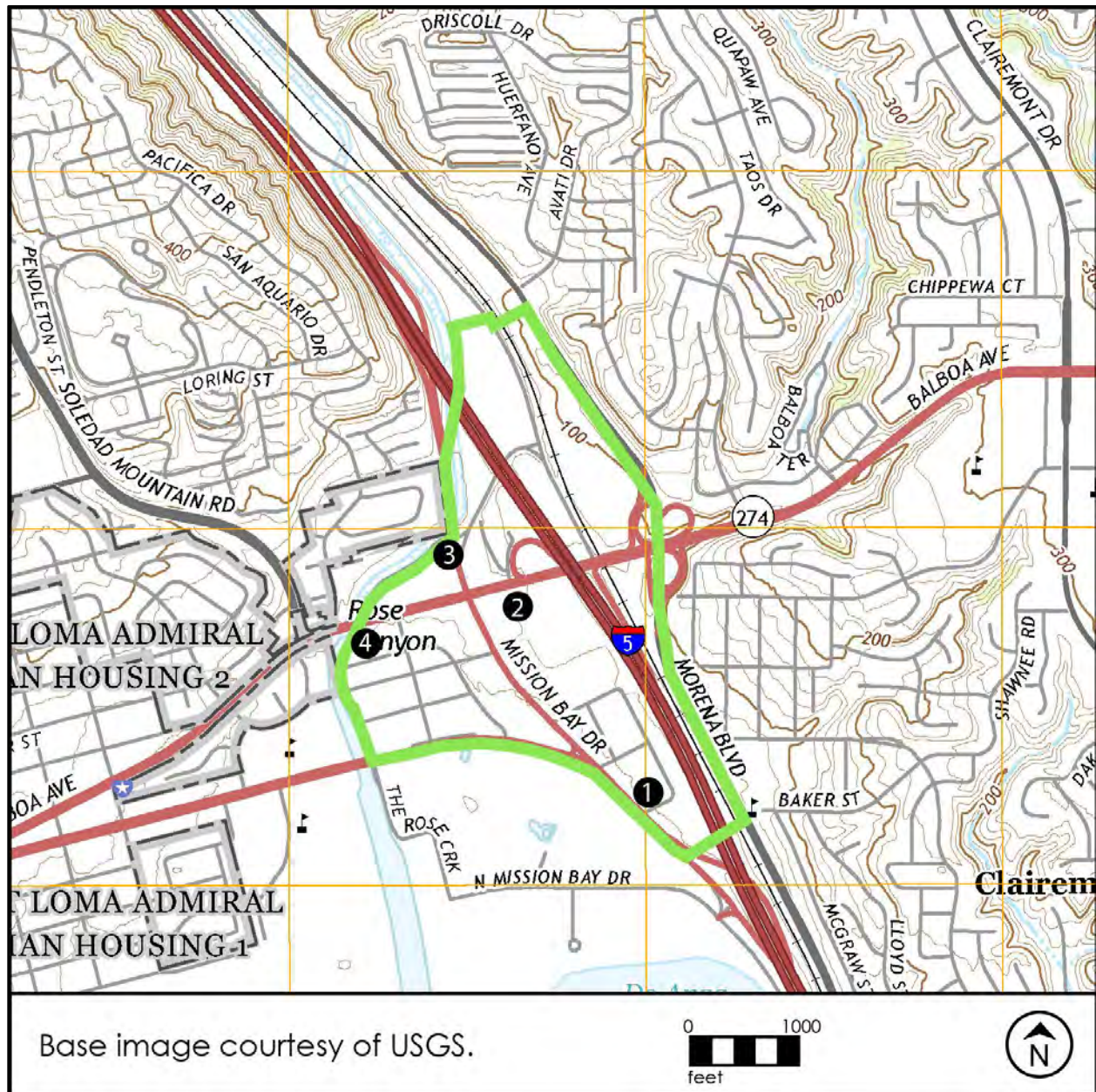


Figure 2: Project Area outlined in green; evaluated properties numbered and indicated with dots.
Base map is USGS La Jolla Quadrangle, 2015.



Four properties in the project area required evaluation as a part of this HRTR, the details of which are listed below:

1. 4305 Mission Bay Drive

<u>Community Plan Area:</u>	Pacific Beach
<u>APN:</u>	424-361-09-00
<u>Approximate Parcel Size:</u>	11,990 square feet
<u>Legal Description:</u>	Lots 21, 22, 23, and 24, Block 5, of Stephen's Addition, in the City of San Diego, County of San Diego, State of California, according to the map thereof. No. 964, filed in the Office of the County Recorder, San Diego County on November 9, 1905
<u>No. of Buildings/Features on Parcel:</u>	Three – a motel building and two freestanding signs

2. 4565 Mission Bay Drive

<u>Community Plan Area:</u>	Pacific Beach
<u>APN:</u>	424-141-03-00
<u>Approximate Parcel Size:</u>	56,628 square feet
<u>Legal Description:</u>	That portion of Lots 6 and 28 of Eureka Lemon Tract, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 753, filed in the Office of the County Recorder of San Diego County, May 9, 1983, as further described.
<u>No. of Buildings/Features on Parcel:</u>	One

3. 4780 Mission Bay Drive

<u>Community Plan Area:</u>	Pacific Beach
<u>APN:</u>	417-250-37-00
<u>Approximate Parcel Size:</u>	56,628 square feet
<u>Legal Description:</u>	That portion of Pueblo Lot 1788 of the Pueblo Lands, of the City of San Diego, according to the map thereof by James Pascoe, made in 1870 and filed in the Office of County Recorder as Miscellaneous Map No. 36, as further described.
<u>No. of Buildings/Features on Parcel:</u>	Two buildings

4. 2618-2626 Figueroa Boulevard

<u>Community Plan Area:</u>	Pacific Beach
<u>APN:</u>	417-291-20-00
<u>Approximate Parcel Size:</u>	7,674 square feet
<u>Legal Description:</u>	Lot 19 in Block 16 of Mission Bay Park Tract, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 1530, filed in the Office of the County Recorder
<u>No. of Buildings/Features on Parcel:</u>	Two buildings

1.3 Project Personnel

Amanda Yoder Duane and Laura O'Neill collaborated on this HRTR. Ms. O'Neill was the project manager, overseeing the preparation of the report, assisting with fieldwork and conducting a peer review of the prepared materials. Ms. Duane assisted with fieldwork, conducted research, evaluated the properties in the project area, and prepared both the DPR form sets and this report. Both consultants meet the Secretary of the Interior's Professional Qualification Standards for Architectural History. Ms. O'Neill also meets the Standards for Historic Architecture. (please see Appendix F for brief résumés).

2. PROJECT SETTING

2.1 Physical Project Setting

The center of the project area is approximately seven miles northwest of downtown San Diego, approximately three miles northeast of the SeaWorld San Diego theme park, and less than three miles east of the Pacific coast. The area is varied in terrain and surrounded by greenspace and various natural features to the south and west. Denser development is concentrated around I-5, which bisects the project area. Rose Creek borders the west end of the project area, and the southern edge of the project area abuts the Mission Bay Golf Course and Mission Bay Park, a large aquatic park owned and operated by the City of San Diego; these greenspaces and natural features are outside the project area.

The area within the project boundaries is densely developed, and includes residential, commercial, and industrial properties. Much of the commercial development is poised to benefit from the nearby interstate and variety of recreational activities. Businesses include fast-food restaurants, gas stations, hotels, and motels that can serve travelers and visitors. Industrial development is generally located east of I-5, farther away from the beach and recreational areas, and consists of light manufacturing and municipal, storage, and office facilities. Residential properties are all remnants of post-war development, primarily small-scale single-family homes, with some instances of multi-family properties such as apartment buildings or bungalow courts. The infrastructure in the area is contemporary and fully-developed, with wide, asphalt-paved streets, concrete sidewalks, curbs, and gutters, and contemporary fluorescent street lights.

2.2 Project Area and Vicinity

The project area was sparsely developed until after World War II. Large portions of land were subdivided as early as the late 1800s and early 1900s,² and a small village began to form around the San Diego College of Letters, which was established in 1887;³ however, based on aerial photographs, development of the project area did not begin in earnest until the early 1950s. The rate of development continued to progress throughout the twentieth century and by the early 1980s, the area was almost completely built-out.⁴

2.3 Historical Overview

This section provides contextual information for understanding the historical setting and potential significance of the evaluated properties. Contexts identified as relevant to the subject properties include: the Development of Pacific Beach and Its Environs, Roadside Motels and Signage, and Mission Revival, Ranch, and Modernist architecture.⁵

² Mission Bay Tract Map, 1908. San Diego History Center Archives.

³ City of San Diego Planning Department, "Pacific Beach Community Plan and Local Coastal Program Land Use Plan," 2005, accessed March 28, 2016, <https://www.sandiego.gov/sites/default/files/legacy//planning/community/profiles/pdf/cp/cppbfullversion.pdf>.

⁴ www.HistoricAerials.com, accessed March 29, 2016.

⁵ Although the project area extends east of I-5 into the Clairemont Mesa Community Plan Area, there were no potential historic resources identified for further evaluation in that section of the project area.

Development of Pacific Beach⁶

Pacific Beach is a neighborhood in central San Diego. Located along the Pacific Ocean south of La Jolla and north of Mission Beach, the area is a popular tourist destination known for its beaches, surfing, restaurants, and nightlife.

Attempts to develop the Pacific Beach area began as early as the 1870s as speculators unsuccessfully attempted to draw investors to proposed subdivisions. It would not be until after 1885, when the transcontinental railroad was completed through San Diego, that development would successfully take place in Pacific Beach. The rail line would eventually be part of the Atchison, Topeka & Santa Fe (AT&SF) rail network.⁷

In 1887, three men—J.R. Thomas, E.S. Sprecher, and Harr Wagner—filed articles of incorporation for the Pacific Beach Building & Loan Association, intending to purchase and subdivide a portion of former land grant holdings, and begin construction. Later that year, the men partnered with additional investors to create the Pacific Beach Company. Initial efforts to draw residents to the area included a railroad spur, construction of a college, and a horse racetrack. Lots went on sale in December of 1887; the sale was “one of the most successful in the history of San Diego real estate,” totaling over \$200,000 in transactions. Between 1888 and 1890, the speculation grew into a small community, complete with a church, school, local newspaper, and hotel.

However, despite its early success, the Pacific Beach Company was short-lived. Their college lay vacant and they were fending off legal suits from creditors as early as 1893. In 1896, the college was sold. The company was fully dissolved in 1898 and its assets distributed in 1900. The future of Pacific Beach shifted away from the planned “college town.” Instead, the area began attracting citrus growers as word spread about its desirable soil. The establishment of the San Diego Army and Navy Academy—which was later replaced by the Brown Military Academy—prompted residential building activity around the site, near the present-day corner of Garnet and Lamont.⁸ Despite this, the town’s growth remained modest into the twentieth century. In 1920, the population of Pacific Beach was still just 500 residents.

In 1913, a brick-making company called the Union Brick Company relocated to Rose Canyon, in a location that research indicates was northeast of the study area. Its prior



Figure 3: Aerial view of Pacific Beach, c. 1952. Howard Rozelle. <https://www.johnfry.com/pages/PhotoRozelle55.html>.

⁶ The following, unless otherwise noted, is derived from: John Fry, *Short History of Pacific Beach: Centennial Edition* (Pacific Beach: 1987).

⁷ “USGS Historical Topographic Map Explorer,” accessed November 28, 2017, <http://historicalmaps.arcgis.com/usgs/>.

⁸ “Pacific Beach Community Plan & Local Coastal Program Land Use Plan,” City of San Diego Planning Department, accessed November 28, 2017, <https://www.sandiego.gov/sites/default/files/legacy//planning/community/profiles/pdf/cp/cppbfullversion.pdf>.

location was near Barrio Logan.⁹ Several brickmakers used the clay from Rose Canyon to make bricks¹⁰ that were likely shipped out using the nearby AT&SF railroad line, setting a precedent for industrial uses in this area.

Although community infrastructure such as schools, roads, and bridges were continually constructed in Pacific Beach, even during the economic slump of the Great Depression, the biggest building boom in Pacific Beach would not take place until after World War II. Following the bombing at Pearl Harbor, Pacific Beach's proximity to the coast made it a prime location for military encampments, increasing the population by more than 500 percent. Then, in 1945, a \$2 million bond issue was passed in order to improve Mission Bay. Mission Bay would eventually become Mission Bay Park, a huge draw for development and tourism in the coming decades.

Residential development patterns that began in the earlier decades of the twentieth century continued through the war and post-war periods, while major thoroughfares attracted commercial development.¹¹

In the 1960s, Interstate 5 (I-5) was completed through the study area, crossing Garnet Avenue (Balboa Avenue east of Moraga Boulevard) and intersecting with Mission Bay Drive. Primary sources such as topographical maps and historic aerial imagery suggest that the parcels immediately surrounding these major intersections continued to develop after the completion of the interstate.¹² Research did not reveal secondary sources that have explored these post-war development trends in this part of Pacific Beach; however, it is reasonable to assume, based on primary sources of information, that the commercial uses that developed along Mission Bay Drive and Garnet Avenue were poised to attract motorists and tourists while simultaneously serving residents that lived in the growing suburbs. The industrial area east of I-5 developed in earnest after the interstate was complete, and by virtue of its location between a busy freeway and a railroad, was likely best-suited and most desirable for industrial use.

In the 1950s and 1960s, the quiet, rural community of Pacific Beach continued to give way to a bustling tourist hotspot of over 30,000 residents. Shopping centers, condo buildings, and restaurants filled in vacant land and replaced older structures. Residential areas grew, as did the infrastructure to support them, including entertainment, additional schools, shopping, and roads. New hotel development concentrated around the newly-opened Mission Bay Park and was soon followed by the SeaWorld attraction, which opened in 1964.

By the 1970s, development in Pacific Beach was becoming so dense and fast-paced that residents lobbied for a moratorium on high-rise construction. Thirty-six thousand signatures were collected in a petition to the city to impose a thirty-foot height limit on all construction west of I-5.¹³ In 1972, "Proposition D" was included on the November ballot, and was enacted after a majority vote. With the help of its dedicated residents, the area continued to grow and thrive throughout the twentieth century while retaining its coastal character. Today, the area is known

⁹ "Rose Canyon: A Walk Through San Diego History," San Diego Archaeological Center, accessed November 28, 2017, <http://www.rosecreekwatershed.org/docs/SDARC.pdf>.

¹⁰ Frederick J.H. Merrill, *Geology and Mineral Resources of San Diego and Imperial Counties* (San Francisco: California State Mining Bureau, 1914), 56.

¹¹ "Pacific Beach Community Plan & Local Coastal Program Land Use Plan."

¹² "Historic Aerials by NETR Online," accessed November 28, 2017, www.historicaerials.net; "USGS Historical Topographic Map Explorer," accessed November 28, 2017, <http://historicalmaps.arcgis.com/usgs/>.

¹³ The height limit excluded portions of downtown San Diego. Frank Gormlie, "Celebrating the 3 Foot Height Limit as it Turns 40," *San Diego Free Press*, November 28, 2012, accessed March 29, 2016, <http://sandiegofreepress.org/2012/11/celebrating-the-30-foot-height-limit-as-it-turns-40>.

as an “iconic Southern California beach town,” with a young population and numerous tourist attractions.¹⁴



Figure 4: Aerial view of a portion of study area, Pacific Telephone and Telegraph Balboa Garage Building at top center, Mission Bay Boulevard at left. Undated. Howard Rozelle.
<https://www.johnfry.com/pages/PhotoRozelle38.html>.

¹⁴ “Pacific Beach,” San Diego Tourism Authority, accessed March 29, 2016, <http://www.sandiego.org/what-to-do/beaches/pacific-beach.aspx>.



Figure 5: Aerial view of a portion of study area, Pacific Telephone and Telegraph Balboa Garage Building near center, I-5 at right. 1980. Howard Rozelle. <https://www.johnfry.com/pages/PhotoRozelle38.html>.

Roadside Motels and Signage

As a property type, the motel began to develop in response to the demand for affordable accommodations convenient to roadways as automotive travel became more popular. Hotels, which were typically expensive, located in dense downtown areas, and often lacked accommodation for automobiles, rarely met the needs of the average motorist. Automotive tourism first started to popularize in the years prior to World War I. During this era, the earliest alternative to a hotel stay was simply setting up a makeshift campsite for the night; however, these “campsites” were often located on private land without permission from landowners. For travelers, the appeal of roadside camping was that one could make an initial investment in camping and cooking equipment, then avoid the costs of lodging, food, and similar expenses associated with travel for an entire trip.¹⁵

Unruly campers and trespassers became a growing concern. In response, towns along popular routes began to set up municipal “auto camps.” These camps were designated areas for overnight stays that included public toilets, firewood, and even commissaries for supplies. Not only were they more appealing for travelers, but they could be more easily monitored by authorities.¹⁶

¹⁵ John A. Jakle, Keith A. Sculle and Jefferson S. Rogers, *The Motel in America* (Baltimore: The Johns Hopkins University Press, 1996), 31-32.

¹⁶ *Ibid.*, 31-33.

Municipal auto camps were often free at first, but operators began imposing fees and stay limits to discourage transients from taking up residence. These fees led to the development of commercial auto camps as business owners saw the opportunity for profit. Commercial camps quickly supplanted their municipal counterparts as operators started to offer more amenities and permanent improvements to their auto camps.¹⁷

The next natural step in roadside accommodation was to provide small, individual cabins for rent in lieu of travelers using tents. These "cabin camps" consisted of small cabins that were often just big enough to contain a bed, table, and chair. Owners were limited in how they could arrange the cabins, as they needed to provide each guest with a parking spot near their accommodations for the evening. This necessity resulted in several prevailing configurations for cabin courts and successive property types; rows, u-shaped, crescent-shaped, and L-shaped arrangements worked best.¹⁸

Individual cabins soon gave way to individual cottages, complete with all the comforts of home, from restrooms and closets to area rugs and radios. In turn, the cottages gave way to a single integrated building, in which all of the "cottages," now individual guestrooms, were part of one long, low building. These properties, first called motor courts, were often U-shaped and surrounded parking lots, landscaped areas, and even swimming pools.¹⁹

The term "motel," a portmanteau of "motor" and "hotel," became the most popular term for these roadside accommodations after World War II. During this time period, motel construction had increased dramatically—by 1964, there were over 60,000 motels across the United States. This growth was encouraged both by the development of the interstate highway system and the nature of the motel business. As a real estate investment, motels had a relatively high cash flow and appreciated quickly in developing areas, making it easy for owners to amortize their loans. Because of these favorable conditions, lenders usually only required small down payments and investors could count on a high rate of return during early ownership. While this encouraged building activity, it also resulted in lower quality construction and deferred maintenance, as owners disinvested their buildings to maximize their final profits. When the property changed hands, new ownership would make the necessary renovations and the cycle would continue.²⁰

Motor court operators started to offer additional services for guests, such as gas stations and coffee shops.²¹ Advertising specific and popular brand names became an important draw for business; the promise of items like Simmons mattresses, RCA televisions, and Ivory soap was the promise of quality for many travelers. Other advertising techniques included the installation of bright, eye-catching signage. These free-standing signs were often much taller than the motel itself and were located near the automotive entrance.²² Two-sided signs were oriented so that they might attract the attention of passing motorists in either direction. Thematic and programmatic shapes, bright colors, and neon tube lighting further characterize this type of signage.²³ Larger examples referenced the aforementioned brands and range of available

¹⁷ Ibid., 34

¹⁸ Ibid., 38

¹⁹ Ibid., 45

²⁰ Changes to tax law in the 1980s would stem the cyclical nature of motel ownership and operation and reduce the attractiveness of this kind of investment; *ibid.*, 45, 54.

²¹ Ibid., 43.

²² Ibid., 47.

²³ Architectural Resources Group, "Burbank Historic Sign Survey Historic Resources Survey Report: Exhibit A1," July 2, 2014, accessed April 6, 2016, <http://www.burbankca.gov/home/showdocument?id=28269>, A-14.

services to quickly convey to travelers what was being offered, while smaller examples represented the logo or name of the motel.²⁴

Larger chains such as Holiday Inn and Howard Johnson began to standardize their establishments, from the signage and logos to the building design and layout, attracting repeat business and maturing into a recognizable brand.²⁵ In the late 1960s and 1970s, the small-scale motel—the average motel still had an average of only twenty units in 1960—evolved into larger and higher highway-adjacent examples with more guestrooms, suites, ground floor lounges, restaurants, and ever-larger parking lots.²⁶

Interestingly, through the one-upmanship of motel owners trying to drum up business by copying and sometimes improving upon their competitors' offerings, the motel continued to develop into a property type that was increasingly similar to the expensive hotels that had once deterred the average traveler.²⁷ This phenomenon was further encouraged as motel chains and cooperatives began adopting operations standards. Because of this, there is a surprising amount of consistency throughout the country, despite the evolution of the property type over time. Characteristics like building configuration, size, and even room arrangement and furnishings are often uniform across the board.²⁸

*Mission Revival Architecture*²⁹

The Mission Revival style emerged out of a renewed public interest in the Spanish Missions that dotted the Californian landscape. By the late nineteenth century, these formerly imposing and grand missions were falling into a state of disrepair. Architects began borrowing architectural elements from these missions, such as stuccoed exteriors, scalloped parapets, bell towers and arcades, and applying them to new buildings—particularly churches, schools, homes, and train stations.

The relatively simple style became popular partly in reaction to the prevailing and exuberant Queen Anne style, and partly in the search for a distinctively Southern Californian style of architecture and indigenous sources of inspiration. At the same time, the first organized movements to restore the deteriorating Spanish Missions were gaining traction—championed by journalists and activists like Tessa Kelso and Charles Lummis—increasing public awareness in California's Hispanic heritage.

The influence of Mission Revival would spread throughout the United States, but the style was most prevalent in the southwestern region. Mission Revival, characterized by its smooth stucco, clay tile accents and distinctive parapets, enjoyed nearly twenty-five years of popularity before beginning to fall out of favor in the 1910s. In 1915, the Panama-California Exposition in San Diego showcased the lavish, Spanish Baroque-inspired architecture of Bertram Grosvenor Goodhue, and the Mission Revival was all but forgotten. As such, examples of Mission Revival rarely date after 1920, the height of Spanish Colonial Revival's popularity.

*Modernism*³⁰

²⁴ Jakle et. al., 47.

²⁵ Ibid., 55.

²⁶ Ibid., 51, 55.

²⁷ Ibid., 55

²⁸ Ibid., 55

²⁹ Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Books, 1981), 75-79, 85-86.

³⁰ The following, unless otherwise noted, is derived from City of San Diego, "San Diego Modernism Historic Context Statement," 2007.

Modernism, like many architectural and aesthetic movements, has its roots in Europe. In the early twentieth century, architects such as Walter Gropius, Le Corbusier, and Ludwig Mies van der Rohe began to envision building design that was clean, functional, and free from excessive ornament, a style that would have a universal—or “international”—appeal. The International Style was characterized by its simplification of forms and rejection of ornament; the style made no reference to any pre-existing vernacular, transcending associations with any one regional or national identity. International Style buildings are distinguished by their simple rectangular or cubic forms with flat roofs, smooth stucco walls, and horizontal bands of windows, often steel casements. The work of architects like Gropius and van der Rohe influenced a number of American architects, but the International style was slow to take hold in the United States and particularly slow in San Diego. It would not be until 1935 that San Diegans would start to transition away from their beloved Spanish Colonial Revival styles; therefore, the majority of modern architecture in San Diego does not date until after 1935.

A few early practitioners were experimenting with Modernist design principles in Southern California years before the style was widely accepted; one such architect was Irving Gill. Practicing in San Diego since 1893, Gill began to move away from the prevailing Revival architectural styles, slowly stripping his designs of ornament to emphasize their pure, geometric forms. Despite their innovation, Gill's work went largely unnoticed at the time outside of Southern California. Frank Lloyd Wright, having moved west from Chicago, also began experimenting with forms, construction techniques, and new aesthetics. Rudolph Schindler, an influential modernist architect from Austria, immigrated to America to work with Wright. Schindler eventually formed an independent practice, and later designed the 1923 International Style Pueblo Ribera Courts in La Jolla. In addition to Schindler's seminal works in Los Angeles, the Pueblo Ribera Courts would be source of inspiration for many San Diego architects.

In other parts of Southern California, more modernized architectural styles such as Art Deco and Streamline Moderne were rising in popularity as early as 1925, but San Diego was slow to catch on; however, in 1933, planning began for a second exposition in San Diego. Planners intended to

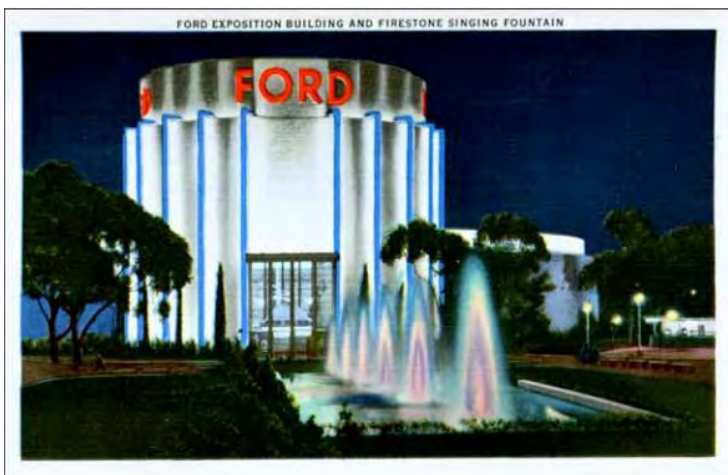


Figure 6: Postcard of the Ford Building at the 1935 California Pacific Exposition. c. 1935. Postcard and Ephemera Collection of David Marshall, AIA. <https://www.sandiegohistory.org/journal/v55-4/v55-4marshall.pdf>.

use the remaining buildings from the 1915 Panama-California Exposition to anchor the new attractions. Exhibits would be transferred from the Chicago Century of Progress Exposition when it closed, all with the aim of “inspiring hope for a better future” while the country was in the depths of the Great Depression.

When the California Pacific Exposition San Diego opened in 1935, it featured the Palace of Electricity and Varied Industries, the California State Building, the Ford Building, the Standard Oil Building, and the Palace of Travel, Transportation and Water,

all of which were designed with Art Deco and Streamline Moderne influences. The Federal Housing Administration (FHA) hosted an exhibit on modern, low-cost homes. The exhibit

consisted of an extensive display of miniature, modern homes that emphasized their attractive cost and desirable features. The Exposition represented a transition point for San Diego as the city began to move away from the romanticized architecture of the past and embrace more current styles and the modern efficiency housing advertised by the FHA.

Art Deco and Streamline Moderne paved the way for International Style commercial buildings in the late 1930s, but at the onset of World War II, new construction nearly came to a standstill. By the time widespread building activity resumed around 1948, a new aesthetic for commercial buildings began to emerge, combining aspects of the International and Moderne styles. This new era of commercial construction was characterized by brick cladding, sharp angular forms, and horizontal bands of windows, often “bezeled” or protruding from the building’s exterior. The style was a relatively inexpensive way to customize and refine a simple building, especially appropriate during a period of economic recovery. This style would be the predominant design choice for commercial architecture until the 1960s and 1970s, when trends shifted towards maximizing leasable space by applying thin exterior skins of glass curtain walls.³¹

*Ranch*³²

The Ranch style is characterized by its informal, rambling plans, low-slung, overhanging roofs, and variety of exterior cladding materials and applied detailing often inspired by another historical style. Examples of the Ranch style began to emerge as early as the 1920s as popular taste and architectural trends were moving past the heavily ornamented styles of the previous decades, and embracing the use of natural materials and less rigid design. The style would proliferate after World War II, as large tracts of sprawling Ranch homes were constructed in suburbs to house the growing middle class.

Early examples of the Ranch style drew their inspiration from Mexican *haciendas* and American farmhouses. The 1903 Bandini House (no longer extant) in Pasadena and the 1927 Gregory Farmhouse in Scotts Valley, California are considered to be some of the earliest instances of the style; however, the Ranch house truly entered the public consciousness during the 1930s with the work of architect Cliff May. May began utilizing the style in 1931. By 1938, he had designed more than fifty ranch houses in the San Diego area before moving his practice to Los Angeles. Architectural magazines like *Sunset* featured his work, introducing the style to a larger audience and boosting its popularity.

By the 1940s, Ranch was established as a widely-accepted architectural style for single-family residences; however, due to their sprawling nature, they were generally limited to larger, high-style examples that were custom-designed by architects for individual clients who could afford the large swaths of land. However, at the onset of World War II, developers and merchant builders began mass-producing small, economical houses with Ranch characteristics to house wartime workers and address housing shortages; these “Minimal Ranches” would pave the way for the Ranch House heyday in the 1950s and 1960s.

After the war, the Ranch house was a perfect fit for the growing middle class in America; its informal, open design was accessible and met the basic needs of the average family while still providing a sense of individualism and success; the informal designs were particularly suited to the Southern California lifestyle. The synthesis of modern design principles and historically inspired

³¹ Gleye, 149-152

³² The following, unless otherwise noted, is derived from “Los Angeles Citywide Historic Context Statement: The Ranch House, 1930-1975,” 2015, accessed April 4, 2016, <http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf>.

ornament gave the practical Ranch house a wide appeal. It soon became the most prominent house style in the 1950s and 1960s, most often seen in newly developing suburbs.

The Ranch style was so popular that it transcended the single-family residence and was applied to a variety of properties such as motels, restaurants, apartment buildings, gas stations and shopping centers. These properties were frequently located on busy streets in suburban areas, attracting automobile traffic. Designers could count on the style's broad appeal and adaptability, as well as its tendency to blend in with its suburban surroundings. By the 1970s, however, the style was waning in popularity. Rising land and energy costs made constructing and subsequently maintaining a sprawling Ranch house much more difficult than in the past, while younger generations began to perceive the aesthetic as outdated. Soon, the ubiquitous Ranch house would be replaced by waves of new, compact townhouses and two-story dwellings and a return to more traditional, formalized design elements.

3. METHODS AND RESULTS

3.1 Previous Efforts

In 2015, HELIX Environmental Staff reviewed a records search conducted by the South Coastal Information Center (SCIC) in 2013 that included the entire BASASP study area. Based on this records search, there are no previously listed historical resources in the study area. The Kate O. Sessions Nursery Site (San Diego HRB No. 31; California Historical Landmark No. 764) is located just outside the study area, near the northwest corner of Garnet Avenue and Pico Street.³³

One property identified by the reconnaissance survey as a part of this report, 5050 Santa Fe Avenue, was previously evaluated by Lynn Furnis of Cogstone Resource Management. The property was given a 6Z status code, indicating that it was “found ineligible for NR, CR, and local designation through survey evaluation.” The property was not re-evaluated in this report.

3.2 Archival Research

- Ancestry: www.Ancestry.com; Ms. Duane used the online research tools available on Ancestry.com to supplement City Directory research and conduct research on individuals associated with the evaluated properties.
- California Lot Book, Inc: www.lotbook.com; GPA Consulting retained California Lot Book, Inc. to compile a Chain of Title Report, including the chain of title, notices of completion, subdivision maps, parcel maps, and copies of deeds for properties in the project area with potential significance.
- City of San Diego Development Services: 1222 First Avenue, MS 301, San Diego, CA 92101; Ms. O'Neill and Ms. Duane visited the City of San Diego Development Services Department to access building permit records and 800 Scale Engineering Maps for the properties in the project area with potential significance.
- City of San Diego Planning Department: <https://www.sandiego.gov/planning/community/profiles>; the Planning Department Community Profiles for Pacific Beach and Clairemont Mesa were referenced on February 16, 2016 in order to determine what types of properties would be significant to these areas. The profiles were also used to help develop the Historical Overview in Section 2.3, above.
- Los Angeles Public Library: 630 W. 5th Street, Los Angeles, CA 90071; Ms. Duane accessed the book collections at the Los Angeles Public Library's Central Branch for general information on the history of San Diego and Pacific Beach. Online sources were also consulted, including a digital archive of the *Los Angeles Times*. This research was conducted the week of March 28, 2016.
- ParcelQuest: www.ParcelQuest.com; Ms. Duane accessed property data for each parcel in the project area on February 26, 2016, including the Assessor's build date. This broad, preliminary method was used to determine which properties were greater than 45 years of age and to exclude any properties that did not meet the age threshold for further study.

³³ Tim Belzman, letter to Jami Williams, November 25, 2015.

- San Diego History Center: 1649 El Prado, San Diego, CA 92101; Ms. O'Neill and Ms. Duane visited the San Diego History Center on March 2, 2016. Materials referenced included historic maps (Sanborn and subdivision), historic photos, the San Diego City Directory collection, as well as consultation with the archivist on staff.
- San Diego County Assessor/Recorder/County Clerk: 1600 Pacific Hwy., Suite 103, San Diego, CA 92101; Ms. Duane contacted the San Diego County Assessor's Mapping Department and worked with Mr. Frank Stubbs to gather additional, pertinent maps that might reveal information about the properties in the project area.

3.3 Field Survey

Ms. O'Neill and Ms. Duane conducted an on-site reconnaissance survey of the project area on February 29, 2016. A preliminary list and map of properties that did not meet the age threshold were prepared ahead of time for use in the field; these dates were visually verified in the field. Any properties that were of 45 years of age or older, retained integrity, had not been previously surveyed, and had a demonstrable potential for significance were photographed. The exteriors of these properties were photographed from the public right of way. Follow-up research was conducted on the photographed properties to arrive at a final list of resources to be evaluated in detail. Properties that were less than 45 years of age, did not retain sufficient integrity, or did not have a demonstrable potential for significance were assigned a 7R status code, which indicates: "Identified in Reconnaissance-Level Survey; Not Evaluated."

3.4 Description of Surveyed Resources

The City-approved methodology for this report was not to describe and evaluate every single building in the project area over 45 years of age. That level of effort would not be appropriate for a project of this type and scale. Instead, the methodology was to describe and evaluate only those properties which are greater than 45 years of age, have not been previously evaluated, retain sufficient physical integrity, and which research and visual observation demonstrate have potential significance within an established historic context. Using this methodology and after careful research and fieldwork, four properties were identified as requiring evaluation: 4305 Mission Bay Drive, 4565 Mission Bay Drive, 4780 Mission Bay Drive, and 2618-2626 Figueroa Boulevard.

During the field survey Ms. O'Neill and Ms. Duane observed one resource less than 45 years of age that warrants future consideration as a potential historical resource, once sufficient time has passed to evaluate it within its broader historical context. The Chase Bank building, constructed in 1977 and located at 4646 Mission Bay Drive, features intact mural mosaics by celebrated artist Millard Sheets depicting the history of San Diego. Though evaluating it in detail was outside of the scope of work for this report due to its lack of sufficient age, it is treated as a discretionary historical resource in this report for the sake of a thorough impacts discussion in Section 5.3.

4305 Mission Bay Drive – Trade Winds Hotel



The property at 4305 Mission Bay Drive is a small-scale motel known as the Trade Winds Motel. It is located on the northeast corner of Mission Bay Drive and Rosewood Street at the south end of the project area. The motel is oriented parallel to Mission Bay Drive, which runs diagonally through this portion of the project area; as such, the northwest-facing elevation is described as the north elevation for the purposes of this report.

The L-shaped motel was completed in 1953 with references to the Mid-Century Modern and Ranch styles, which were popular at the time. The north wing of the L-shape is one story in height, while the east wing of the L-shape is two stories in height. The entire building is covered in a flat roof with a shallow overhang and boxed eaves. On the south elevation of the north wing and the west elevation of the east wing, this overhang shelters the entrances to guest rooms and is supported by narrow wood posts. The majority of the hotel is clad in smooth stucco; the ground floor of the east wing is clad in vertical wood siding. The guest room doors are arranged in mirrored pairs of two, separated by the windows for each room. The guest room doors are all single wood slab doors, but the windows vary throughout. On the second floor of the east wing, the windows are tripartite wood windows consisting of a central, fixed pane flanked by two jalousie windows. On the ground floor of the east wing, the windows are large, square, three-over-three multi-light wood fixed windows, and the guest room windows on the north wing appear to be sliding wood windows fitted with non-original aluminum screens. On the north and east elevations of the building, there are small, single metal casement windows with frosted

glazing for the restrooms in each guest room. The second floor guest rooms are accessed by an external concrete stair. The outdoor walkway and stair are enclosed by a simple wood balustrade with solid panels that may have been added at a later date to address code requirements regarding safe distances between balusters. The smooth stucco wall on the south elevation of the east wing is decorated with a Tiki/Polynesian-themed mural.

At the west end of the north wing, there is an attached office. The west and south elevations of the office are clad in brick; the remainder of the motel is clad in smooth stucco. On the east end of the office's south elevation, there is a band of full-height fixed metal windows, one of which contains a check-in window. These windows are sheltered by a deep, flat canopy supported by two angled metal posts, forming a porte-cochere. On the west end of the south elevation, there is a pair of single-light metal fixed windows with a brick sill. Below the sill, there is an integrated brick planter. On the west elevation, there is a sliding glass door and a smaller jalousie window.

The motel is arranged in the northeast corner of the parcel. Signage for the motel is at the southwest corner of the lot, oriented toward traffic. One sign, supported by two metal posts, simply reads "MOTEL" along a horizontal piece of metal. A historic postcard and visual observation (see Property Photos below) indicates that this taller sign was likely added later. Below this there is another, smaller sign shaped like a palm tree that reads, "TRADE WINDS." The smaller sign is supported by a curved metal post with banding that mimics a palm tree trunk. Holes in the sign indicate that the entire sign was once emphasized with external neon lettering, only some of which remains. At the bottom of the palm tree sign, there is external neon reading, "NO" and "VACANCY," which can be lit up separately to indicate if there are rooms available. The signage is the same on either side, attracting drivers traveling in either direction. The signage is installed within a planting area that contains mature palm trees, shrubs, and succulents. There is another planting area at the northwest corner of the property with similar mature trees and shrubs. The remainder of the lot is occupied by a paved asphalt parking lot.

There were no building permits available on file with the City of San Diego Development Services Department to indicate changes to the building; however, aerial photography indicates that the distinctive canopy sheltering the check-in window was added between 1953 and 1964.³⁴ Based on visual observation, it appears that the windows along the south elevation of the office are non-original. The windows on the north wing of the guest room may have been replaced; the others appear in a postcard dating from the period (see Figure 13).

³⁴ www.HistoricAerials.com, accessed March 28, 2016.

Property Photos³⁵

Figure 7: Detail view of east wing, guest rooms, and exterior stair, view looking east. February 29, 2016. GPA Consulting.

³⁵ In some instances, all elevations of a property were not photographed as surveyors did not have permission to enter any properties; all photographs were taken from the public right-of-way.



Figure 8: North and east wings, view looking northeast. February 29, 2016. GPA Consulting.



Figure 9: West end of north wing, view looking north. February 29, 2016. GPA Consulting.



Figure 10: Detail view of signage at southwest corner, view looking north. February 29, 2016. GPA Consulting.



Figure 11: Detail view of non-original porte-cochere at office, view looking northeast. February 29, 2016. GPA Consulting.



Figure 12: Overview of property, view looking northeast. February 29, 2016. GPA Consulting.



Figure 13: Historic postcard depicting the Trade Winds Motel, undated. www.eBay.com.

4565 Mission Bay Drive – Pacific Telephone and Telegraph Balboa Garage



The property at 4565 Mission Bay Drive is a large telecommunications building. It is located on Garnet Avenue, between its intersection with Mission Bay Drive and I-5. The property is oriented generally north-south, its north elevation is parallel with Garnet Avenue.

The generally rectangular building was completed in 1954 and features design elements of the Late Moderne style. The building varies in height; the northwestern portion of the building—aside from the entryway—is two stories in height, while the remainder of the building is one story in height. The primary entrance at the northwest corner is sheltered by a flat, cantilevered overhang. The rest of the building is covered by a flat roof with a shallow parapet wall; on the east elevation of the second story, there is a round metal guardrail in place of a parapet wall.

The exterior of the building is primarily clad in long, narrow, running bond brick, with smooth stucco spandrel panels dividing the windows on the north elevation of the multi-story portion. The east elevation of the second story is clad in metal paneling. The windows on the building are multi-light metal casements arranged in horizontal bands. The primary entrance to the building faces north and is accessed by a set of shallow concrete steps. The steps have a rectangular metal handrail and are flanked by two integrated brick planters. The recessed entry is obscured by a metal security gate that encloses the entire entryway; as such, the door or doors are not visible. On the east elevation, there are two large, rectangular louvered vents and an exterior metal staircase with open risers and simple metal handrails. On the west elevation,

there is a single slab door, accessed by a short metal staircase with a simple metal handrail. North of the door, there are two window openings that have been infilled. South of the door, there is a multi-light window. The south elevation abuts a large car dealership and is not clearly visible from the public right-of-way.

The building, while large, is quite simple and has very few openings, which is characteristic of a telecommunications building of this type. The building takes up about half of its lot to the west, while the eastern half comprises a flat, asphalt parking lot. The property is surrounded by a tall, chain link fence strung with barbed wire along the top.

There were no building permits available on file with the City of San Diego Development Services Department to indicate changes to the building; however, based on visual observation, there are no major alterations to the exterior.

4780 Mission Bay Drive – Motel San Diego



The property at 4780 Mission Bay Drive is a small-scale motel and motor court known as the Motel San Diego. It is located on Mission Bay Drive, west of I-5 and just south of Damon Avenue. The motel is oriented parallel to Mission Bay Drive, which runs at a slight angle through this portion of the project area.

The U-shaped motel was completed in 1947 with Ranch style elements. The motel is sunken below street level and surrounded by mature vegetation and a rectangular portion at the center of the lot, abutting Mission Bay Drive, is fenced off and divided from the motel, all of which makes portions of the property difficult to see from the public right-of-way. Based on what is visible, the motel is primarily one story in height, with a second story apartment near the center of the "U." The center of the motel is arranged along the west edge of the lot, with the wings of the "U" extending east, wrapping around a paved asphalt parking lot. The guest room doors face north, east, and south, depending on their location along the U-shaped plan, but they all face in toward the parking lot. The entire hotel is covered with a low-pitched gabled roof clad in composition shingles. The overhanging eaves are open with a narrow bargeboard. The overhang is supported by painted, rough-hewn wood posts.

The exterior of the hotel is painted masonry walls with oozing mortar joints. The guest room doors consist of single wood slab doors, while windows are single-hung vinyl windows with false muntins. Each window has a pair of decorative, battened wood shutters painted to match the roof supports. The second-story apartment above the hotel appears to be clad in horizontal wood siding, and has a partially-glazed wood door and set of sliding glass doors on its east elevation, facing Mission Bay Boulevard. It is accessed by a set of exterior wood steps and has an overhanging balcony enclosed by a simple wood railing. The office is located on the ground floor, beneath the apartment. The north, west, and south elevations of the motel abut adjacent properties and are not visible from the public right-of-way.

There are two driveways to access the motel from Mission Bay Boulevard. The north driveway is marked by a tall, interior-lit neon pole sign that reads "MOTEL," and a distinctive arch formed by two cypress trees. The south driveway is marked by a rectangular sign that reads "MOTEL SAN DIEGO, 4780 MISSION BAY DRIVE;" this sign is not elevated. There is a great deal of mature vegetation on the property, including trees, shrubs, and flowers, much of which is contained in large, rounded planters made of stacked concrete pavers or natural stones.

There were no building permits available on file with the City of San Diego Development Services Department to indicate changes to the building; however, based on visual observation, the guest room doors and windows appear to be non-original, and there have been alterations to the second-floor apartment, including the installation of a sliding glass door.

Property Photos³⁶

Figure 14: View of north entrance from street level, view looking northwest. February 29, 2016. GPA Consulting.

³⁶ In some instances, all elevations of a property were not photographed as surveyors did not have permission to enter any properties; all photographs were taken from the public right-of-way.



Figure 15: View of north entrance from street level, view looking southwest. February 29, 2016. GPA Consulting.



Figure 16: View of west wing from public right-of-way. February 29, 2016. GPA Consulting.



*Figure 17: Detail view of north wing from public right-of-way, view looking southwest. February 29, 2016.
GPA Consulting.*



*Figure 18: View of north and west wings from the public right-of-way, view looking west. February 29, 2016.
GPA Consulting.*

2618-2626 Figueroa Boulevard – Casa de Figueroa



The property at 2618 Figueroa Boulevard is a multi-family residence. It is located on Figueroa Boulevard, south of Garnet Avenue, and just east of the Rose Creek Trail. The building is oriented parallel to Figueroa Boulevard, which runs at a slight angle through this portion of the project area. The front elevation faces south towards Figueroa Boulevard.

The apartment building was completed in 1952 with Mission Revival style elements. The property is characterized by its front wall that encloses an interior courtyard. The wall has a Mission-inspired, rounded parapet with clay tile coping, a decorative arched opening, two recessed niches with bas-relief figures, decorative tilework, and signage that reads "CASA DE FIGUEROA." At its center, there is a recessed archway that leads to the interior courtyard. This wall obscures the apartment complex, making most of the property difficult to see from the public right-of-way.

Based on what is visible, the apartment complex consists of a two-story wing at the rear of the property with two, one-story wings at the front of the property, forming a U-shape around the interior courtyard. The one-story wings have low-pitched hipped roofs clad in composition shingles, and the two-story wing has a flat roof with a raised parapet wall; along its south elevation, there is a rounded portion of parapet with a decorative arched opening, mirroring the main wall at the front of the property. The exterior is clad in smooth stucco. The unit doors

are single, wood doors, and windows appear to be multi-light sliding windows. The east and west elevations abut adjacent properties and are not clearly visible from the public right-of-way. On the ground floor of the north elevation there are tilt-up wood garage doors that are accessed by a rear alley. On the second floor of the north elevation there are six sliding aluminum windows.

The apartment building is arranged to the rear of its lot, and the front of the property is paved with concrete to form a tenant parking area. There is no landscaping. The sides and rear of the property are enclosed with wood dog-ear fencing.

The available building permits on file with the City of San Diego indicate that owner of the property filed for a sewer connection in 1958. A 1970 permit for work described as "add[ing] three units over new garages" indicates that the structure at the north end of the property is non-original, which was corroborated by historic aerial imagery.³⁷ In 1988, a permit application was filed for a 714-square-foot addition; where on the building the addition was to be constructed was not indicated on the permit. In 1989 an additional permit application was filed, but the work was vaguely described as a "remodel." Please see Appendix A for copies of the permits described above. Although not documented on the available permits, it appears that the windows on street-facing elevations may have been replaced.

Property Photos³⁸



Figure 19: South elevation, view looking north. February 29, 2016. GPA Consulting.

³⁷ www.HistoricAerials.com, accessed March 28, 2016.

³⁸ In some instances, all elevations of a property were not photographed as surveyors did not have permission to enter any properties; all photographs were taken from the public right-of-way.



Figure 20: South and east elevations, view looking northwest. February 29, 2016. GPA Consulting.

4. SIGNIFICANCE EVALUATIONS

4.1 Regulatory Framework

National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."³⁹

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:⁴⁰

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity."⁴¹ Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁴² Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials, and they are defined by *National Register Bulletin #15* as follows:⁴³

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.

³⁹ Title 36 Code of Federal Regulations Part 60.2.

⁴⁰ Title 36 Code of Federal Regulations Part 60.4.

⁴¹ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, 1997), 44.

⁴² *National Register Bulletin #15*, 44-45.

⁴³ *National Register Bulletin #15*, 44-45.



- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁴⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁴⁵

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁴⁶ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁴⁷

⁴⁴ *National Register Bulletin #15*, 7.

⁴⁵ *Ibid*, 5.

⁴⁶ Title 36 Code of Federal Regulations Part 60.3(d).

⁴⁷ *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.⁴⁸

California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁴⁹

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion in the California Register.⁵⁰

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

⁹ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

⁴⁹ Public Resources Code Section 5024.1 (a).

⁵⁰ Public Resources Code Section 5024.1 (d).



Historical resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand their historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁵¹

The California Register may also include properties identified during historical resource surveys. However, the survey must meet all of the following criteria:⁵²

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system proscribed by the SOHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historical resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

⁵¹ Public Resources Code Section 4852.

⁵² Public Resources Code Section 5024.1.

City of San Diego Historic Landmarks⁵³

The City of San Diego's Land Development Manual identifies the criteria under which a resource may be historically designated by the City of San Diego Historical Resources Board (HRB). These criteria are based on the preservation practices established by the Federal regulations outlined in *National Register Bulletin #15* and described in detail above. In this case, a historic resource can be any improvement, building, structure, sign, interior element and fixture, site, place, district, area or object that meets one or more of the following criteria:

- A. [The resource] exemplifies or reflects special elements of the City's, a community's, or a neighborhood's, historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- B. [is] identified with persons or events significant in local, state or national history;
- 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;
- D. is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;
- 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 State Register of Historical Resources; or
- 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 resource must be evaluated for the above criteria within the appropriate historic context(s), and must retain sufficient integrity to convey its historic significance to be eligible for designation by the HRB. The seven aspects of integrity are:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

⁵³ City of San Diego Historical Resources Board, "Guidelines for the Application of Historical Resources Board Designation Criteria," revised February 24, 2011.



- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

4.2 Evaluations

4305 Mission Bay Drive – Trade Winds Motel

National Register of Historic Places Evaluation

Criterion A

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A is the development of Pacific Beach and its environs.

The Trade Winds Motel was constructed in 1953 and appears to have been in continuous operation since its completion. Based on the year it was constructed and its proximity to Mission Bay Park, the motel appears to be related to the postwar boom in development as the Pacific Beach area transitioned from a sleepy rural community into a popular tourist destination. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Research did not reveal any reason to believe that the Trade Winds Motel has an especially important association with the development in this time period; the motel appears to be just one of many tourist accommodations constructed during this period. Furthermore, it appears to be an outlier. There is a concentration of motels near the beach as well as accommodations located directly on Mission Bay Park. The subject property is more than two miles away from the beach outside the park, and does not appear to have special significance. As such, the subject property does not appear to be eligible for the National Register under Criterion A within this context.

In comparison, a similar property that could be historically significant within this context is the Bahia Hotel. Completed the same year as the subject property, the original owners of the Bahia Hotel were the first commercial lessees to build on Mission Bay. This is a direct and tangible association with the development of Mission Bay Park and the rise of tourism in the area.⁵⁴

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The original owners of the motel were William Edward Lee and his wife, Amelia Mae Lee. Research indicates that William and Amelia lived at the motel and were its proprietors. William passed away in 1979; by this time, ownership of the motel had been transferred to the Lee Family Trust. In 2001, the motel was transferred again to Toni Lee Flores, who is ostensibly the child of William and Amelia.⁵⁵

Research did not reveal any evidence or contributions to suggest that the Lee family would be considered historically significant persons. Research did not reveal any other associations with

⁵⁴ "History of the Bahia Hotel," accessed April 4, 2016, <http://www.bahiahotel.com/san-diego-resorts/bahia-history-2/>.

⁵⁵ Chain of Title, see Appendix A; www.Ancestry.com, accessed April 4, 2016.

prominent persons or group. While numerous persons have likely worked at the motel since its construction in 1953, cumulative efforts like these—whether they are significant or not—are typically best evaluated under Criterion A. Similarly, a number of people have likely stayed at the Trade Winds Motel, but this kind of association would rarely, if ever, be considered significant under Criterion B. The property must be the best representation of a significant person's productive life, which is unlikely to be the case with temporary lodgings. Therefore, the Trade Winds Motel does not appear to be eligible for listing under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The historic contexts considered under Criterion C are Mid-Century Modern architecture, and Roadside Motels and Signage

While the property has some elements that are reminiscent of Modernist and Ranch style architecture, such as the geometric porte-cochere and wood porch supports, these features do not add up to a cohesive or distinctive design. These stylistic choices are more likely to have been inspired by similar properties or personal taste rather than the tenets of formal design under a trained architect.

Completed during the height of motel construction between 1950 and 1960, the subject property features standard elements of a postwar motel, such as an L-shaped plan, large parking lot, and individual rooms, but lacks some of the more distinctive features from this period, such as a swimming pool or coffee shop. Motels as a property type are ubiquitous and often duplicative. Thousands were constructed after World War II. Owners not only copied the features and offerings of their competitors, but were generally limited in the number of ways they could configure their motels while providing all the necessities. These factors resulted in a surprisingly high level of uniformity in the property type across different regions, and even different time periods. As such, a motel would need to have very unique or early characteristics that represented an important development or evolution in order to stand out amongst other examples and truly embody the property type above any number of its counterparts. Overall, the Trade Winds Motel is a typical example of a postwar motel. Aside from its signage (which has been evaluated separately as a local landmark below), there is nothing notable or unique about its design, and it does not appear to exemplify the distinctive characteristics of a type, period, or method of construction. Research did not reveal the name of an architect or contractor, but there is no reason to believe the property is the work of a master architect or builder. High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass, or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Trade Winds Motel are rather common and are not extraordinary. There is a painted mural on the south elevation of the motel that depicts a beach scene with palm trees and a tiki-inspired figure; however, it is a rather ordinary mural and does not rise to the level of high artistic value. Additionally, based on map imagery, the mural was painted on the building after 2011 (see Figure 21 and Figure 22 below).



Figure 21: Trade Winds Motel, August 2011, Google Street View.



Figure 22: Trade Winds Motel, December 2015, Google Street View.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Trade Winds Motel is an individual property that is not visually or historically related to any surrounding properties. The motel is surrounded by low-density residential and commercial properties from several different time periods, much of which has been altered. A visually or historically cohesive potential historic district does not appear to exist in this area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C.

Criterion D

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity

The Trade Winds Motel was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

The motel retains its integrity of location, as it has not been moved. The integrity of setting has been somewhat compromised by the continued development in the surrounding area. The motel is no longer surrounded by postwar commercial properties as it would have been historically; however, it retains its proximity to Mission Bay Park and the thoroughfare of Mission Bay Boulevard. Overall, the integrity of design, materials, and workmanship are intact; the building has undergone some alterations, but these alterations are concentrated at the west end of the building. The original intent for the function and aesthetic of the casual roadside motel are still evident, as is the vernacular workmanship. The property retains its integrity of feeling and association as it is still able to evoke the feeling of a postwar era roadside motel and reflect this time period.

Summary

While the property retains many aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation

As the requirements for the California Register mirror those of the National Register, the property does not appear to be eligible for the California Register for the same reasons outlined above.

City of San Diego Historic Landmark Evaluation – Motel Building Only

As the local criteria for historic designation mirror those of the National and California Registers, the motel building does not appear to be eligible for City of San Diego Historic Landmark designation for the same reasons outlined above. Nationwide, but especially in tourist hubs like Pacific Beach where tourism is a major part of the local economy, there are countless examples of postwar motels. In isolation, these motels may have a certain charm, but when compared to all existing examples, their commonalities and prevalence become more apparent.

City of San Diego Historic Landmark Evaluation – “Trade Winds” Sign Only

The Trade Winds Motel palm tree sign at the southwest corner of the property warrants separate evaluation as a standalone San Diego Historic Landmark. While it appears to have local significance, as discussed in detail below, it does not appear to rise to the level of national or state eligibility as an individual resource. Signage listed individually on the National and California Registers, distinct from a related built resource, is a rare occurrence. Such designations are generally limited to very distinctive, early, or iconic examples of American signage, which is not the case for the Trade Winds sign. Some such examples include remnants of very early signs, unusual “living” signage made from hedges or trees arranged to form lettering, intact prototypical examples of signage for major American brands such as McDonald's or Shell Oil, or iconic, instantly recognizable signage like the “Welcome to Fabulous Las Vegas” sign in Nevada.⁵⁶

Please note: The sign evaluation below excludes the taller, simpler sign that reads “MOTEL.” A historic postcard (included in section 3.4 above) suggests that this sign was a later addition. While this could not be verified, it is quite likely. As Mission Bay Boulevard grew wider and cars began traveling faster, motel operators would have needed to make their signage larger and bolder to attract the same attention; however, even if the postcard image was not accurate and this taller sign was an original feature, the rectangular “MOTEL” sign does not have the same distinction as the palm tree-shaped sign.

Criterion A

In order to be locally eligible under City of San Diego Criterion A, a resource must exemplify or reflect special elements of the City's, community's or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. A special element of development is “a resource that is distinct among others of its kind, or that surpass the usual in significance.”

The palm tree sign at the southwest corner of the property is particularly distinct and reflects elements of the historical and economic development of the Pacific Beach area. This type of remaining signage appears to be rare for the area. The programmatic sign is an eye-catching, brightly colored design that is oriented towards traffic in order to attract passing tourists along a main road. It does not appear to have undergone major alterations since the date of its

⁵⁶ “National Register of Historic Places Program: Research,” National Park Service, U.S. Department of the Interior, accessed April 4, 2016, <https://www.nps.gov/nr/research>.



construction—ostensibly in 1953 or soon thereafter—and still evokes the feeling of advertising a “beachy,” postwar motel. It, therefore, appears to be eligible under San Diego Criterion A.

Criterion B

Resources significant under City of San Diego Criterion B are identified with persons or events significant in local, state, or national history; this criterion mirrors National Register Criterion B. The persons most likely to have an association with the signage are the Lee Family. As discussed above, the Lees do not appear to be historically significant.

Criterion C

A resource eligible under local Criterion C embodies the distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship. The sign appears to be eligible under this local criterion as it embodies the distinctive characteristics of postwar, automobile-oriented pole signage in the Pacific Beach area. The metal, palm tree shaped sign is brightly painted and still retains some of its exterior-lit neon tubing, though some appears to have been lost or damaged over time.

Criterion D

A resource eligible under local Criterion D is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. While the programmatic signage is distinctive, there is no reason to believe it was designed or manufactured by a master, nor did research reveal the name of any such person. As such, the sign does not appear to be eligible under local Criterion D.

Criterion E

A resource eligible under local 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 State Register of Historical Resources. The Trade Winds sign is not currently listed on either register. The sign does not appear rise to the national or state level of significance, as discussed above.

Criterion F

Criterion F relates to historic districts; a resource significant under 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 signage is not located in a geographically definable area or neighborhood that has historical interest or aesthetic value. The motel and its affiliated signage are surrounded by development in a variety of different types from a range of construction dates. A visually or historically cohesive potential historic district does not appear to exist in this area. The sign does not appear to be eligible under local Criterion F.

Integrity

The Trade Winds Motel sign was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The sign retains integrity of location, as it has not been moved. Its integrity of setting has been somewhat compromised by the continued development in the surrounding area, and the addition of the non-original "MOTEL" signage, but it still retains the most important aspect of setting, which is its historic spatial relationship to the motel and Mission Bay Boulevard.

The integrity aspects of design, materials, and workmanship are intact, as the sign does not appear to have undergone any major alterations since its date of construction, presumed to be 1953. While some exterior neon appears to have been lost over time and lettering may have changed based on its depiction on a historic postcard (see Figure 13), enough original material remains for the sign to evoke the feeling of a postwar advertisement for visitors to a beach community and retains its integrity of feeling. The sign retains its integrity of association; its intact location, design, materials, and workmanship help it to reflect this time period in the development of Pacific Beach, as well as its distinctive, eye-catching design.

Summary

The Trade Winds Motel sign appears to be eligible for local designation under Criterion A and C for its association with the postwar period of development in the Pacific Beach area and its distinctive design. Its location, orientation towards a major road, programmatic shape, bright colors, and exterior neon tubing embody the type of signage used to attract passing motorists in the postwar era. The sign retains sufficient integrity to convey this significance.

4565 Mission Bay Drive – Pacific Telephone and Telegraph Balboa Garage

National Register of Historic Places Evaluation

Criterion A

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A is the development of Pacific Beach and its environs.

4565 Mission Bay Drive was completed in 1954 for the Pacific Telephone and Telegraph Company.⁵⁷ Based on personal accounts gathered by local historian John Fry, the facility included a garage for telephone trucks to the south, and a lot with telephone poles to the east for pole climbing training.⁵⁸ City Directory research indicates that this facility was known as the Balboa Garage (please see Appendix B). Based on the year it was constructed and its location in a postwar suburb of San Diego, the facility appears to be associated with the postwar boom in development and expansion of necessary infrastructure in the Pacific Beach area. However, mere association with a trend is insufficient for eligibility under Criterion A. The specific association must be important as well.

Research indicates that in 1954 alone, Pacific Telephone and Telegraph spent over \$97 million expanding its network of services in the Southern California region. These expenditures included constructing or expanding large, new facilities in areas like Van Nuys, Reseda, Fontana, Los

⁵⁷ Notice of Completion, see Appendix A.

⁵⁸ "East Pacific Beach," accessed April 4, 2016, <https://www.johnfry.com/pages/PhotoRozelle38.html>.

Angeles and San Clemente, installation of automatic dialing and long distance calling equipment, and rolling out new prefixes and longer, seven digit numbers to prepare for nationwide calling, all for the over two million and counting telephones that were in Southern California at the time. The subject facility appears to be just one of many necessary improvements to the Pacific Telephone and Telegraph network during the postwar building boom.⁵⁹ Research did not reveal any reason to believe this specific facility has special significance within this context. As such, the subject property does not appear to be eligible for the National Register under Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. As a support facility for a larger corporation, there is unlikely to be any significant persons directly associated with the subject property. The leadership for Pacific Telephone and Telegram who might have the potential to be historically significant would be more closely associated with the headquarters of the company, their primary office, or their residences rather than a local facility.

Research did not reveal any other associations with prominent persons or group. While numerous persons have likely managed and worked at the subject property since its construction in 1954, cumulative efforts like these—whether they are significant or not—are typically best evaluated under Criterion A. Therefore, the subject property does not appear to be eligible for listing under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Pacific Telephone and Telegraph Balboa Garage building has some aspects of the Late Moderne style, including simple, rectilinear volumes, the use of brick, and horizontal bands of windows. However, the building lacks some of the more distinctive features of the style, such as dramatic brise-soleils and bezeled windows. The design choices appear to be driven more by function than form, resulting in a rather stark and utilitarian building with few window openings. The facility is a typical example of its style and type, and does not embody the distinctive characteristics of either. Research did not reveal the name of an architect or contractor, but there is no reason to believe the property is the work of a master architect or builder. High artistic value typically refers to “an aesthetic ideal,” such as carefully detailed carvings, stained glass, or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Pacific Telephone and Telegraph Balboa Garage building are not extraordinary.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Pacific Telephone and Telegraph Balboa Garage building is an individual property that is not visually or historically related to any surrounding properties. It is surrounded by commercial and light industrial properties from several different time periods, many of which have been altered. A visually cohesive, potential historic district does not appear to exist in this

⁵⁹ “1954 Phone Expansion Cost Put at 97 Million,” *Los Angeles Times*, December 27, 1954, A7.

area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C.

Criterion D

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity

The Pacific Telephone and Telegraph Balboa Garage building was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

The facility does not appear to have undergone any major alterations and has not been moved; its integrity of location, design, materials, workmanship, feeling, and association are intact. Only the integrity of setting has been somewhat compromised by the continued development in the surrounding area.

Summary

While the property retains a high level of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation

As the requirements for the California Register mirror those of the National Register, the property does not appear to be eligible for the California Register for the same reasons outlined above.

City of San Diego Historic Landmark Evaluation

Criterion A

In order to be locally eligible under City of San Diego Criterion A, a resource must exemplify or reflect special elements of the City's, community's or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. A special element of development is "a resource that is distinct among others of its kind, or that surpass the usual in significance." This criterion mirrors National Register Criterion A. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion B

Resources significant under City of San Diego Criterion B are identified with persons or events significant in local, state, or national history; this criterion mirrors National Register Criterion B. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.



Criterion C

A resource eligible under local Criterion C embodies the distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion D

A resource eligible under local Criterion D is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion E

A resource eligible under local 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 State Register of Historical Resources. The Pacific Telephone and Telegraph Balboa Garage building is not currently listed on either register, and does not appear to be eligible for listing on either register, as discussed above.

Criterion F

Criterion F relates to historic districts; a resource significant under 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; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Integrity

The only aspect of integrity that appears to have been compromised is the integrity of setting, due to the continued development of the area.

Summary

While the property retains a high level of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for designation as a San Diego Historic Landmark under any criterion.

4780 Mission Bay Drive – Motel San Diego

National Register of Historic Places Evaluation

Criterion A

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A is the development of Pacific Beach and its environs.

The Motel San Diego was constructed in 1947 and appears to have been in continuous operation since its completion. Based on the year it was constructed and its proximity to the beach, the motel appears to be related to the rise in tourism in the area, even before the completion of Mission Bay Park. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Research did not reveal any reason to believe that the Motel San Diego has an especially important association with the development within this context; the motel appears to be just one of many tourist accommodations constructed in the area. Furthermore, it appears to be an outlier. The subject property is located rather far away from the beach, which would have been the primary tourist attraction at the time of its completion. There is a concentration of motels and overnight accommodations near the beach, particularly along Mission Boulevard, indicating a much more direct association with this trend. As such, the Motel San Diego does not appear to have special significance. The subject property does not appear to be National Register under Criterion A.

In comparison, a similar property that could be historically significant within this context is the Crystal Pier Cottages. Completed over a decade earlier than the subject property directly on Pacific Beach's iconic Crystal Pier, the 1930 cottages have a direct and tangible association with the rise of tourism in the area.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The original owner of the motel at the time of its completion was Robert W. Kerns; however, the property had changed hands eight times by 1955. The property was transferred between Kerns and his wife Alberta, Everett and Amy Burdge, Henry and Aldea Burnet, Selma Hildebrand, and Paul Grace before the Kerns' purchased it again. Research did not reveal much information about these parties. Everett and Amy Burdge lived in San Diego, and Everett served in the United States Navy. Henry and Aldea Burnet may have lived in Wisconsin prior to moving to San Diego, and Selma Hildebrand passed away in 1955. No definitive information was found on Paul E. Grace.

The Kerns' owned the property until 1978, when it was transferred to John and Mahin Nobel, and Monsour Faramazipour and Mahin Yashar Faramazipour. Research did not reveal any evidence or contributions to suggest that the Kerns family would be considered historically significant persons. The property's association with the other parties prior to 1955 would likely be too brief to be an important association, due to the repeated sales of the property. Additionally, sufficient time has not passed to in order to properly evaluate the property's association with the Nobels and Faramazipours and their historic contributions, if any.

Research did not reveal any other associations with prominent persons or group. While numerous persons have likely worked at the motel since its construction in 1947, cumulative efforts like these—whether they are significant or not—are typically best evaluated under Criterion A.

Similarly, a number of people have likely stayed at the Motel San Diego, but this kind of association would rarely, if ever, be considered significant under Criterion B. The property must be the best representation of a significant person's productive life, which is unlikely to be the case with temporary lodgings. Therefore, the Motel San Diego does not appear to be eligible for listing under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The historic contexts considered under Criterion C are Ranch style architecture, and Roadside Motels and Signage

The Motel San Diego has a number of Ranch style design elements, including a sprawling plan, low-pitched roof with open eaves, textured cladding, and traditional ornament like window shutters. However, while the building is a good example of the Ranch style as applied to this property type, it is not outstanding and it has undergone a number of alterations (see description above and integrity analysis below).

Like the Trade Winds motel, the Motel San Diego features standard elements of a postwar motel, such as a U-shaped plan, large parking lot, and individual rooms, but lacks some of the more distinctive features from this period, such as a swimming pool or coffee shop. Motels as a property type are ubiquitous and often duplicative. Thousands were constructed after World War II. Owners not only copied the features and offerings of their competitors, but were generally limited in the number of ways they could configure their motels while providing all the necessities. These factors resulted in a surprisingly high level of uniformity in the property type across different regions, and even different time periods. As such, a motel would need to have very unique or early characteristics that represented an important development or evolution in order to stand out amongst other examples and truly embody the property type above any number of its counterparts. Overall, the Motel San Diego is a typical example of a motel, and there is nothing notable or unique about its design. It even lacks distinctive signage from the period. The signage at the Motel San Diego appears to be more contemporary. They are made of plexi-glass in simple shapes with plain typography and is illuminated with internal bulbs. It does not have exterior neon, a programmatic shape, or bright eye-catching colors. Overall, the Motel San Diego does not appear to exemplify the distinctive characteristics of a type, period, or method of construction.

Research did not reveal the name of an architect or contractor, but there is no reason to believe the property is the work of a master architect or builder. High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass, or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Motel San Diego are not extraordinary.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Motel San Diego is an individual property that is not visually or historically related to any surrounding properties. It is surrounded by commercial, residential, and light industrial properties from several different time periods, many of which have been altered. A visually cohesive, potential historic district does not appear to exist in this area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C.

Criterion D

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity

The Motel San Diego was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

The motel retains its integrity of location, as it has not been moved. The integrity of setting has been somewhat compromised by the continued development in the surrounding area. The motel is no longer surrounded by postwar commercial properties as it would have been historically; however, it retains its proximity to Mission Bay Park and the thoroughfare of Mission Bay Boulevard. The integrity of design is intact, as the property reflects its historic function and use. The integrity aspects of materials and workmanship have been diminished by a number of alterations to the motel, including replacement of windows and doors, and changes to the manager's apartment on the second floor. With its integrity of location, setting and design, the property generally retains its integrity of feeling and association, as it is still able to evoke the feeling of a postwar era roadside motel.

Summary

While the property retains some aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation

As the requirements for the California Register mirror those of the National Register, the property does not appear to be eligible for the California Register for the same reasons outlined above.

City of San Diego Historic Landmark Evaluation

Criterion A

In order to be locally eligible under City of San Diego Criterion A, a resource must exemplify or reflect special elements of the City's, community's or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. A special element of development is "a resource that is distinct among others of its kind, or that surpass the usual in significance." This criterion mirrors National Register Criterion A. For the reasons discussed above, the subject property does not appear to be eligible under this criterion. Nationwide, but especially in tourist hubs like Pacific Beach where tourism is a major part of the local economy, there are countless examples of postwar motels. In isolation, these motels may have a certain charm; however, when compared to all existing examples, their commonalities and prevalence become more apparent.

Criterion B

Resources significant under City of San Diego Criterion B are identified with persons or events significant in local, state, or national history; this criterion mirrors National Register Criterion B. For

the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion C

A resource eligible under local Criterion C embodies the distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion D

A resource eligible under local Criterion D is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion E

A resource eligible under local 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 State Register of Historical Resources. The Motel San Diego is not currently listed on either register, and does not appear to be eligible for listing on either register, as discussed above.

Criterion F

Criterion F relates to historic districts; a resource significant under 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; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Integrity

The integrity aspects of setting, materials, and workmanship have been compromised by continued development in the area and a number of alterations to the motel over the years. Location, design, and feeling are generally intact, but the integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary

While the property retains some aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for designation as a San Diego Historic Landmark under any criterion.

2618-2626 Figueroa Boulevard – Casa de Figueroa

National Register of Historic Places Evaluation

Criterion A

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A is the development of Pacific Beach and its environs.

The “Casa de Figueroa” was completed in 1952 in the Mission Bay Park Tract. The Mission Bay Park Tract was subdivided in February of 1908. Lots were advertised for sale as early as 1912, but the area did not truly develop until after World War II, with the largest building booms occurring between 1950 and 1960. Based on the year it was constructed, the apartment appears to be associated with the postwar residential development in the Pacific Beach area. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Despite its distinctive appearance, research did not reveal any reason to believe that this apartment building has an especially important association with the development within this context; the property appears to be just one of many postwar residences constructed in the area, and does not appear to have special significance. As such, the subject property does not appear to be National Register under Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The original owners of the apartment building at the time of its completion were Roy and Virginia Cook; however, property was transferred to Henry C. Robert the next year. Robert owned the property until 1966, when it was sold to R.H. and Zelma Daniel, who owned the property until 1975.

Research indicates that Roy Cook was an investor, and may have been involved with the construction of the apartment building as an investment opportunity. Robert was a property manager while Raymond H. Daniel was a pipe fitter for National Steel. Research did not reveal any evidence or contributions to suggest that these parties would be considered historically significant persons.

Research did not reveal any other associations with prominent persons or groups. While numerous persons have likely worked at the motel since its construction in 1947, cumulative efforts like these—whether they are significant or not—are typically best evaluated under Criterion A. Similarly, a number of people have likely stayed at the Motel San Diego, but this kind of association would rarely, if ever, be considered significant under Criterion B. The property must be the best representation of a significant person's productive life, which is unlikely to be the case with temporary lodgings. Therefore, the Motel San Diego does not appear to be eligible for listing under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Casa de Figueroa has some Mission Revival-inspired design elements, including a rounded parapet and stuccoed walls; however, upon closer inspection, these characteristics appear to simply be superficial, decorative elements applied to a basic apartment building in a manner more kitsch than high style. Behind the decorative wall, the building is a nondescript multi-family building. It consists of common materials and construction techniques arranged in a typical postwar apartment plan. This was a common characteristic for this property type during this time period, as property owners often applied decoration inspired by different architectural styles, ranging from Ranch style elements to Tiki-inspired motifs, onto an otherwise standard building. This particular owner chose Mission Revival as their inspiration, but these elements were applied more than fifty years after Mission Revival style's peak in the 1900s. While in recent years there has been more of an academic focus on the historical significance of vernacular and kitsch, these properties are typically only significant within the context of roadside properties, tourist destinations—like those found along historic roadways such as Route 66—or even the Las Vegas strip. An isolated apartment building in an otherwise unremarkable postwar housing tract does not appear to have any merit within this context. As such, the property does not appear to embody the distinctive characteristics of a type, period, or method of construction. In addition, the property has undergone a number of alterations, including a second-floor addition and replacement windows. Research did not reveal the name of an architect or contractor, but there is no reason to believe the property is the work of a master architect or builder. High artistic value typically refers to “an aesthetic ideal,” such as carefully detailed carvings, stained glass, or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Casa de Figueroa are not extraordinary.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The area surrounding the Casa de Figueroa was surveyed as a potential historic district. The property types in the surrounding neighborhood are varied, and many have been altered. Based on this reconnaissance survey, a visually cohesive, potential historic district does not appear to exist in this area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C.

Criterion D

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity

The Casa de Figueroa was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

The building retains its integrity of location, as it has not been moved. The integrity of setting has been somewhat compromised by the continued development in the surrounding area, and the number of alterations to the properties in the neighborhood. The integrity of design is intact, as the property reflects its historic function and use; however, the integrity aspects of materials and workmanship have been diminished by alterations to the building, including replacement windows and a second-floor addition. This in turn affects the integrity of feeling, as the building is less able to evoke the feeling of a postwar dwelling. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary

While the property retains some aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation

As the requirements for the California Register mirror those of the National Register, the property does not appear to be eligible for the California Register for the same reasons outlined above.

City of San Diego Historic Landmark Evaluation

Criterion A

In order to be locally eligible under City of San Diego Criterion A, a resource must exemplify or reflect special elements of the City's, community's or neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. A special element of development is "a resource that is distinct among others of its kind, or that surpass the usual in significance." This criterion mirrors National Register Criterion A. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion B

Resources significant under City of San Diego Criterion B are identified with persons or events significant in local, state, or national history; this criterion mirrors National Register Criterion B. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion C

A resource eligible under local Criterion C embodies the distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion D

A resource eligible under local Criterion D is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Criterion E

A resource eligible under local 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 State Register of Historical Resources. The Casa de Figueroa is not currently listed on either register, and does not appear to be eligible for listing on either register, as discussed above.

Criterion F

Criterion F relates to historic districts; a resource significant under 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; this criterion mirrors portions of National Register Criterion C. For the reasons discussed above, the subject property does not appear to be eligible under this criterion.

Integrity

The integrity aspects of setting, materials, workmanship, and feeling have been compromised by continued development in the area and a number of alterations to the building over the years. Location and design are generally intact, but the integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary

While the property retains some aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for designation as a San Diego Historic Landmark under any criterion.

5. FINDINGS AND CONCLUSIONS

5.1 Determining the Significance of Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(1) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not it will materially impair the physical integrity of the historical resource such that it would no longer be eligible for listing in the California Register.

5.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).⁶⁰ Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.⁶¹ The Standards were issued by the National Park Service. The Standards are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common treatment is rehabilitation. The definition of rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character.

The Rehabilitation Standards⁶² are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

⁶⁰ 14 CCR Section 15126.4(b).

⁶¹ 14 CCR Section 15331.

⁶² 36 CFR 68.3 (b).

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance.

5.3 Project Description⁶³

The Balboa Avenue Station Area Specific Plan would increase residential density by re-designating and rezoning lands to allow for transited-oriented public and private development adjacent to the proposed Balboa Avenue trolley station. The BASASP would provide recommendations and guidelines for new mixed-use development and improvements to the public right-of-way that emphasize access to the trolley station and capitalize on the new regional transit connection in the area. The BASASP seeks to increase transportation choices, decrease dependence on single-occupancy vehicles, and reduce traffic congestion at local intersections and roadways.

The BASASP area is approximately 0.70 square miles (210 acres), and is located in Pacific Beach and Clairemont Mesa, just north of Mission Bay (see Figure 2). Rose Creek borders the western part of the BASASP area and provides an open space connection. Interstate-5 (I-5) runs north-south through the middle of the BASASP area and is the boundary between the Pacific Beach community on the west side and the Clairemont Mesa community on the east side.

The proposed BASASP is intended to further express General Plan and Community Plan policies within the Pacific Beach and Clairemont Mesa communities through the provision of site-specific recommendations that implement citywide goals and policies, address community needs, and guide zoning.

Project Goals:

- Identify multi-modal improvements to increase bicycle, pedestrian, and transit access to the station
- Establish goals and policies to guide future public and private development to establish Transit Oriented Development adjacent to the station
- Identify strategies to fund infrastructure improvements.

Project Objectives:

- Establish a transit-oriented village through increased residential densities that capitalizes on the trolley investment.
- Provide a plan with a mix of land uses that serves residents, generates prosperity, and capitalizes on visitor traffic.
- Increase housing capacity within the Specific Plan area
- Implement the Climate Action Plan strategies
- Increase mobility for pedestrians, cyclists, transit, and automobiles through improved linkages at key points, and a strong pedestrian focus.
- Identify locations for urban parks, plazas, promenades, and venues that support a variety of events and gatherings.
- Expand park and recreation opportunities, including trail options, and joint use opportunities, promoting a healthy, active community.
- Incorporate sustainability practices, policies, and design features that reduce greenhouse gas emissions.
- Craft a clear and practical implementation strategy.

The BASASP is divided into six major components, each of which are discussed in more detail below:

- Land Use;
- Mobility;

⁶³ The following is excerpted from the Balboa Avenue Station Area Specific Plan Program Environmental Impact Report.



- Urban Design;
- Recreation;
- Conservation; and
- Infrastructure and Public Facilities

Land Use

The BASASP area includes the following land use designations: Industrial, Community Village, Residential, and Open Space uses. Industrial land uses in Pacific Beach are limited to a small area east of East Mission Bay Drive and west of Interstate 5. They represent a very small portion of the BASASP area (2.3 acres), which is intended to provide employment-related uses in an area generally unsuitable for commercial or residential uses. The Industrial land use and zoning is being maintained consistent with the Pacific Beach Community Plan goal to continue to promote a diverse economic and employment base in Pacific Beach.

The Community Village land use designation is applied to lands that front Mission Bay Drive and Garnet Avenue. The designation allows for housing in a mixed-use setting and residential units are encouraged to be located above or behind commercial storefronts. New mixed-use development and ground-floor retail fronting Mission Bay Drive and Garnet Avenue are encouraged. Higher intensity, infill development is focused between Bunker Hill Street and Rosewood Street. The Community Village designation promotes a cluster of activities and services to establish a balance of housing, jobs, shopping, schools, and recreation, providing residents and employees with the option of walking, biking or using transit in place of driving. The BASASP establishes supplemental development regulations for the Community Village land use that allow for:

- Continued operation of Vehicle & Vehicular Equipment Sales & Service through a Conditional Use Permit.
- Removes the ground-floor height requirement in the Community Commercial zone within the BASASP.
- Removes the transparency requirement from the Community Commercial zone within the BASASP area.

The Open Space area is situated in Rose Canyon just north of Mission Bay and south of San Clemente Canyon. Rose Creek flows north to south from San Clemente Canyon to Rose Canyon and runs along the western boundary of the BASASP area to Rose inlet, a channelized portion draining into Mission Bay. The BASASP maintains the Open Space land use and zoning for the area of Rose Creek that is within the Plan's boundaries. Additionally, the plan provides guidelines in the Urban Design Element that address the interface of development with the canyon to provide appropriate transitions to developed properties while maintaining the creek's natural features,

The area designated Residential is bounded by Rose Creek on the west, Mission Bay Drive on the east, Garnet Avenue on the north, and Grand Avenue on the south. The area is envisioned as the primary residential area. A variety of housing types are encouraged to accommodate additional density while maintaining the residential character of the neighborhood. Much of the BASASP area residential development is currently single-family; however, alternative housing options, such as multi-family or senior housing, are allowed within the area. The BASASP encourages new ideas for creating affordable senior-friendly housing and retrofitting existing structures with multi-units.

There are two proposed Scenarios for the Land Use Plan Component: The High-Density Alternative, and the Medium-Density Alternative.

Proposed Scenario 1 (High-Density Alternative)

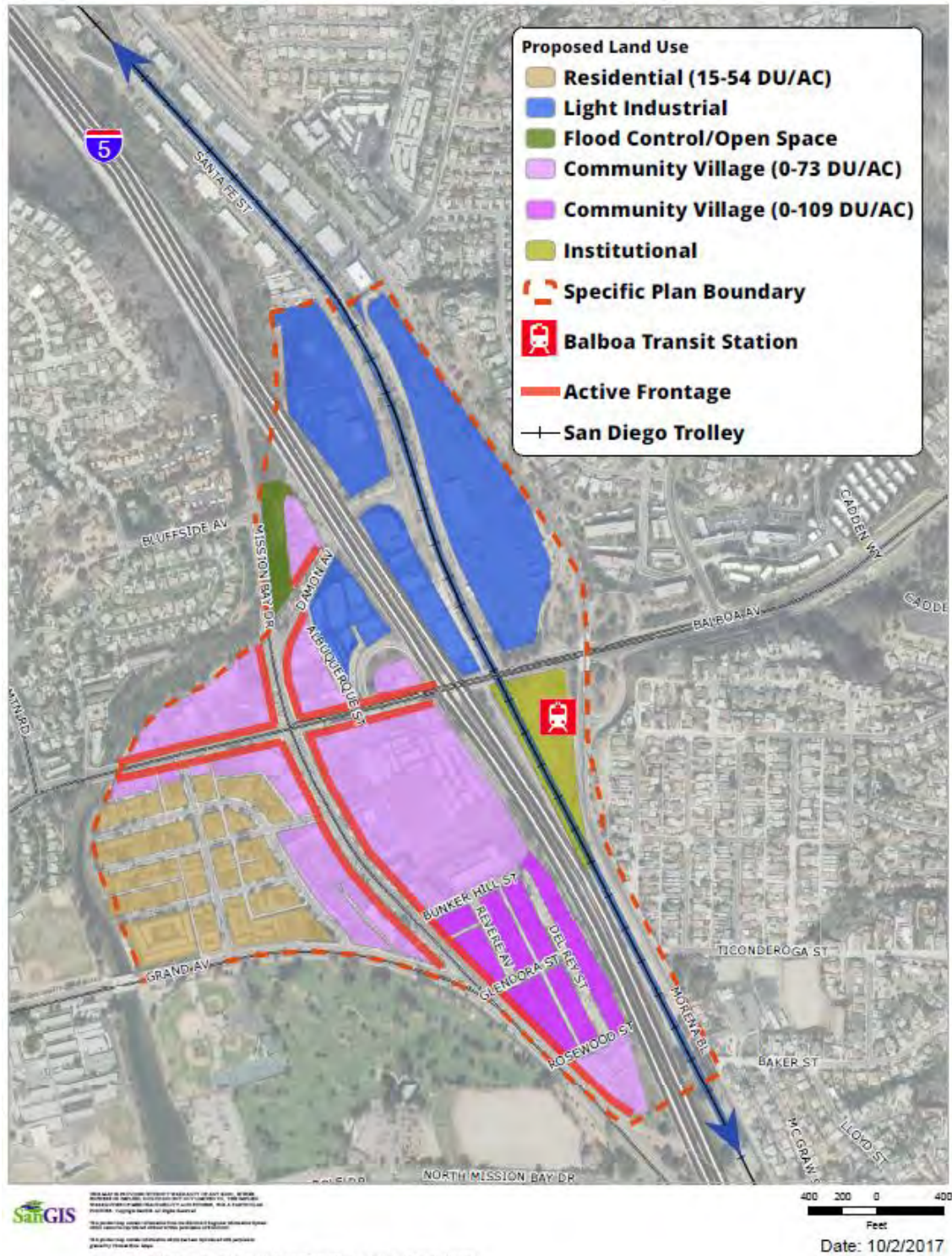


Figure 23: Proposed Land Use, Scenario 1 (High-Density Alternative) City of San Diego, 2017.

As illustrated in Figure 23, the BASASP Area contains the following four land use designations: Residential, Community Village, Industrial, and Open Space. Each of these is described in Table 1-1, below. Table 1-2 quantifies the allocation of land uses within each of the land use designations. The proposed BASASP area would include up to 4,729 residential units including 895 multi-family and two single-family dwelling units along with 3,832 multi-family residential units within the Community Village designation. Up to 669,800 square feet (SF) of commercial retail uses could be developed and 423,500 SF of industrial uses.

TABLE 1-1 BALBOA AVENUE STATION AREA SPECIFIC PLAN LAND USE DESIGNATIONS, ZONE CLASSIFICATIONS AND ALLOWED USES		
Land Use Designation	Zone Classification	Allowed Uses
Residential	RM-3-8	Multi-family housing (up to 54 du/ac)
Community Village	CC-3-8	Shopping areas with retail, civic and office uses. Residential along transit corridors (up to 73 du/ac) Commercial floor area from 1.0 to 3.0.
	CC-3-9	Shopping areas with retail, civic and office uses. Residential along transit corridors (up to 109 du/ac) Commercial floor area from 1.0 to 3.0.
Industrial	IS-1-1	Provide for small scale industrial activities within urbanized areas.
Open Space	OF-1-1	To control development within floodplains.

TABLE 1-2 BALBOA AVENUE STATION AREA SPECIFIC PLAN LAND USE ALLOCATION			
Land Use Designation	Dwelling Units	Floor Area (Square Feet)	Area (Acres)
Industrial	--	423,500	12
Community Village	3,832	669,800	55
Residential	897	--	18
Open Space	--	--	2
Right-of-Way	--	--	123
TOTALS	4,729	1,093,300	210

Proposed Scenario 2 (Medium-Density Alternative)

The Medium-Density Alternative includes the same four land use designations as the High-Density Alternative: Residential, Community Village, Industrial, and Open Space. Each of these is described in Table 2-1, below. Table 2-2 quantifies the allocation of land uses within each of the land use designations. In the Proposed Scenario 2, the BASASP area would include up to 4,167 residential units including 651 multi-family and two single-family dwelling units along with 3,514 multi-family residential units within the Community Village designation. Up to 669,800 square feet (SF) of commercial retail uses could be developed and 423,500 SF of industrial uses.

TABLE 2-1
PROPOSED SCENARIO 2 BALBOA AVENUE STATION AREA SPECIFIC PLAN
LAND USE DESIGNATIONS, ZONE CLASSIFICATIONS AND ALLOWED USES

Land Use Designation	Zone Classification	Allowed Uses
Residential	RM-2-5	Multi-family housing (up to 29 du/ac)
Community Village	CC-3-8	Shopping areas with retail, civic and office uses. Residential along transit corridors (up to 73 du/ac) Commercial floor area from 1.0 to 3.0.
Industrial	IS-1-1	Provide for small scale industrial activities within urbanized areas.
Open Space	OF-1-1	To control development within floodplains.

TABLE 2-2
PROPOSED SCENARIO 2 BALBOA AVENUE STATION AREA SPECIFIC PLAN
LAND USE ALLOCATION

Land Use Designation	Dwelling Units	Floor Area (Square Feet)	Area (Acres)
Industrial	--	423,500	12
Community Village	3,514	669,800	55
Residential	653	--	18
Open Space	--	--	2
Right-of-Way	--	--	123
TOTALS	4,167	1,093,300	210

Mobility

The Mobility chapter of the BASASP provides recommendations and guidelines for the public right-of-way, and discusses the role of mobility in the planning, design, and operation of vehicular, bicycle, pedestrian, and public transportation. Policies promote the establishment of a complete streets network that capitalizes on access to transit, provides a walkable and pedestrian environment, and encourages traffic calming, bicycle facilities, and parking improvements.

Walkability within the BASASP area would be enhanced by the following:

- Install missing sidewalks and curb ramps;
- Widen existing sidewalks;
- Support the construction of a pedestrian bridge connecting the Balboa trolley station to the Pacific Beach community
- Improve lighting and landscaping; and
- Improve street crossings including bulb-outs.

The bicycle networks would be improved by incorporating Class I, II, III and IV bike facilities into selected roadways.



The BASASP includes actions that would encourage use of the transit services available in the community including the MTS Trolley Blue Line at the Balboa Station and bus service. In particular, the BASASP policies include:

- Improve pedestrian links to transit, specifically the Balboa Station, by enhancing sidewalks and supporting the construction of a pedestrian and bicycle bridge over Interstate-5;
- Provide curb extensions as bus stops, where feasible; and
- Improve signage.

Urban Design

The Urban Design chapter of the BASASP identifies policies intended to enhance public spaces, including parks, public plazas, and roadways. Urban design policies are also identified for building design, gateways and wayfinding, and the public realm.

Key policies related to enhancing building design within the BASASP include:

- Place buildings along the street edge or close to the property line, with entries at the same level as the sidewalk.
- Incorporate public spaces to take advantage of views of Rose Creek.
- Locate parking behind buildings fronting primary street frontages.

The BASASP allows for existing and planned auto dealerships to remain within the plan area. The Urban Design Chapter provides policies to protect and enhance the pedestrian experience and character of the community. These include:

- Buffer vehicle storage and parking areas from the street with landscaped berms, low walls, and/or decorative fencing.
- Provide a parkway between the sidewalk and the street and a landscape buffer between the sidewalk and the parking lot. Landscape with drought tolerant landscaping and street trees.
- Encourage show rooms to be set adjacent to the street to provide for sidewalk display.
- Provide one row of vehicle display in front of the building and parking and vehicle storage behind the building.

Gateways are important elements that contribute to community identity. The focus on gateways and wayfinding would include:



- Incorporate a unified treatment for gateways which may consist of signs, structural elements, fences, walls, landscaping, and city/ community logo.
- Emphasize gateways at the Balboa Avenue Station through landscaping, architecture, street furniture, and appropriate signage.
- Provide wayfinding signage on the pedestrian bridge over I-5 from the Balboa Avenue Station to Bunker Hill Street.
- Utilize the bridge over I-5 as a gateway for the Balboa Avenue Station and incorporate lighting and signage.

A primary goal of the BASASP is to transform the public realm into an exciting, pedestrian-friendly environment, creating spaces for people. Streetscape improvements can enhance the character in the public realm while creating a safe and pleasant environment for pedestrians. Improvements can also encourage private property upgrades and development. Policies related to the public realm would include:

- Provide street trees for a uniform street tree character to enhance the urban forest.
- Incorporate bioswales, pervious strips, flow-through planters, and pervious pavement to infiltrate stormwater runoff.
- Integrate native, drought-tolerant, or low-water-use plant species in streetscapes and design for ease of maintenance to assure their longevity and limit water and resource use.
- Use pedestrian-scale lighting in alleys, paseos, plazas, and parking lots to delineate pedestrian areas.
- Provide benches, street and pedestrian lighting, trash receptacles, and wayfinding signage.
- Provide opportunities for public art, gateway treatments, mini plazas, and other improvements to create more inviting connections at bridge entries connecting the Village to the Station and Balboa Avenue to the Station.

Recreation

The BASASP identifies policies for future park and recreation facilities within the BASASP area that would increase the amount of park and recreation land in the community. The BASASP identifies an opportunity site at Damon Avenue and Mission Bay Drive to be used as a potential pocket park or plaza space and a bike repair station adjacent to the Rose Creek Bike Path.

The BASASP also identifies multi-modal connectivity enhancements that improve access to Mission Bay and De Anza Cove for existing and future residents of the BASASP area.

Recreation policies include:

- Park and recreation facilities that are accessible to, and within a one-half mile radius of residents and form an inter-connected community park system.
- A system of pedestrian paths and bikeways linking population-based parks with resource-based parks and open space lands within the Community.
- Encourage new private development proposals to include recreational facilities within their land holdings to serve existing, as well as new residents in areas of the community where there are land constraints. Provision of non-traditional park and recreation amenities should be considered on rooftops of buildings and parking structures, and/or on the ground level or within new buildings.

- Increase recreational opportunities by acquiring and developing land through street/alley rights-of-way vacations (paper streets), where appropriate and legally defensible, to provide for park and recreation uses.
- Promote safety of community parks by providing park designs that incorporate the City's 'Crime Prevention through Environmental Design' (CPTED) measures.
- Enhance recreation facilities in the Community by optimizing pedestrian, bicycle, public transit, automobile, and alternative modes of travel.
- Design all new recreation facilities for an inter-connected park and open space system that is integrated into and accessible to Community residents.

Conservation

The BASASP identifies policies for sustainable development, urban runoff management, and air quality within the BASASP area that would guide implementation of General Plan and Climate Action Plan policies and strategies with the specific plan area.

Conservation policies include:

- Reduce greenhouse gas emissions through a wide range of actions consistent with the General Plan and Climate Action Plan.
 - Implement pedestrian and bicycle infrastructure improvements in Transit Priority Areas to increase commuter walking and bicycling opportunities.
 - Support higher density/intensity housing and employment development in Transit Priority Areas to increase transit ridership.
 - Provide additional bicycle and pedestrian improvements in coordination with street resurfacing as feasible.
 - Coordinate with San Diego Association of Governments to identify transit right-of-way and priority measures to support existing and planned transit routes, prioritizing for implementation the highest priority bicycle and pedestrian improvements.
- Incorporate Low Impact Development practices into building design and site plans that work with the natural hydrology of a site to reduce urban runoff, including the design or retrofit of existing landscaped or impervious areas to better capture storm water runoff.
- Incorporate building features into new residential buildings located within 500 feet of the outside freeway travel lane to reduce the effects of air pollution.

Infrastructure and Public Facilities

The Infrastructure and Public Facilities chapter of the BASASP describes the facilities needed for implementation of the BASASP. It establishes policies and describes improvements necessary for the upgrading and expansion of public facilities, including water, wastewater, solid waste, storm water, natural gas, police and fire protection, schools, libraries, parks, and other public services within the BASASP area. Key policies established in the BASASP are listed below.

Water

- No development would be entitled to municipal water until a building permit is issued by the City;
- Require water saving devices be installed in all residential, commercial, industrial and institutional facilities; and



- Explore opportunities for new development to include recycled water lines for irrigation and require the use of recycled water, wherever feasible.

Wastewater

- Construct improvements to the wastewater collection system within the BASASP area such that it will be adequate to serve new development.

Storm Drainage

- Construct the improvements within the BASASP area that were identified in the Storm Drainage Master Plan, and any other improvements identified in updates to the Master Plan; and
- Ensure that runoff in storm drains does not lower water quality within or outside of the BASASP area by implementing BMPs in new developments.

Energy (Electricity and Natural Gas)

- Develop utilities within the BASASP area consistent with Chapter 6 of the City of San Diego Municipal Code.

Schools

- Ensure that all school impacts fees are paid from individual projects prior to the issuance of any building permits; and
- Create the necessary pedestrian and bicycle connections to provide Safe Routes to School.

Police

- Assure police staffing and equipment to provide an adequate level of service to the BASASP area.

Fire/Emergency

- Take location and type of new development, and future traffic levels, into account when developing emergency and disaster response plans.

Solid Waste

- Require new development to participate to the maximum extent practical in solid waste source reduction and diversion programs; and
- Evaluate proposed developments on a project-specific basis for potential impacts to solid waste facilities and services.

5.3 Impacts Discussion

Under CEQA, a substantial adverse change to a historical resource is any action that results in physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be impaired. Based on the reconnaissance survey and property evaluations conducted as a part of this study, the area surrounding the proposed project does not appear to have a high concentration of historical resources. Between this study and previous studies overlapping the same geographic area, a total of only two historical resources have been identified as having the potential to be impacted by the proposed BASASP: the Kate O. Sessions Nursery and the Trade Winds Motel Sign (see Figure 24 below). One resource, the Chase Bank building, was identified as having the potential to be evaluated as significant in the future, once sufficient time has passed to assess it within its broader historical context. Because projects related to the BASASP will occur over a period of several years into the future, the potential impacts of the project on the Chase Bank have been analyzed in this report, as well.

The proposed BASASP would have no direct impact on historical resources, because the Specific Plan does not expressly call for the demolition, alteration, or relocation of any of the identified historical resources. However, future projects related to implementing the goals and components of the BASASP could result in substantial adverse changes to historical resources as they involve redevelopment and new construction in the area. The potential impacts on each resource are outlined below.

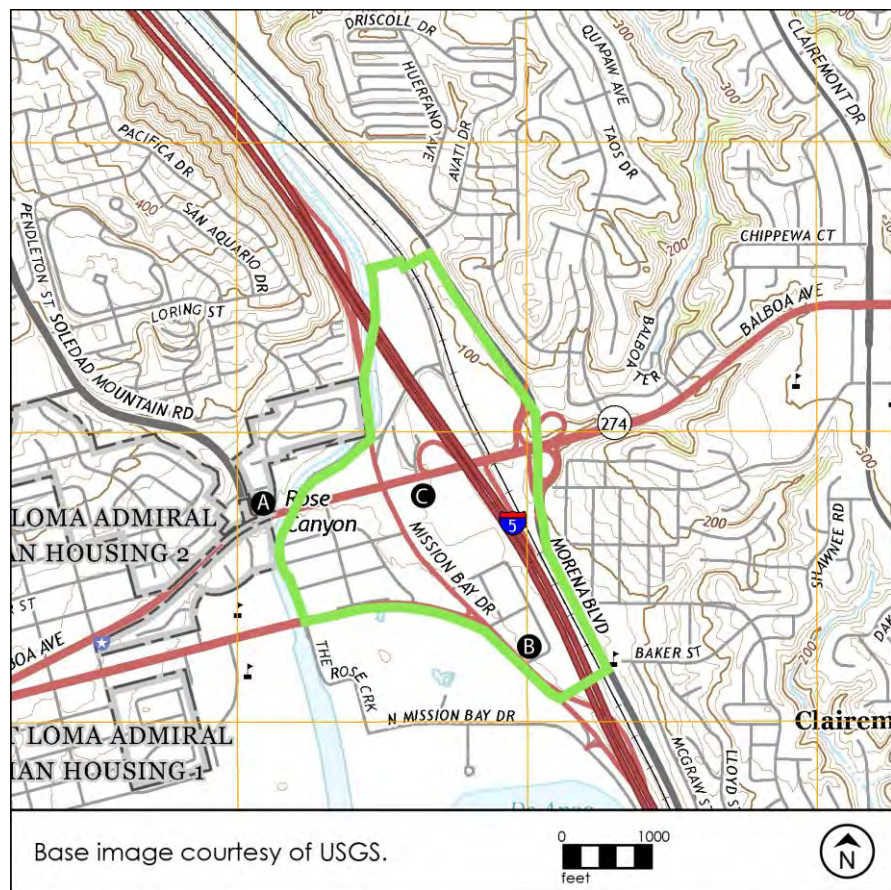


Figure 24: Project Area outlined in green; historical resources assigned letters and indicated with dots.
Base map is USGS La Jolla Quadrangle, 2015.

A. Site of Kate O. Sessions Nursery – Northwest Corner of Garnet Avenue and Pico Street



Figure 25: Kate Sessions.
www.pacifichorticulture.org.

The site of the Kate O. Sessions Nursery is commemorated with a plaque at the northwest corner of Garnet Avenue and Pico Street in Pacific Beach, just outside the project area. This plaque was registered as California State Historical Landmark No. 764 in 1961. The site is also local HRB No. 31 and includes a nearby Tipuana Tipu tree said to be planted by Sessions. Sessions was a renowned horticulturist who operated a nursery on this site. She would go on to be the first woman to receive the International Meyer Medal in genetics.⁶⁴

By virtue of its local listing, the property has a status code of 5S1, “individual property that is listed or designated locally.”

As this site is located outside the proposed BASASP area, there is little potential for substantial adverse change to the resource, so long as the project area does not change.

B. Trade Winds Motel Sign – 4305 Mission Bay Boulevard



Figure 26: Trade Winds Motel Sign. GPA Consulting.

The Trade Winds Motel Sign appears to be eligible as a City of San Diego Historic Landmark under local Criteria A and C for its association with the postwar period of development in the Pacific Beach area and its distinctive design. Its location, orientation towards a major road, programmatic shape, bright colors, and exterior neon tubing embody the type of signage used to attract passing motorists in the postwar era. The sign retains sufficient integrity to convey this significance.

GPA Consulting recommends a status code of 5S3, “appears to be individual for local listing or designation through survey evaluation.”

The proposed BASASP would not have a direct impact on the Trade Winds Motel Sign, as the sign is not expressly proposed to be physically demolished, altered, or relocated. However, the objectives of the BASASP could cause a substantial adverse change to the Trade Winds Motel Sign if the implementation of

these objectives resulted in the demolition, destruction, relocation, or alteration of the sign or its immediate setting, thereby impairing its historical significance.

Specifically, the manner in which each of BASASP’s six components could impact this resource is as follows:

- The Land Use component of the BASASP encourages higher density adjacent to the transit station. The sign is located in an area proposed for a Community Village Land Use, with new mixed-use commercial fronting Mission Bay Drive, as well as “higher intensity

⁶⁴ “Site of the Kate O. Sessions Nursery: Historical Landmark,” California State Office of Historic Preservation, accessed April 13, 2016, <http://ohp.parks.ca.gov/ListedResources/Detail/764>.

infill development" focused in the area between Bunker Hill Street and Rosewood Street. A change in zoning, nearby transit, and increased development could make this site prime for redevelopment. Such redevelopment may include demolishing, altering, or moving the sign, which could constitute significant impacts. In addition, increased density in the surrounding area could alter certain aspects of the resource's integrity, such as setting, feeling, and association. The potential changes to the surrounding area are unlikely to be so detrimental to the sign's integrity that it would no longer be eligible for designation, so their impact on the resource overall would be less than significant.

- The Mobility component of the BASASP proposes enhancements and improvements to sidewalks, bike paths, lighting, landscaping, parking and other transportation network elements. The sign is installed near the street, and could be in the path of future mobility enhancements. This makes it vulnerable to proposals to demolish, alter, or relocate it, which could constitute significant impacts. Changes in the area could alter certain aspects of the resource's integrity, such as setting, feeling, and association. The potential changes to the surrounding area are unlikely to be so detrimental to the sign's integrity that it would no longer be eligible for designation, so their impact on the resource overall would be less than significant.
- The Urban Design component of the BASASP proposes the enhancement of a pedestrian-friendly environment, including a street wall, delineating elements such as street trees and lighting, and accessible public spaces like paseos and plazas. The sign is installed near the street, and could be in the path of certain aspects of the Urban Design component, such as street-abutting retail, street trees, lighting, or parkways. This makes it vulnerable to proposals to demolish, alter, or relocate it, which could constitute significant impacts. Changes in the area could alter certain aspects of the resource's integrity, such as setting, feeling, and association. The potential changes to the surrounding area are unlikely to be so detrimental to the sign's integrity that it would no longer be eligible for designation, so their impact on the resource overall would be less than significant.
- The Recreation component of the BASASP identifies a potential opportunity site for park and recreational facilities at Damon Avenue and Mission Bay Drive, as well as enhancing access to existing parks for residents via a system of bikeways and pedestrian pathways. This component of the BASASP would not have a direct impact on the Trade Winds Motel Sign, as the suggested opportunity site for the park is over half a mile away from the sign. However, the sign, which is installed near the street, could be in the path of bikeways and pathways. Impacts related to the bikeways and pathways are addressed above under Mobility.
- The Conservation component of the BASASP identifies sustainable development policies, including reducing greenhouse gas emissions, capturing storm water runoff, and reducing the effects of air pollution on new residential buildings located within 500 feet of the outside freeway travel line. The sign is installed near the street and could be in the path of physical aspects of Conservation component, such as pedestrian and bicycling infrastructure and storm water runoff capture equipment. Impacts related to these types of features are addressed above under Mobility.
- The Infrastructure and Public Facilities component of the BASASP addresses the need for upgrading, improving, and expanding public utilities and facilities such as water, wastewater, storm water, gas, as well as police, and fire protection and schools, libraries and parks, as part of the enhancements in the BASASP. The sign could be in the path of

physical aspects of Infrastructure and Public Facilities component, such as water lines and storm drains. This makes it vulnerable to proposals to demolish, alter, or relocate it, which could constitute significant impacts.

C. Chase Bank – 4646 Mission Bay Boulevard



Figure 27: Chase Bank. GPA Consulting.

This bank was constructed in 1977, and is therefore outside the 45-year threshold⁶⁵ for potential historical resources; however, it features intact mural mosaics by celebrated artist Millard Sheets depicting the history of San Diego. As such, this bank has the potential to be considered a historical resource once sufficient time has passed to adequately evaluate it. It would potentially be significant under Criterion C for its high artistic value and embodiment of a rare, remaining property type. Historian Adam Arenson has compiled a comprehensive list of Sheets' artwork. This list indicates that this bank, a former Home Savings & Loan, is the last known example of Sheets' work that remains in San Diego. The only other known example, a Sentinel Savings formerly at 1904

Camino del Rio North, has been demolished.⁶⁶

As the property may come of age during the development and construction of projects resulting from the BASASP, it is treated as a potential historical resource for the purposes of this analysis. The proposed project could cause a substantial adverse change to the bank and murals if it resulted in the demolition, destruction, relocation, or alteration of the resource, thereby impairing its historical significance.

The proposed BASASP would not have a direct impact on the Chase Bank, as the building is not expressly proposed to be physically demolished, altered, or relocated. However, the objectives of the BASASP could cause a substantial adverse change to the bank if the implementation of these objectives resulted in the demolition, destruction, relocation, or alteration of the bank or its immediate setting, thereby impairing its historical significance.

Specifically, the manner in which each of BASASP's six components could impact this resource is as follows:

- The Land Use component of the BASASP encourages higher density adjacent to the transit station. A change in zoning, nearby transit, and increased development could make this site prime for redevelopment. Such redevelopment may include demolishing, altering, or moving the resource, which could constitute significant impacts. In addition, increased density in the surrounding area could alter certain aspects of the resource's integrity, such as setting, feeling, and association. The potential changes to the surrounding area are unlikely to be so detrimental to the sign's integrity that it would no

⁶⁵ Forty-five years of age is the standard threshold considered for CEQA evaluations. It recognizes the 50-year threshold established by the National Register, while allowing reasonable time for large-scale projects to be completed. In recognition of this industry standard, and as part of the methodology for this study, GPA did not evaluate any buildings, structures, or objects less than 45 years of age.

⁶⁶ Adam Arenson, "Definitive List for Home Savings and Loan Artwork, Savings of America Artwork, and the Millard Sheets Studio Public Projects," July 2, 2014, accessed April 6, 2016, <http://adamarenson.com/homesavingsbankart/thelist/>.

longer be eligible for designation, so their impact on the resource overall would be less than significant.

- The Mobility component of the BASASP proposes enhancements and improvements to sidewalks, bike paths, lighting, landscaping, parking and other transportation network elements. The bank is on a prominent corner and could be in the path of future mobility enhancements; however, these enhancements are not likely to impact the building due to its deep setback from the sidewalk. If changes to the plaza in front of the building were necessary as part of the enhancements, they could result in impacts to the property's integrity of design, setting, materials, feeling, association, and therefore could cause a substantial adverse change to the resource. Changes in the broader area could alter certain aspects of the resource's integrity, such as setting, feeling, and association. The potential changes to the surrounding area are unlikely to be so detrimental to the building's integrity that it would no longer be eligible for designation, so their impact on the resource overall would be less than significant.
- The Urban Design component of the BASASP proposes the enhancement of a pedestrian-friendly environment, including a street wall, delineating elements such as street trees and lighting, and accessible public spaces like paseos and plazas. The bank is on a prominent corner and could be in the path of certain aspects of the Urban Design component, such as street-abutting retail, street trees, lighting, or parkways. This makes it vulnerable to proposals to demolish, alter, or relocate it, which could constitute significant impacts. Conversely, the existing plaza in the front of the building may make it a suitable opportunity for creating or enhancing public space. Changes in the area could alter certain aspects of the resource's integrity, such as setting, feeling, and association. The potential changes to the surrounding area are unlikely to be so detrimental to the resource's integrity that it would no longer be eligible for designation, so their impact on the resource overall would be less than significant.
- The Recreation component of the BASASP identifies a potential opportunity site for park and recreational facilities at Damon Avenue and Mission Bay Drive, as well as enhancing access to existing parks for residents via a system of bikeways and pedestrian pathways. This component of the BASASP would not have a direct impact on the Chase Bank, as the suggested opportunity site for the park is located approximately 700 feet away from the property. Impacts related to the bikeways and pathways are addressed above under Mobility.
- The Conservation component of the BASASP identifies sustainable development policies, including reducing greenhouse gas emissions, capturing storm water runoff, and reducing the effects of air pollution on new residential buildings located within 500 feet of the outside freeway travel line. This component of the BASASP is unlikely to impact the Chase Bank, as the building is set far back from the sidewalk and public right-of-way. If changes to the plaza in front of the building were necessary as part of the conservation-related improvements, they could result in impacts to the property's integrity of design, setting, materials, feeling, association, and therefore could cause a substantial adverse change to the resource. Changes in the broader area, such as installing bikeways and pathways, are addressed above under Mobility.
- The Infrastructure and Public Facilities component of the BASASP addresses the need for upgrading, improving, and expanding public utilities and facilities such as water, wastewater, storm water, gas, as well as police, and fire protection and schools, libraries and parks, as part of the enhancements in the BASASP. This component of the BASASP is

unlikely to impact the Chase Bank, as the building is set far back from the sidewalk and public right-of-way. If changes to the plaza in front of the building were necessary as part of the conservation-related improvements, they could result in impacts to the property's integrity of design, setting, materials, feeling, association, and therefore could cause a substantial adverse change to the resource.

5.4 Recommendations and Avoidance Measures

The primary recommendations for avoiding or minimizing impacts to historical resources in the vicinity of the project include avoidance and compliance with the Secretary of the Interior's Standards. The BASASP is unlikely to have a significant impact if the three identified resources are altogether avoided and preserved in place during the course of the proposed project. Though changes to the broader setting would occur, they are not expected to be significant enough to cause a substantial adverse change to the resources such that they would no longer be eligible for designation. Thus, if the components of the BASASP can be designed to avoid physical changes to the resources, the impacts of the BASASP would be less than significant.

If changes are proposed to the Chase Bank property, a complete, detailed evaluation of the property's potential historical significance and integrity should be prepared by a qualified architectural historian, prior to granting any permits for the proposed work. Any alterations to historical resources that may occur as a result of the proposed project should comply with the Secretary of the Interior's Standards for Rehabilitation. Changes immediately adjacent to the resources should comply with Standards #9 and #10, which address additions and related new construction in the vicinity. Projects involving the resources should be reviewed by a qualified architectural historian prior to issuing permits to ensure compliance with the Standards. If proposed changes to each of the resources comply with the Secretary of the Interior's Standards, then the impact of the project would be mitigated to less than significant.

In the event that avoidance or compliance with the Standards is demonstrably infeasible, the lead agency shall identify and complete feasible and enforceable measures to mitigate the effects with the goal of achieving a less than significant impact. These mitigation measures may include:

- Relocation
 - o Relocation of the historical resource(s) on or off-site is sometimes considered appropriate mitigation. An analysis of the impact of relocation on the significance of the historical resource(s) would be required to determine if impacts could be mitigated to less than significant with this approach. Though impacts might be lessened, a less than significant impact may not be achievable.
- Salvage
 - o Particularly in the case of the Chase Bank's murals and Trade Winds Motel Sign, there are elements of the resource that could be salvaged and donated to a museum, school, public park, or other public institution for continued public enjoyment. An analysis of the feasibility of removing these resources from their current installations and the impact of the removal and relocation would be required to determine if impacts could be mitigated to less than significant with this approach. Though impacts might be lessened, a less than significant impact may not be achievable.

- Interpretive Displays/Plaques – On-Site
 - o A plaque, display, or other signage that describes the historical resource in its original location could be installed if the avoidance, Standards compliance, relocation, and salvage measures above are infeasible; however, it would not lessen impacts to a less than significant level. The preparer(s) of the content for the display or sign(s) should meet the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History.
- Interpretive Displays – Off-Site
 - o The BASASP includes several objectives that emphasize pedestrian-friendly public spaces and beautification. Publicly accessible, eye-catching displays—for example, in a park, along a walking or bike trail, or within a paseo as part of the BASASP—that include cohesive information about the historical resource(s) could be installed if the avoidance, Standards compliance, relocation, and salvage measures above are infeasible; however, they would not lessen impacts to a less than significant level. The preparer(s) of the content for the display(s) should meet the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History.
- Interpretation – Other
 - o Other interpretive media made available to the public, such as a website, video, book, or other publication could be prepared if the avoidance, Standards compliance, relocation, and salvage measures above are infeasible; however, it would not lessen impacts to a less than significant level. The preparer(s) of the documentation should meet the Secretary of the Interior's Professional Qualifications Standards for History, Architectural History, and/or Architecture.
- Archival Documentation
 - o Archival documentation of historical resource(s) prior to any work, including large-format photography, measured drawings and a written narrative could be prepared if the avoidance, Standards compliance, relocation, and salvage measures above are infeasible; however, it would not lessen impacts to a less than significant level. The preparer(s) of the documentation should meet the Secretary of the Interior's Professional Qualifications Standards for History, Architectural History, and/or Architecture.

5.5 Conclusion

This report analyzed the potential impact of the BASASP on three resources in the project's vicinity and determined that the BASASP is unlikely to have a significant impact if the resources are altogether avoided and preserved in place during the course of the proposed project. If changes to the resources are proposed as a result of the BASASP, compliance with the Secretary of the Interior's Standards would mitigate impacts to a less than significant level. Thus, the two primary mitigation measures recommended for the BASASP are avoidance and compliance with the Standards. If avoidance and Standards compliance are demonstrably infeasible, the lead agency should identify feasible and enforceable measures with the goal of mitigating the impacts to a less than significant level. Sample mitigation measures are included in Section 5.4 for consideration.

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APPENDIX A: Building Development Information

FORM 666 10-44

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

M-7560

(TO BE VALID: This Notice Must Be Filed for Record WITHIN 10 DAYS AFTER COMPLETION OF IMPROVEMENTS)

NOTICE OF COMPLETION

ACCOMMODATION FILING

NOTICE is hereby given that: 1. A work of improvement on the hereinafter described property was actually COMPLETED on the 18th day of September, 1953

2. The name of the CONTRACTOR, if any, for such work of improvement as a whole was None

(If no contractor for work of improvement as a whole insert "none")

3. The property on which said work of improvement was completed is in the City of San Diego, California, County of San Diego, State of California, and is described as follows:

Stephens Addition - Block 5 - lots 21-22-23-24 etc

4. The NAMES, ADDRESSES and NATURE OF TITLE of every person (including the undersigned) owning any interest in said property is as follows:

NAME IN FULL	COMPLETE ADDRESS	NATURE OF TITLE
<u>William Edward Lee</u> (Name of undersigned)	<u>6305 Pacific Highway</u> (Street and Number) (City and State)	
<u>Amelia Mae Lee</u>	<u>6305 Pacific Highway</u>	

5. Dated: September 28, 19 53

State of CALIFORNIA
County of SAN DIEGO

} ss.

William Edward Lee
Amelia Mae Lee

William Edward Lee

being first duly sworn, deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

(Signature)

Subscribed and sworn to before me this 28th day of September, 19 53

Earl J. Swell
Notary Public in and for said County and State
My Commission Expires July 26, 1957

(If this Notice is executed by a corporation use corporate form of verification below and affix corporate seal)

State of
County of

} ss.

being first duly sworn, deposes and says: That he is an officer, to wit, _____ of _____

a corporation, which is the owner of the property described in the within Notice of Completion executed by said corporation; that he has read the same and knows the contents thereof and that the facts therein stated are true of his own knowledge; that he makes this verification for and on behalf of said corporation.

(Signature)

Subscribed and sworn to before me this _____ day of _____, 19 _____

Notary Public in and for said County and State

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. 132221
RECORDED REQUEST OF
UNION TITLE INSURANCE AND TRUST CO.

SEP 28 3 47 PM '53
BOOK 5900 PAGE 16

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
ROGER N. HOWE, RECORDER

120
3

ORDER NO. _____

When recorded, please return
this instrument to:

William Edwards Lee
6305 Pacific Highway
San Diego 9 Calif.

NOTICE

Place Recorder's Stamp on
other side of this instrument

**NOTICE OF
COMPLETION**

**Union Title Insurance
and Trust Company**

SECOND AVENUE
AT BROADWAY
SAN DIEGO 12,



JAMES D. FORWARD
PRESIDENT
CALIFORNIA

TELEPHONE MAIN 8121

7/28/1954 # 98841
Official Records Book 5315, Page 123

NOTICE OF COMPLETION

NOTICE is hereby given that: the undersigned, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation with offices at 740 South Olive Street, Los Angeles 55, California, as OWNER of the property hereinafter described caused the construction of a new one story and partial second floor reinforced concrete building located upon the property hereinafter described, contract for doing which was heretofore made between THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY and S. P. NIELSEN, an individual, doing business as NIELSEN CONSTRUCTION COMPANY, whose address is P.O. Box 1577, Old San Diego 10, California, as CONTRACTOR, which contract was dated October 6, 1953.

The work on said improvements was actually completed on JUL 20 1954

The nature of the title of said property is as follows: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY is the OWNER of all of said real property. The real property hereinbefore referred to and on which said improvement work was done is described as that certain lot, piece or parcel of land situated in the City of San Diego, County of San Diego, State of California and described as follows, to wit:

That portion of Lots 6 and 28 of Eureka Lemon Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 753 filed in the office of the County Recorder of San Diego County, May 9, 1891, more particularly described as follows:

Beginning at the intersection of the southerly line of Balboa Avenue with the easterly line of Pacific Highway (U.S. #101), as shown on Pacific Telephone Topographic Map and Survey drawing No. YS-2309; thence easterly along the southerly line of Balboa Avenue a distance of 309.53 feet, more or less, to a point marked by a San Diego City Engineer's concrete monument, said point being the true point of beginning; thence continuing along the southerly line of Balboa Avenue a distance of 68.54 feet; thence S22°21'50"E a distance of 178.85 feet; thence S64°38'10"W a distance of 282.00 feet; thence N27°04'12"W a distance of 230.41 feet, more or less to a point in the southerly line of Balboa Avenue, thence easterly along the southerly line of Balboa Avenue a distance of 236.43 feet, more or less, to the true point of beginning.

The hereinabove described property is located at 2825 Balboa Avenue, San Diego, (Pacific Beach), California.

Dated at Los Angeles, California JUL 21 1954

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY

By

R. H. Ellert
Chief Engineer

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

1-20-57
J. H. H. H.

BOOK 5315 PAGE 124

R. C. ELLIOTT, being first duly sworn, deposed and said:
That he is the Chief Engineer of the PROJECTED HIGHWAY 16, and that he is duly qualified to execute this Notice, and to make this declaration for and on behalf of said projectors, that the same is a true and correct copy of the original thereof, and that he is not aware of any fraud or illegality in the execution of the same.

R. C. Elliott

Subscribed and sworn to before me
this 27th day of July 1954

Edna B. Scott EDNA B. SCOTT
Notary Public in and of the
County of Los Angeles, State of
California

My Commission Expires December 28, 1954

My commission expires

DOCUMENT NO. 98891
RECORDS REQUEST OF

Poe Kel + Gulg

JUL 28 12 39 PM '54

BOOK 5315 PAGE 123

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
ROGER N. HOWE, RECORDER

124

NOTICE OF COMPLETION

Notice is hereby given that R. W. Kerns
 whose address is 6780 Pacific Highway San Diego, California,
 (Street No.) (City) (State)
 is the owner in fee of that certain real property situated in the City of San Diego,
 County of San Diego, California, described as follows, to-wit:

R. W. Kerns and Alberta G. Kerns

6780 Pacific Highway

San Diego, California

San Diego

That portion of P.L. 1788 of the P.L. of SD in City of San Diego, County of San Diego, State of California, according to the Pascoe Map thereof described as follows: Beginning at a Pt. on the So. line of said P.L. 1788 where the same is intersected by dividing line between P.L. 1797 & 1208 of said P.L. of San Diego, thence North 75 degrees 30 min. E. along So. line of said P.L. 1788, 24.38 ft to a Pt. on West line of the 10 ft road known as Rose Canyon Road as the same is shown on map filed in City Engineer's office, thence No. 17 degrees 39 min. West along said West line of said road 270 ft to the true point of beginning, thence continuing along said West line North 17 degrees 39 min. West 291.66 ft to an angle therein, thence North 3 degrees & 36 min. West 28.79 ft to a point in the So. line of the land conveyed to Thomas S. Philbrook by Deed recorded in Book 220 page 102 of Deeds records of said San Diego County, thence So. 74 degrees 48 min. west along the So. line of the land so conveyed 176.78 ft. thence So. 17 degrees 39 min. East 319.73 ft., thence No. 75.00-0 1 minute E. 170 ft to the true Point of Beginning.

State of California }
 County of San Diego } ss.

R. W. KERNS

deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

Subscribed and sworn to before me this 26th

day of FEBRUARY, 19 47

E. B. Bishop
 Notary Public in and for the County of San Diego, State of California

San Diego, California, February 26, 1947

That as such owner the undersigned, about the 11th day of March, 1946

entered into a contract with Scott King

as contractor, for the erection and construction on said land of a certain building, to-wit:

24 Unit Motel, and Owner's Apartment project,

That said building has been duly constructed, and the same was actually completed on the 17th day
of February, 19 47

This notice is given pursuant to the provisions of Section 1187 of the Code of Civil Procedure of the State of California.

Dated this 17th day of February, 19 47.

R. W. Verne

State of California } ss.
County of San Diego }

R. W. Verne is the owner of the property described in the foregoing notice, that he has read the same,
deposes and says that he and knows the contents thereof, and that the facts therein stated are true.

Subscribed and sworn to before me this 26th

day of FEBRUARY, 19 47

E. B. Bishop

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

Commission Expires May 15, 1950

21572
 R. W. Burns
 6780 Pacific Highway
 San Diego 9, Cal.
 Mail to: ~~2045 Moore Street~~
~~San Diego, Calif.~~

NOTICE OF COMPLETION

RECORDED

FEB 26 1947

29 MIN. 10 AM
 PAST

IN BOOK

AT PAGE

OF OFFICIAL RECORDS,
 SAN DIEGO CO., CAL.

Owner ☒
 Mortgagee ☒
 Mortgagee ☒
 Lessee ☒
 Attorney ☒
 Sheriff ☒
 Claimant ☒
 Vendor ☒

ROGER N. HOWE, County Recorder

By Deputy

I certify that I have correctly transcribed
 this document in above mentioned book.

County Recorder, Office, S. D. County, Cal.

Union Title Insurance and Trust Company

SECOND AVENUE
 AT BROADWAY

SAN DIEGO

TELEPHONE MAIN 8121



JAMES D. FORWARD
 PRESIDENT

CALIFORNIA

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

E. J. [Signature]

Day of

19

19

FORM 282 2-51

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

ORDER NO. 8-1-52

(TO BE VALID: This Notice Must Be Filed for Record WITHIN 10 DAYS AFTER COMPLETION OF IMPROVEMENTS)

NOTICE OF COMPLETION

ACCOMMODATION FILING
BOOK 4665 PAGE 391

NOTICE is hereby given that: 1. A work of improvement on the hereinafter described property was actually COMPLETED on the 24th day of November, 19 52

2. The name of the CONTRACTOR, if any, for such work of improvement as a whole was

ROY A. COOK

(If no contractor for work of improvement as a whole, insert "none")

3. The property on which said work of improvement was completed is in the City of San Diego

County of San Diego, State of California, and is described as follows:

Lot 19, Block 16, Mission Bay Park Tract according to the Map thereof No. 1539 filed in the Office of the County Recorder of said San Diego County February 8, 1913.

4. The undersigned is OWNER of the interest or estate stated below in the property hereinabove described.

5. The FULL NAME of the undersigned is: ROY A. COOK

6. The FULL ADDRESS of the undersigned is: 4036 Promontory Street, San Diego 9, California

7. The NATURE OF THE TITLE of the undersigned is: In fee. (If other than fee, strike out "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")

8. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, who hold title with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES	ADDRESSES
Roy A. Cook	4036 Promontory Street, San Diego 9, California
Virginia R. Cook	4036 Promontory Street, San Diego 9, California

9. The street address of said property is: 2618 Figueroa Street, San Diego 9, California
(If no street address has been officially assigned, insert "None")

Dated: November 24th, 19 52

State of California } ss.
County of San Diego }

When recorded, this instrument is to be mailed to:

Roy A. Cook

4036 Promontory Street

San Diego 9, California

Roy A. Cook
being first duly sworn, deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

(SIGNATURE)

Subscribed and sworn to before me this 24th day of November, 19 52

My COMMISSION EXPIRES 1952.
Notary Public in and for said County and State
(If this notice is executed by a corporation, use corporate form of verification below and affix corporate seal)

State of California } ss.
County of San Diego }

being first duly sworn, deposes and says: That he is an officer, to wit, of

a corporation, which is the owner of the property described in the within Notice of Completion executed by said corporation; that he has read the same and knows the contents thereof and that the facts therein stated are true of his own knowledge; that he makes this verification for and on behalf of said corporation.

(SIGNATURE)

Subscribed and sworn to before me this day of, 19

Notary Public in and for said County and State

SPACE BELOW FOR RECORDER'S USE ONLY

147674
DOCUMENT NO.
RECORDED AT REQUEST OF

NOV 25 1952
20 MINUTES POST
BOOK 4665 PAGE 391
OFFICIAL RECORDS
San Diego County, California
ROGER H. MORGAN, County Recorder

150
3

CGJK 4430 PAGE 262

CONTRACT FOR TEMPORARY WATER SERVICE CONNECTION

THIS AGREEMENT, made and entered into this 24th day of March, 1952, by and between the CITY OF SAN DIEGO, a municipal corporation of the STATE OF CALIFORNIA, First Party herein, and William Edward Lee

designated as Second Party herein, WITNESSETH: That WHEREAS Second Party is the owner of that certain real property situated in the City of San Diego, County of San Diego, State of California, particularly described as follows: lots 21, 22, 23, 24 Block 5 Stephen Add on which there now exists or is planned for immediate construction a dwelling, other structure or improvement requiring domestic water service, herein termed residence, located on the East side of and at number 6305 Pacific Highway And WHEREAS said residence has no water service connection with the water mains of

First Party, the nearest main from which service may be had being in Rosewood St at Santa Fe a distance of 515 ft from said residence; And WHEREAS Second Party, as a temporary substitute for being required to pay at this time the cost necessary to extend said main to said residence, according to the rules of the Water Department of First Party, has requested and hereby petitions First Party to install a temporary water service connection to said main to which Second Party may connect his own pipeline to serve said residence;

NOW, THEREFORE, in consideration of the promises and of the permission hereby granted to Second Party by the Water Department of First Party to connect with and use water from said connection, First Party hereby agrees to install a 1 inch service connection and 1 inch meter at said main 1 inch or larger, inside diameter, in Rosewood St

between said service connection of First Party and the property above described; provided, however, that the size and nature of said pipeline to be installed by Second Party shall be approved by the Superintendent of the Division of Distribution of said Water Department. As a consideration of this agreement, Second Party hereby agrees to pay all costs of installation and maintenance and assumes all responsibility, liability for and the payment of all costs and damages growing out of the installation, operation or failure of said pipeline.

Second Party hereby agrees that said service connection and pipeline shall be installed and used as a temporary arrangement only; that no water shall be conveyed through said temporary line for the use of any residence or property other than that above described; and that at such time as the water mains of the First Party are extended, so as to make available a regular permanent service for said property served under this contract that Second Party will, at his expense, install a permanent water service and discontinue the use of said temporary water service and pipeline; and on written demand of said First Party, the Second Party herein agrees that he will either forthwith pay to said First Party his proportionate share of the cost of said water main extension in cash, or will, enter into a rental agreement for a period of one year, agreeing to pay a sum of money to said First Party, as a rental for the use of said water main, which shall be equivalent to the said Second Party's proportionate share of the cost of extending said water main, and that said agreement shall provide that in the event said Second Party fails during said year to pay any installment of rent due for a period of thirty days after the same becomes due, the First Party shall have the right to discontinue water service to said property from said main until all of the delinquent installments are fully paid.

Second Party hereby agrees that in the event of his failure to perform all of the terms of this contract, after demand made therefore, he will pay all court costs and expenses, including reasonable attorney's fees, incurred by First Party in any action brought by it for the enforcement of any of the terms of this agreement, or in any action brought by Second Party, his successors or assigns, against First Party in relation to this contract or any of its provisions. In WITNESS WHEREOF, said First Party has caused this agreement to be executed by its officers thereunto duly authorized, and said Second Party has affixed his signature hereto, the day and year first above written.

Approved as to Form:

CITY OF SAN DIEGO

O. Bernmann
Acting Director, Water Dept.

By Alan M. Limestone
CITY ATTORNEY

By W. H. T. Edwards, Jr.
DIRECTOR - WATER DEPARTMENT

STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO,

CGJK 4430 PAGE 263

On this 1st day of April, 1952, before me, a Notary Public in and for the County of San Diego, State of California, reading therein, duly commissioned and sworn, personally appeared

the person whose name is subscribed to the within instrument as subscribing witness thereto who being by me duly sworn, deposed and said that he reside in the said County of San Diego, State of California, that he is present and saw William Edward Lee personally known to me to be the same person described in and whose name is subscribed to the within instrument as party thereto, sign and execute the same and that he is the affiant, then and there subscribed his name to said instrument as witness.

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

My Commission expires May 15, 1954
NOTARY PUBLIC

M. L. Limestone
Notary Public in and for the County of San Diego, State of California

W. H. T. Edwards, Jr.

BOOK 4183 PAGE 7
G-68961

CONTRACT FOR TEMPORARY WATER SERVICE CONNECTION

THIS AGREEMENT, made and entered into this 26 day of June, 1951
by and between the CITY OF SAN DIEGO, a municipal corporation of the STATE OF CALIFORNIA, First
Party herein, and Adelbert M. Liddle

designated as Second Party herein, WITNESSETH:

That WHEREAS Second Party is the owner of that certain real property situated in the
City of San Diego, County of San Diego, State of California, particularly described as follows
to wit: Lot 14 B&A 16 Mission Bay Tract

on which there now exists or is planned for immediate construction a dwelling, other structure or
improvement requiring domestic water service, herein termed residence, located on the west
side of and at number 2618-2626 Figueroa Blvd

And WHEREAS said residence has no water service connection with the water mains of
First Party, the nearest main from which service may be had being in Bond St.

a Distance of 350 ft. from said residence;
And WHEREAS Second Party, as a temporary substitute for being required to pay at this
time the cost necessary to extend said main to said residence, according to the rules of the
Water Department of First Party, has requested and hereby petitions First Party to install a
temporary water service connection to said main to which Second Party may connect his own pipe-
line to serve said residence;

NOW, THEREFORE, in consideration of the premises and of the permission hereby granted
to Second Party by the Water Department of First Party to connect with and use water from said
connection, First Party hereby agrees to install a 1/2 inch service connection and
1/2 inch Meter at said main

for the use of Second Party,
and Second Party hereby agrees to install a pipeline of 1/2 inch or larger, inside dia-
meter, in Figueria Blvd

between said service connection of First Party and the property above described; provided, how-
ever, that the size and nature of said pipeline to be installed by Second Party shall be approved
by the Superintendent of the Division of Distribution of said Water Department. As a considera-
tion of this agreement, Second Party hereby agrees to pay all costs on installation and mainten-
ance and assumes all responsibility, liability for and the payment of all costs and damages grow-
ing out of the installation, operation or failure of said pipeline.

Second Party hereby agrees that said service connection and pipeline shall be installed
and used as a temporary arrangement only; that no water shall be conveyed through said temporary
line for the use of any residence or property other than that above described; and that at such
time as the water mains of the First Party are extended, so as to make available a regular per-
manent service for said property served under this contract that Second Party will, at his ex-
pense, install a permanent water service and discontinue the use of said temporary water service
and pipeline, and on written demand of said First Party, the Second Party herein agrees that he
will either forthwith pay to said First Party his proportionate share of the cost of said water
main extension in cash, or will, enter into a rental agreement for a period of one year, agreeing
to pay a sum of money to said First Party, as a rental for the use of said water main, which
shall be equivalent to the said Second Party's proportionate share of the cost of extending said
water main, and that said agreement shall provide that in the event said Second Party fails dur-
ing said year to pay any installment of rent due for a period of thirty days after the same be-
comes due, the First Party shall have the right to discontinue water service to said property
from said main until all of the delinquent installments are fully paid.

Second Party hereby agrees that in the event of his failure to perform all of the
terms of this contract, after demand made therefore, he will pay all court costs and expenses,
including reasonable attorney's fees, incurred by First Party in any action brought by it for the
enforcement of any of the terms of this agreement, or in any action brought by Second Party, his
successors or assigns, against First Party in relation to this contract or any of its provisions.
IN WITNESS WHEREOF, said First Party has caused this agreement to be executed by its
officers thereunto duly authorized, and said Second Party has affixed his signature hereto, the
day and year first above written.

Approved as to Form:

CITY OF SAN DIEGO

By _____
CITY ATTORNEY

By W. Arnold
DIRECTOR - WATER DEPARTMENT

W. H. Weaver
DEPUTY CITY ATTORNEY

Adelbert M. Liddle
OWNER - CONSUMER

SAN DIEGO, CALIFORNIA, SS.

day of _____, A.D. nineteen hundred and _____

_____ A Notary Public in and for said
County, duly commissioned and sworn, personally
know to me

person(s) described in and whose name _____
to the within instrument, and acknowledged to me that
_____ executed the same.

In witness whereof, I have hereunto set my hand and affixed
my seal, at my office in The City of San Diego, County of
State of California, the day and in this certificate
so written.

Commission Expires _____

Notary Public in and for The County of
San Diego, State of California.

INSTRUMENT NO. _____ OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

Filed _____
(REV.)

RETURN CONTRACT TO CLERK'S OFFICE

BOOK 4823 PAGE 295
A68965

CONTRACT FOR TEMPORARY WATER SERVICE CONNECTION

THIS AGREEMENT, made and entered into this 19th day of March, 1953,
by and between the CITY OF SAN DIEGO, a municipal corporation of the STATE OF CALIFORNIA, First
Party herein, and HENRY C. ROBERT

designated as Second Party herein, WITNESSETH:

That WHEREAS Second Party is the owner of that certain real property situated in the
City of San Diego, County of San Diego, State of California, particularly described as follows
to wit:

Lot 19 Block 16 Mission Bay Tract
on which there now exists or is planned for immediate construction a dwelling, other structure or
improvement requiring domestic water service, herein termed residence, located on the north
side of and at number 2626 Figueroa Blvd.

And WHEREAS said residence has no water service connection with the water mains of
First Party, the nearest main from which service may be had being in Bond St.

a Distance of 380 feet from said residence:
And WHEREAS Second Party, as a temporary substitute for being required to pay at this
time the cost necessary to extend said main to said residence, according to the rules of the
Water Department of First Party, has requested and hereby petitions First Party to install a
temporary water service connection to said main to which Second Party may connect his own pipe-
line to serve said residence;

NOW, THEREFORE, in consideration of the premises and of the permission hereby granted
to Second Party by the Water Department of First Party to connect with and use water from said
connection, First Party hereby agrees to install a 3/4 inch service connection and
5/8 inch Meter at said main

And Second Party hereby agrees to install a pipeline of _____ inch or larger, inside dia-
meter, in 2626 Figueroa Blvd.

between said service connection of First Party and the property above described; provided, how-
ever, that the size and nature of said pipeline to be installed by Second Party shall be approved
by the Superintendent of the Division of Distribution of said Water Department. As a considera-
tion of this agreement, Second Party hereby agrees to pay all costs on installation and mainten-
ance and assumes all responsibility, liability for and the payment of all costs and damages grow-
ing out of the installation, operation or failure of said pipeline.

Second Party hereby agrees that said service connection and pipeline shall be installed
and used as a temporary arrangement only; that no water shall be conveyed through said temporary
line for the use of any residence or property other than that above described; and that at such
time as the water mains of the First Party are extended, so as to make available a regular per-
manent service for said property served under this contract that Second Party will, at his ex-
pense, install a permanent water service and discontinue the use of said temporary water service
and pipeline, and on written demand of said First Party, the Second Party herein agrees that he
will either forthwith pay to said First Party his proportionate share of the cost of said water
main extension in cash, or will, enter into a rental agreement for a period of one year, agreeing
to pay a sum of money to said First Party, as a rental for the use of said water main, which
shall be equivalent to the said Second Party's proportionate share of the cost of extending said
water main, and that said agreement shall provide that in the event said Second Party fails dur-
ing said year to pay any installment of rent due for a period of thirty days after the same be-
comes due, the First Party shall have the right to discontinue water service to said property
from said main until all of the delinquent installments are fully paid.

Second Party hereby agrees that in the event of his failure to perform all of the
terms of this contract, after demand made therefore, he will pay all court costs and expenses,
including reasonable attorney's fees, incurred by First Party in any action brought by it for the
enforcement of any of the terms of this agreement, or in any action brought by Second Party, his
successors or assigns, against First Party in relation to this contract or any of its provisions.

In WITNESS WHEREOF, said First Party has caused this agreement to be executed by its
officers thereunto duly authorized, and said Second Party has affixed his signature hereto, the
day and year first above written.

Approved as to Form:

CITY OF SAN DIEGO

By Alan M. Limestone
CITY ATTORNEY
DEPUTY CITY ATTORNEY

By Henry C. Robert
DIRECTOR - WATER DEPARTMENT
OWNER - CONSUMER
mlg add:

STATE OF CALIFORNIA, SS.
COUNTY OF SAN DIEGO

On This 6th day of April, A.D. nineteen hundred and 53
before me L. Bailey, A Notary Public in and for said
County, residing therein, duly commissioned and sworn, personally
appeared Henry C. Robert know to me
to be the person(s) described in and whose name is
subscribed to the within instrument, and acknowledged to me that
he executed the same.

In witness whereof, I have hereunto set my hand and affixed
my official seal, at my office in The City of San Diego, County of
San Diego, State of California, the day and in this certificate
first above written.

My Commission Expires

12/4/27/56

L. Bailey
Notary Public in and for The County of
San Diego, State of California

DOCUMENT NO. _____

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

Filed
FORM 58 (REV.)

RETURN CONTRACT TO CLERK'S OFFICE

52440

DOCUMENT NO.
RECORDED REQUEST OF

CITY CLERK

APR 16 9 04 AM '53
BOOK 4823 PAGE 295

SAN DIEGO COUNTY CLERK
ROGER N. HOWE, RECORDER

mrm no fee

THE CITY OF SAN DIEGO
SAN DIEGO, CALIFORNIA

STIMULATED BY 30 JUNE 1963

DESCRIPTION OF PROPERTY:	LOT	19	1140 1141	1140 1141	1140 1141
BLOCK	16	1140 1141	1140 1141	1140 1141	1140 1141
NAME OF STREET WHERE WATER MAIN HAS BEEN INSTALLED	FARMER WILLY				
WATER MAIN HAS BEEN INSTALLED BETWEEN	Bond Road	AND	W. H. H.	W. H. H.	W. H. H.
TOTAL AMOUNT TO BE PAID	One Hundred Sixty-five and no/100			DOLLARS. (\$ 165.00)	
NO. OF EQUAL INSTALLMENTS	12	AMOUNT OF EACH INSTALLMENT \$		13.75	

Pursuant to the provisions of Section 72 of Ordinance No. 3083 (New Series) providing for the installation of permanent water mains in city streets and alleys and the methods of payment for such installations, the undersigned owner of the above described property, for and in consideration of the CITY OF SAN DIEGO, installation of a permanent water main as designated herein, hereby agrees to pay to the City of San Diego, for the use of said water main, the above specified amount as rent during a period of twelve months, in equal monthly installments. First installment due and payable on execution of this agreement. The undersigned further agrees that if he fails to pay any installment of rent due, as hereinabove provided, for a period of thirty days after the same becomes due, the City shall have the right to discontinue water service to said property belonging to said owner, until all of the delinquent installments have been fully paid. The undersigned further agrees that any sale of the property herein mentioned and described shall terminate this agreement and any unpaid rent shall become due and payable immediately.

BY *A. B. Pearson*
DIRECTOR, WATER DEPARTMENT

OWNER'S SIGNATURE Henry C. Baber

ADDRESS 2426 Figueroa Blvd.
1542 Pacific Beach Drive (9)

CITY ATTORNEY

BY Alan M. Limestone

DEPUTY CITY ATTORNEY

DATE MAY 4, 1954

STATE OF CALIFORNIA } SS.
COUNTY OF SAN DIEGO
On 7/11/54
before me, the undersigned, A Notary Public in and for
said County and State, personally appeared
V. L. Squire
personally known to me to be the person whose name is
subscribed to the within Instrument, as a witness
to, who being by me duly sworn, deposes and says:
That she is a resident of San Diego County
and that she did see and saw
personally known to me the same person,
described in and subscribed to the
within and annexed Instrument as Party,
thereto, execute and acknowledge and he
acknowledged to said Instrument and he executed
the same; and that said person subscribed
name thereto as a Witness.

WITNESS my hand and official seal.
(Seal) *M. L. [Signature]*
Notary Public in and for said County and State.

66638
DOCUMENT NO.
RECORDED REQUEST OF
City Water Eng
MAY 28 12 58 PM '54
BOOK 5244 PAGE 408
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF
ROGER H. HOWE, RECORDER
www no fee

RETURN CONTRACT to Water Engr. - Room

REF 1236

Building Permit Application		APPLICANT FILL INSIDE HEAVY LINES		PLAN FILE NUMBER	BUILDING PERMIT NUMBER
OWNER'S NAME <u>Henry C Robert</u>		JOB ADDRESS <u>2618-2626 1/2 Figueroa</u>		B01510	
MAIL ADDRESS <u>3804 Shasta St</u>		SIDE YARD <u>5'</u>		SET BACK <u>15'</u>	REAR YARD <u>25'</u>
CITY <u>San Diego</u> TEL. NO. <u>448-3941</u>		USE ZONE <u>B4</u>		MAP NO. <u>310</u>	VACANT YES ☐ SITE NO ☐
ARCHITECT or ENGINEER		BLS CODE		ECONOMIC LOCATION EA. LBD. TAX	CENSUS TRACT <u>528</u>
STREET ADDRESS		BUILDING AREA		LOT AREA	VARIANCE NO.
STATE LICENSE NO.		Encroachment Yes ☐ Permit Req'd. No ☐		PERMIT NUMBER	ST. GRADE CHECK
BUILDING CONTRACTOR		METER SIZE		CLEARANCE	CHECKED BY:
STREET ADDRESS		REQUESTED METER LOCATION		EXISTING ☐ CENTER LINE ☐ OTHER ☐	OF PROPERTY
CITY		TYPE OF CONNECTION <u>PL</u>		BOOK <u>7</u> PAGE <u>1611</u>	VERIFIED BY <u>RB</u>
STATE LICENSE NO.		FIRE ZONE <u>1 2 3</u>		Type of Construction I II III IV V	STREET YES ☐ IMPROVED NO ☐
JOB DESCRIPTION LEGAL DESCRIPTION: (Attach Metes & Bounds if Necessary) LOT <u>19</u> BLOCK <u>16</u> TRACT <u>MISSION BAY PARK</u> BUILDING ADDRESS <u>2618-2626 1/2 Figueroa</u> NEW ☐ ALTER ☐ DEMOLISH ☐ ADD ☐ REPAIR ☐ MOVE ☐ RESIDENTIAL ☒ NON-RESIDENTIAL ☐ NUMBER OF STORIES <u>1</u> NUMBER OF DWELLING UNITS <u>8</u> COUNTY SANITATION DISTRICT PRIVATE DISPOSAL APPROVAL RECEIPT NO.					
STATEMENT OF PROPOSED USE <u>SEWER CONNECTION ONLY</u>					
I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.					
SIGNATURE OF OWNER or AGENT <u>Henry C Robert</u>		THIS PERMIT AUTHORIZES ONLY THE WORK NOTED		APPLICATION APPROVAL	
ADDRESS <u>3804 Shasta</u>		INSPECTION DEPARTMENT		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.	
EVIDENCE OF AGENCY NOTED		CITY OF SAN DIEGO		By: <u>A. F. H.</u>	
PLOT PLAN CHECK & APPROVED		CITY OF SAN DIEGO		Date: <u>5-9-58</u>	
HEALTH DEPT. APPROVAL		CITY OF SAN DIEGO		INSPECTOR	

[illegible]

[illegible]

CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT
1222 First Avenue, MS-301, San Diego, California

1222 First Avenue, MS-301, San Diego, Ca 92101 (619) 236-6270

- ☒ Administrative ☐ Shipping ☐ Technical ☐ Pharmacy & Gas ☐ Mechanical ☐ Helicopter ☐ Dental ☐ Mobile Home

Plan File No. *APC 7270-68*

ADDRESS		Plan File No.	
2618 FIDUCIA		A007370-88	
LOT NO.	BLOCK NO.	CITY	BUILDING OR SUITE NO.
10	16	SAN DIEGO, CA	92109
PARCEL NO.	SUBDIVISION NAME	UNIT NO.	MAP NO.
	MISSION BAY PARK		1530
ASSISTED PARCEL NO.		917-29-20	
EXISTING USE		CONDITION OF SOIL AT SITE	
APARTMENTS		UNDISTURBED	
DESCRIPTION OF WORK		FROMPACT FILL	
714 SE ADDITION TO EXISTING APARTMENT BLDG		FROOSE FILL	
APPLICANT		TOTAL FLOOD AREA	

NAME DAVID H. FREED	TELEPHONE NO. 456-0288	CONTRACTOR OWNER	AGENT FOR CONTRACTOR
ADDRESS 7494 LA JOLLA BLVD	CITY LA JOLLA	STATE CA	AGENT FOR OWNER
PROPERTY OWNER		ZIP CODE 92037	

NAME TOMMY L. PACE		TELEPHONE (90) 454-1123	OWNER		LESSEE OR TENANT	
ADDRESS 5713 LAJOLLA BLVD		CITY LAJOLLA	STATE CA	ZIP CODE 92032		

CONTRACTOR

NAME THE WRIGHT COMP		TELEPHONE NO. 619 459 9211	
ADDRESS Box 3187		CITY LA JOLLA	STATE CA
STATE LICENSE NO. 365312	LICENSE CLASS B1	ZIP CODE 92038	
LICENSED CONTRACTOR'S DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.			
SIGNATURE 		TITLE Owner	

DATE 7/19/89

WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3860, Lab. C).

INSURANCE COMPANY STATE FUND. POLICY NO. 10-33193-88
362-512

CERTIFICATE OF EXEMPTION: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

EXPIRATION DATE 8-1-89

SIGNATURE [Signature]

DATE 1-16-89

OWNER-BUILDER DECLARATION

OWNER-BUILDER DECLARATION: The declarant that it is applying for the Contractor's License Law for the following reason (see TOS 3, Business and Professions Code. Any corporation which requires a permit to construct, alter, improve, demolish, or repair any structure, place its resources, also requires the applicant for such permit to file a signed statement that he has licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he, therefore, is, and is being for the alleged exception. Any violation of Section TOS 3.01 City Applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars. (\$500)

1. As owner of the property, or my employee with wages as their sole compensation, or both of them, and the place is not intended for or offered for sale (see TOS 3, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employee, provided that such improvements are not planned or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that it is not built or improved for the purpose of sale)

2. As owner of the property, am exclusively contracting with licensed contractors to construct the project (see TOS 3, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a licensed contractor pursuant to the Contractor's License Law)

1. Am exempt under Section _____ B APC for this reason: _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

LENDER'S NAME _____

LENDER'S ADDRESS _____

APPLICANT'S SIGNATURE _____

I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above mentioned property for inspection purposes, it, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Worker's Compensation law, this permit shall be deemed revoked.

SIGNATURE W. J. Kottler DATE 24 Aug 58
IN-3032 (1-57)

01745

Mod/U7-5
Page 57

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

[illegible]

01834

Construction Permits - 2618-2626 Figueroa Drive



PERMIT APPLICATION

CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT

1222 First Avenue, MS-001, San Diego, CA 92101

(619) 234-2000

1. PROJECT INFORMATION

Plan File No. **2004967-88**

PROJECT NO.	2618-2626 Figueroa Drive	DATE	7/1/01
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL
PROJECT TYPE	REMODEL	PROJECT TYPE	REMODEL

2. APPLICANT

NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
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NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive

3. PROPERTY OWNER

NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
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NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive

4. CONTRACTOR

NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
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NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive

5. WORKER'S COMPENSATION

NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
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NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive

6. OWNER-BUILDER DECLARATION

NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
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NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive

7. CONSTRUCTION LENDING AGENCY

NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
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NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive

8. APPLICANT'S SIGNATURE

NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
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NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive
NAME	Tony L. Paez	ADDRESS	2618-2626 Figueroa Drive

02/03



APPENDIX B: Ownership and Occupant Information

4305 Mission Bay Drive – Chain of Title September 8, 1925-March 9, 2016			
Document	Recorded	First Party	Second Party
Grant Deed	September 8, 1925 #43561, Deed Book 1128, Page 89	Grantor: Asher Holtz	Grantee: Belle Parker
Order and Decree Settling First and Final Account and Decree of Distribution	May 25, 1951 #67046, Book 4113, Page 269	Grantor: Belle Parker	Grantee: Anne P. Clark
Grant Deed	August 24, 1951 #104786, Book 4214, Page 255	Grantor: Anne P. Clark	Grantee: William Edward Lee and Amelia Mae Lee
Grant Deed	August 24, 1951 #104787, Book 4214, Page 256	Grantor: William Edward Lee and Amelia Mae Lee	Grantee: William Edward Lee, Amelia Mae Lee, William Ora Green, and Susie A. Green
Contract for Temporary Water Service Connection	April 9, 1952 #43955, Book 4430, Page 262	City of San Diego	William Edward Lee
Grant Deed	May 16, 1952 #60493, Book 4470, Page 25	Grantor: William Edward Lee, Amelia Mae Lee, William Ora Green, and Susie A. Green	Grantee: William Edward Lee and Amelia Mae Lee
Notice of Completion	September 28, 1953 #132221, Book 5000, Page 16		
Grant Deed	March 18, 1980 Recorders File No. 80- 092118	Grantor: William Edward Lee and Amelia Mae Lee	Grantee: William Edward Lee and Amelia Mae Lee, Co-Trustees of the Lee Family Trust dated September 14, 1979
Affadavit Death of Co- Trustee (William Edward Lee)	January 11, 2001 Recorders File No. 2001-0017939		



4305 Mission Bay Drive – Chain of Title September 8, 1925-March 9, 2016			
Document	Recorded	First Party	Second Party
Grant Deed	January 31, 2001 Recorders File No. 2001-0055384	Grantor: Toni Lee Flores and Amelia Mae Lee, Trustees or their successors in trust under the Lee Family Trust dated September 14, 1979	Grantee: Toni Lee Flores, Trustee, or her successors in trust, of the Survivor's Trust created under the Lee Family Trust dated September 14, 1979
Quitclaim Deed	August 8, 2001 Recorders File No. 2001-0559723	Grantor: Toni Lee Flores, Trustee, or her successors in trust, of the Survivor's Trust created under the Lee Family Trust dated September 14, 1979	Grantee: Lee Trade Winds Limited Partnership



4305 Mission Bay Drive – Chain of Title
September 8, 1925-March 9, 2016
Associated Documentation

Photographed By T. MILLER, Deputy Recorder

Recorded at request of Union Title Insurance Co. Sep. 8, 1925 at 9 o'clock A.M.
John H. Ferry, County Recorder
by N. C. Parsons, Deputy
42557 Fee \$1.00 COMPARTMENT
N. C. Parsons
DEPUTY COUNTY RECORDER

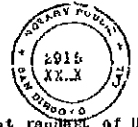
9/8/1925 #43561
Deed Book 1128, Page 89

I, ASHER HOLTZ, a bachelor,
For and in consideration of the sum of one thousand DOLLARS,
DO HEREBY GRANT TO ELLIS PARKER,
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-one (21) to twenty-four (24) inclusive, in block five (5) of Stephens
Addition according to map thereof No. 964, filed in the office of the County Recorder
of said San Diego County, November 9, 1908.
TO HAVE AND TO HOLD the above granted and described premises unto the said Gran-
tee, her heirs and assigns forever.
WITNESS my hand and seal this 10th day of August, 1925.

Signed and Executed *ASHER HOLTZ* ASHER HOLTZ (SEAL)
In presence of *[Signature]*
STATE OF CALIFORNIA) ss.
COUNTY OF SAN DIEGO)

On this 10th day of August, 1925, before me, A. Laurin Brazee, a Notary Public
in and for said County and State, personally appeared ASHER HOLTZ, 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 year in this Certificate first above
written.



A. LAURIN BRAZEE,
Notary Public in and for
said County and State.

Recorded at request of Union Title Insurance Co. Sep. 8, 1925 at 9 o'clock A.M.

42561 Fee \$.60 COMPARTMENT
N. C. Parsons
DEPUTY COUNTY RECORDER
-----GCC-----

We, A. J. WIEZ and FRANK L. WIEZ, husband and wife,
for and in consideration of the sum of (\$10.00) TEN DOLLARS,
DO HEREBY GRANT TO LUCAS J. A. KALAYE and MAE KALAYE, 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-nine (29) and the North half of Lot twenty-eight (28) in block seven
(7) of the Subdivision of Lots twenty (20) to fifty (50) inclusive, in block "A" of
Yorsita, in the City of San Diego, County of San Diego, State of California, according
to the map thereof No. 1000, filed in the office of the County Recorder of said San
Diego County, July 18, 1906.

WITNESS our hands and seals this 1st day of September, 1925.

Signed and Executed) *A. J. WIEZ* A. J. WIEZ (SEAL)
In presence of) *FRANK L. WIEZ* FRANK L. WIEZ (SEAL)
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

JAMES DON KELLER, DISTRICT ATTORNEY
AND COUNTY COUNSEL

By Duane J. Carnes, Deputy
Attorneys for ~~XXXXXXXXXX~~ A. E. GALLAGHER
Coroner and Public Administrator.
Room 310, Land Title Bldg. Main 3811, Ex. 353

In the Superior Court of the State of California
IN AND FOR THE COUNTY OF SAN DIEGO

No. 44391

IN THE MATTER OF THE ESTATE OF
BELLE PARKER,

Deceased.

ORDER AND DECREE ~~SETTLING~~ **SETTLING**
FIRST AND FINAL ACCOUNT
and
DECREE OF DISTRIBUTION

The First and Final Account and Report and Petition for Distribution of ~~XXXXXXXXXX~~ **A. E. GALLAGHER**
~~XXXXXXXXXX~~ Administrator with the Will Annexed of the above entitled estate, coming on regularly to be heard,
upon satisfactory proof being made to the Court, the Court finds:

That this is the time set for the hearing of said Account and Petition; that due notice of the settlement of said Account and of the hearing of the Petition for Distribution has been duly and regularly given as provided by law; that said Account and Report is in all respects true and correct as rendered; that all the allegations of the Petition for Distribution are true;

That notice to the creditors of said estate, and of decedent has been given in the manner and for the time prescribed by law, as shown by Affidavit of Publication filed herein on July 26, 1950; that all inheritance taxes due from the distributees, and all personal property taxes due and payable by said estate have been paid, and all taxes imposed upon the taxable income of said estate under the provisions of the Personal Income Tax Act of 1935 have been paid; that said account should be settled and distribution ordered as prayed for;

That at all times during the administration of said estate, the District Attorney of the County of San Diego, State of California, has represented said Administrator and the statutory commission and fees prayed for by said Administrator and his attorneys are correct, and should be allowed; that the conduct of said Administrator in his management of said estate has been frugal and lawful.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that **decedent's**
last will and testament admitted to probate herein, leaves her
entire estate to her sister, ANNE P. CLARK.

BOOK 4113 PAGE 270

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Notice to Creditors has been duly given as required by law, and that said Administrator has in his possession, belonging to said estate, after deducting credits to which he is entitled, a balance of \$9227.44, of which \$1977.44 is in cash, and he remainder consists of the property hereinafter described, at the appraised value of \$8050.00; that said Account be allowed, and settled accordingly; that out of the residue of cash in his hands said Administrator pay the sum of \$366.30 hereby allowed as attorney's fees and retain the sum of \$366.30 as commission allowed by law for his services, and that he pay the following unpaid costs of administration and creditor's claims allowed and approved:

Costs of Administration unpaid:

Delavan J. Dickson, Co. Treas.,
Handling Charge on Funds

\$16.13

Creditors Claims allowed & approved but unpaid:

Co. Treas., for Dist. Attys. Dept.-
Hospitalization, Last illness

320.16

\$336.29

IT IS FURTHER ORDERED that in pursuance of, and according to the provisions of the ~~last will and testament of said decedent~~ the balance of cash in his hands, less the expenses of closing, and all other property belonging to said estate whether described herein or not be, and the same is hereby distributed as follows:

ALL to ANNE P. CLARK

The property of said estate hereby distributed, so far as known, is described as follows:

Cash in the sum of \$8.55, less closing costs, if any, and the following described real and personal property:

All the right, title and interest of decedent in and to the following described real property:

Lot 21, 22, 23 and 24, Block 5 of Stephens Addition, City of San Diego, County of San Diego, State of California, according to map thereof #964, filed in the office of the Recorder of said San Diego County on November 9, 1905.

Miscellaneous furniture and furnishings located on the above described premises at 6303 Pacific Highway, San Diego.

and proof of recording of this decree,

IT IS FURTHER ORDERED that upon the filing of the proper vouchers and receipts herein, showing payments approved and ordered, said Chester D. Gunn and his official bondsmen be discharged from all liability arising subsequent to the date hereof.

Done in Open Court this 25th day of May, 1951

L. N. TURRENTINE

Judge of the Superior Court.

67046

DOCUMENT NO.
RECORDED AT REQUEST OF

Public Admin

MAY 25 1951

49 MINUTES POST 3

BOOK 4113 PAGE 269
OFFICIAL RECORDS

San Diego County, California
ROGER N. HOWE, County Recorder

2.30 NZ
10

BOOK 4113 PAGE 272

The foregoing instrument is a full, true and correct copy of
the original on file in this office.

Attest 25 May 19 51
T. H. SEXTON, County Clerk and Clerk of the Superior Court of the State
of California, in and for the County of San Diego.

By [Signature] Deputy

Grant Deed

75934-W

BOOK 4214 PAGE 255

By this instrument dated July 31, 1951, for a valuable consideration,

Anne P. Clark

Affix
IRS

\$...9.35....

hereby GRANTS to

William Edward Lee and Amelia Mae Lee,
husband and wife as joint tenants,The following described Real Property in the State of California, County of San Diego,
City of San DiegoLots 21, 22, 23, and 24, Block 5, of Stephens Addition,
in the City of San Diego, County of San Diego, State
of California, according to Map thereof No. 954, filed
in the office of the County Recorder, San Diego County,
on November 9, 1905.Wisconsin
STATE OF CALIFORNIA
COUNTY OF
Manitowoc

SS.

On August 7, 1951 before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared Anne P. Clarkknown to me to be the person whose name
subscribed to the within instrument, and acknowledged to me
that she executed the same.

WITNESS my hand and Official Seal,

E. J. Swanke

Notary Public in and for said County and State
My Commission Expires Jan. 3, 1955

AFTER RECORDING MAIL TO

William Edward Lee

4017 South Norm Street
Oceanside, CaliforniaSPACE BELOW FOR RECORDERS USE ONLY
DOCUMENT No. 104786
RECORDED AT REQUEST OF
Land Title Insurance Company

AUG 24 1951

at 9:00 A.M.

BOOK 4214 PAGE 255

OFFICIAL RECORDS
County of San Diego, CaliforniaFee \$ 1.60 Folios 3
ROGER N. HOWE, County RecorderBy W. J. Swanke

Grant Deed

order #75934 - W
Escrow #170-2899

By this instrument dated August 20, 1951, for a valuable consideration,

Affix
IRS

William Edward Lee and Amelia Mae Lee, husband and wife as joint tenants

\$55

hereby GRANTS to

William Edward Lee and Amelia Mae Lee, husband and wife
and William Ora Green and Susie A. Green, husband and wife all as joint tenants

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

Lots 21, 22, 23 and 24, Block 5, Stephen's Addition, in the
City of San Diego, County of San Diego, State of California, according
to Map thereof No. 964, filed in the office of the County Recorder of
San Diego County, November 9, 1906.



We the undersigned hereby acknowledge the interest herein
conveyed to us as joint tenants.

William Edward Lee
Amelia Mae Lee
William Ora Green
Susie A. Green

STATE OF CALIFORNIA
COUNTY OF
San Diego

SS.

On August 20, 1951 before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared William Edward Lee and
Amelia Mae Lee and William Ora Green and
Susie A. Green

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

WITNESS my hand and Official Seal,

Eva E. Lester

Notary Public in and for Said County and State.

MY COMMISSION EXPIRES OCTOBER 26, 1954

AFTER RECORDING MAIL TO

Mr. William Edward Lee

6303 Pacific Highway

San Diego, Calif.

SPACE BELOW FOR RECORDERS USE ONLY
DOCUMENT No. 104787
RECORDED AT REQUEST OF
Land Title Insurance Company

AUG 24 1951

at 9:00 A.M.

BOOK 4214 PAGE 256

OFFICIAL RECORDS

County of San Diego, California

Fee \$ 1.40 Folios 3

ROGER N. HOWE, County Recorder

By [Signature]

CONTRACT FOR TEMPORARY WATER SERVICE CONNECTION

THIS AGREEMENT, made and entered into this 24th day of March, 1952, by and between the CITY OF SAN DIEGO, a municipal corporation of the STATE OF CALIFORNIA, First Party herein, and William Edward Lee

designated as Second Party herein, WITNESSETH:
That WHEREAS Second Party is the owner of that certain real property situated in the City of San Diego, County of San Diego, State of California, particularly described as follows: lots 21, 22, 23, 24 Block 5 Stephen Add on which there now exists or is planned for immediate construction a dwelling, other structure or improvement requiring domestic water service, herein termed residence, located on the East side of and at number 6305 Pacific Highway
And WHEREAS said residence has no water service connection with the water mains of

First Party, the nearest main from which service may be had being in Rosewood St at Santa Fe a distance of 515 ft from said residence:
And WHEREAS Second Party, as a temporary substitute for being required to pay at this time the cost necessary to extend said main to said residence, according to the rules of the Water Department of First Party, has requested and hereby petitions First Party to install a temporary water service connection to said main to which Second Party may connect his own pipeline to serve said residence:

NOW, THEREFORE, in consideration of the premises and of the permission hereby granted to Second Party by the Water Department of First Party to connect with and use water from said connection, First Party hereby agrees to install a 1 inch service connection and 1 inch meter at said main

and Second Party hereby agrees to install a pipeline of 1 inch or larger, inside diameter, in Rosewood St

between said service connection of First Party and the property above described; provided, however, that the size and nature of said pipeline to be installed by Second Party shall be approved by the Superintendent of the Division of Distribution of said Water Department. As a consideration of this agreement, Second Party hereby agrees to pay all costs on installation and maintenance of the installation, operation or failure of said pipeline.

Second Party hereby agrees that said service connection and pipeline shall be installed and used as a temporary arrangement only; that no water shall be conveyed through said temporary line for the use of any residence or property other than that above described; and that at such time as the water mains of the First Party are extended, so as to make available a regular permanent service for said property served under this contract that Second Party will, at his expense, install a permanent water service and discontinue the use of said temporary water service and pipeline; and on written demand of said First Party, the Second Party herein agrees that he will either forthwith pay to said First Party his proportionate share of the cost of said water main extension in cash, or will, enter into a rental agreement for a period of one year, agreeing to pay a sum of money to said First Party, as a rental for the use of said water main, which shall be equivalent to the said Second Party's proportionate share of the cost of extending said water main, and that said agreement shall provide that in the event said Second Party fails during said year to pay any installment of rent due for a period of thirty days after the same becomes due, the First Party shall have the right to discontinue water service to said property from said main until all of the delinquent installments are fully paid.

Second Party hereby agrees that in the event of his failure to perform all of the terms of this contract, after demand made therefore, he will pay all court costs and expenses, including reasonable attorney's fees, incurred by First Party in any action brought by it for the enforcement of any of the terms of this agreement, or in any action brought by Second Party, his successors or assigns, against First Party in relation to this contract or any of its provisions.
In WITNESS WHEREOF, said First Party has caused this agreement to be executed by its officers thereunto duly authorized, and said Second Party has affixed his signature hereto, the day and year first above written.

Approved as to Form:

CITY OF SAN DIEGO

W. H. ...
Acting Director, Water Dept.

By Alan M. Limestone CITY ATTORNEY

By W. H. ... DIRECTOR - WATER DEPARTMENT

STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO,

On this 24th day of April, 1952, before me,
M. Lightfoot a Notary Public in and for the said
County of San Diego, State of California, duly commissioned
and sworn, personally appeared J. C. Bell

the person whose name is subscribed to the within instrument as subscriber
ing witness thereto who being by me duly sworn, deposed and said that he
reside in the said County of San Diego, State of California, that he is
present and saw William Edward Lee
personally known to me to be the same person described in and whose
name is subscribed to the within instrument as part of the same and that he
execute the same and that he is the affiant, then and there subscribed his
name to said instrument as witness.

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

43955

DOCUMENT NO
RECORDED AT REQUEST OF
CITY CLERK

APR 9 1952

at 20 Minutes Past 1

BOOK **4430** PAGE **262**

OFFICIAL RECORDS
San Diego County, California
ROGER N. HOWE, County Recorder

(HARRIS)

8/

Grant Deed

(CODE DEED)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, we
 William Edward Lee and Amelia Mae Lee, husband and wife, and
 William Ora Green and Susie A. Green, husband and wife, do hereby
 all as joint tenants

GRANT to

William Edward Lee and Amelia Mae Lee, husband and wife, as joint
 tenants

the real property in the City of Oceanside,
 State of California, described as:

County of San Diego

Lots 21, 22, 23 and 24, Block Five, Stephen's
 Addition to San Diego, according to Map thereof
 No. 964, filed in the office of the County Recorder,
 of San Diego County.

Dated: April 23, 1952

William Edward Lee
Amelia Mae Lee
William Ora Green
Susie A. Green

STATE OF CALIFORNIA
 COUNTY OF

San Diego

SS.

On the 23rd day of April, 1952,
 before me, the undersigned, a Notary Public, and for said County and State, personally appeared
 William Edward Lee
 Amelia Mae Lee
 William Ora Green
 Susie A. Green

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

WITNESS my hand and official seal.

Harry Graham
 (Seal) Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. 60493
 RECORDED AT REQUEST OF

Amelia Mae Lee

MAY 16 1952

41 Minutes Paid 11

BOOK 4470 PAGE 25

OFFICIAL RECORDS

San Diego County, California
 ROGER A. MOORE, County Recorder

SES 1/3

ORDER No. _____

When recorded, please mail this
Instrument to

Amelia Mae Lee.
323 8th Ave.

Dearville, N.Y.

RECORDED FEBRUARY 1940

M-7860

(TO BE VALID: This Notice Must Be Filed for Record WITHIN 10 DAYS AFTER COMPLETION OF IMPROVEMENTS)

NOTICE OF COMPLETION

ACCOMMODATION FILING

NOTICE is hereby given that: 1. A work of improvement on the hereinafter described property was actually COMPLETED on the 18th day of September, 1953

2. The name of the CONTRACTOR, if any, for such work of improvement as a whole was None

(If no contractor for work of improvement as a whole insert "none")

3. The property on which said work of improvement was completed is in the City of San Diego, California, County of San Diego, State of California, and is described as follows:

Stephens Addition Block 5- Lots 21-22-23-24 etc

4. The NAMES, ADDRESSES and NATURE OF TITLE of every person (including the undersigned) owning any interest in said property is as follows:

NAME IN FULL	COMPLETE ADDRESS	NATURE OF TITLE
<u>William Edward Lee</u> (Name of undersigned)	<u>6305 Pacific Highway</u> (Street and Number) (City and State)	
<u>Amelia Mae Lee</u>	<u>6305 Pacific Highway</u>	

5. Dated: September 28, 19 53

State of CALIFORNIA
County of SAN DIEGO

} ss.

William Edward Lee
Amelia Mae Lee

William Edward Lee

being first duly sworn, deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

(Signature)

Subscribed and sworn to before me this 28th day of September, 19 53

Earl J. Swell
Notary Public in and for said County and State
My Commission Expires July 26, 1957

(If this Notice is executed by a corporation use corporate form of verification below and affix corporate seal)

State of
County of

} ss.

being first duly sworn, deposes and says: That he is an officer, to wit, _____ of _____

a corporation, which is the owner of the property described in the within Notice of Completion executed by said corporation; that he has read the same and knows the contents thereof and that the facts therein stated are true of his own knowledge; that he makes this verification for and on behalf of said corporation.

(Signature)

Subscribed and sworn to before me this _____ day of _____, 19 _____

Notary Public in and for said County and State

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. 132221
RECORDED REQUEST OF
UNION TITLE INSURANCE AND TRUST CO.

SEP 28 3 47 PM '53

BOOK 5000 PAGE 16

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
ROGER N. HOWE, RECORDER

150
3

ORDER NO.

When recorded, please return
this instrument to:

William Edwards Lee
6305 Pacific Highway
San Diego 9 Calif.

NOTICE

Place Recorder's Stamp on
other side of this instrument

**NOTICE OF
COMPLETION**

**Union Title Insurance
and Trust Company**

SECOND AVENUE
AT BROADWAY
SAN DIEGO 12.



JAMES D. FORWARD
PRESIDENT
CALIFORNIA

TELEPHONE MAIN 8121

RECORDING REQUESTED BY

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

NAME William Edward Lee
BYREX
ADDRESS 4305 Mission Bay Dr
CITY San Diego Calif
STATE 92109
ZIP

Title Order No. _____ Escrow No. _____

Tax Parcel No. APN-1124-361-09

80-092118

FILE/PAGE NO. _____
BOOK 1980
RECORDED REQUEST OF

William Edward Lee

MAR 18 9 57 AM '80

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
VERA L. LYIE
RECORDER

53.00

This space for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ -0- Family Transfer

- ☐ 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 ☐ City of _____ and

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

WILLIAM EDWARD LEE and AMELIA MAE LEE

hereby GRANT(S) to WILLIAM EDWARD LEE and AMELIA MAE LEE:

Co-Trustees of the LEE FAMILY TRUST dated September 14, 1979

the following described real property in the City of Oceanside
State of California:

, County of San Diego,

LOTS 21, 22, 23 and 24, BLOCK FIVE, STEPHEN'S ADDITION TO SAN DIEGO,
ACCORDING TO MAP THEREOF NO. 964, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY.

Dated Sept. 14, 1979

William Edward Lee
WILLIAM EDWARD LEE
Amelia Mae Lee
AMELIA MAE LEE

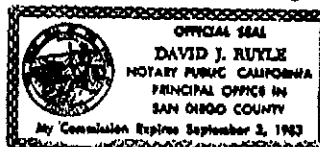
STATE OF CALIFORNIA, }
COUNTY OF San Diego } SS.

On September 14, 1979 before me, the under
signed, a Notary Public in and for said County and State,
personally appeared William Edward Lee
and Amelia Mae Lee

_____, known to me
to be the person SS whose name SS are
subscribed to the within instrument and acknowledged that
they executed the same.

David J. Rutle
Signature of Notary

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Mr. and Mrs. William E. Lee 4305 Mission Bay Drive, San Diego, CA
Name Street Address City & State

LY361(1/77)



2001-0017939

DOC # 2001-0017939

2522

Jan 11, 2001 11:01 AM

RECORDING REQUESTED BY)
ARMSTRONG AND FISCH)WHEN RECORDED MAIL)
TONI LEE FLORES)
1751 THURSTON DRIVE)
LAGUNA BEACH, CA 92651)

OFFICIAL RECORDS

SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 11.00

DC: DC

SPACE ABOVE FOR RECORDER'S USE

To of

Affidavit Death of Co-Trustee

STATE OF CALIFORNIA)

ss.

COUNTY OF SAN DIEGO)

APN: 424-361-09-00

4305 MISSION BAY DRIVE, SAN DIEGO, CALIFORNIA

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

That WILLIAM EDWARD LEE the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as WILLIAM EDWARD LEE named as one of the parties in that certain **GRANT DEED** executed by WILLIAM EDWARD LEE AND AMELIA MAB LEE, to WILLIAM EDWARD LEE AND AMELIA MAE LEE, CO-TRUSTEES OF THE LEE FAMILY TRUST DATED SEPTEMBER 14, 1979, and recorded on MARCH 18, 1980 as Document No. 092118 of Official Records in the Office of the County Recorder of San Diego, California, describing land therein as:

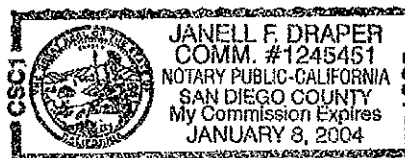
LOT'S 21, 22, 23, AND 24 BLOCK FIVE, STEPHEN'S ADDITION TO SAN DIEGO, ACCORDING TO MAP THEREOF NO. 964, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

Date: SEP 20 2000

Toni Lee Flores
TONI LEE FLORES

SUBSCRIBED AND SWORN TO before me, the undersigned, a Notary Public in and for said County and State, on SEP 20 2000.

Janell F. Draper
Notary Public



MAIL FUTURE TAX STATEMENT TO:
TONI LEE FLORES
1751 THURSTON DRIVE
LAGUNA BEACH, CALIFORNIA 92651

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE 2523

HEALTH CARE AGENCY

1200 N. MAIN STREET, SUITE 100-A

SANTA ANA, CA 92701

CERTIFICATE OF DEATH

3 200030 009480

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY NO ERASURES, WHITOUTS OR ALTERATIONS VITAL REC. 1001		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT—FIRST GIVEN WILLIAM		2. MIDDLE EDWARD		3. LAST (FAITHFUL) LEE	
4. DATE OF BIRTH M/M/D/Y 07/26/1908		5. AGE YRS. 91		6. SEX M	
7. DATE OF DEATH M/M/D/Y 07/23/2000		8. HOUR 0730		9. TIME 0730	
10. SOCIAL SECURITY NO. MO 506-10-8649		11. MILITARY SERVICE ☐ YES ☒ NO		12. MARITAL STATUS MARRIED	
13. EDUCATION—YEARS COMPLETED 4		14. RACE WHITE		15. HISPANIC—SPECIFY ☐ YES ☒ NO	
16. OCCUPATION PROPRIETOR		17. KIND OF BUSINESS MOTEL		18. TRADEWINDS MOTEL	
19. YEARS IN OCCUPATION 48		20. RESIDENCE—STREET AND NUMBER OR LOCATION 1661 LOUISE ST		21. CITY LAGUNA BEACH	
22. COUNTY ORANGE		23. ZIP CODE 92651		24. YRS IN COUNTY 25	
25. STATE OR FOREIGN COUNTRY CA		26. NAME, RELATIONSHIP TONI FLORES—DAUGHTER		27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY AND FORM, STATE, ZIP) 1751 THURSTON DR LAGUNA BEACH CA 92651	
28. NAME OF SURVIVING SPOUSE—FIRST AMELIA		29. MIDDLE —		30. LAST (MAIDEN) NAME GREEN	
31. NAME OF FATHER—FIRST OSCAR		32. MIDDLE —		33. LAST LEE	
34. NAME OF MOTHER—FIRST ELLEN		35. MIDDLE —		36. LAST (MAIDEN) SAGER	
37. DATE M/M/D/Y 07/25/2000		38. PLACE OF FINAL DISPOSITION PACIFIC VIEW CEMETERY NEWPORT BEACH CA		39. LICENSE NO. 6161	
40. TYPE OF DISPOSITION BU		41. SIGNATURE OF FUNERAL DIRECTOR <i>M. McCormick</i>		42. DATE M/M/D/Y 07/24/2000	
43. NAME OF FUNERAL DIRECTOR MCCORMICK & SON		44. LICENSE NO. FD1312		45. SIGNATURE OF LOCAL REGISTRAR <i>Mark B. Horton</i>	
46. PLACE OF DEATH RESIDENCE		47. IF HOSPITAL, SPECIFY ONE: ☐ IP ☐ ER/OP ☐ DCA ☐ DDV. HOSP. ☐ RES. CARE ☐ OTHER		48. COUNTY ORANGE	
49. STREET ADDRESS—STREET AND NUMBER OR LOCATION 1661 LOUISE ST		50. CITY LAGUNA BEACH		51. DEATH REPORTED TO CORONER ☒ YES ☐ NO	
52. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D) METASTATIC LIVER CANCER		53. TIME INTERVAL BETWEEN ONSET AND DEATH YEAR		54. DEATH REPORTED TO CORONER ☒ YES ☐ NO	
55. IMMEDIATE CAUSE (A) METASTATIC LIVER CANCER		56. DUE TO (B) —		57. DUE TO (C) —	
58. DUE TO (D) —		59. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 50 NONE		60. USED IN DETERMINING CAUSE ☐ YES ☒ NO	
61. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 50 (A) OR 51 (B) IF YES, LIST TYPE OF OPERATION AND DATE NO		62. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED 01/04/2000 07/22/2000		63. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP J GUZMAN MD 32241 CROWN VALLEY PY DANA POINT, CA 92629	
64. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSE STATED ☐ NATURAL ☐ SUICIDE ☐ HOMICIDE ☐ ACCIDENT ☐ PENDING INVESTIGATION ☐ COULD NOT BE DETERMINED		65. SIGNATURE OF CORONER OR DEPUTY CORONER <i>Mark B. Horton</i>		66. DATE M/M/D/Y 07/24/2000	
67. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP) —		68. SIGNATURE OF CORONER OR DEPUTY CORONER <i>Mark B. Horton</i>		69. DATE M/M/D/Y 07/24/2000	
70. TYPED NAME, TITLE OF EMPLOYER OR DEPUTY CORONER —		71. TYPED NAME, TITLE OF EMPLOYER OR DEPUTY CORONER —		72. TYPED NAME, TITLE OF EMPLOYER OR DEPUTY CORONER —	
73. STATE REGISTRAR 775432		74. DATE ISSUED JUL 28 2000		75. FAX AUTH. # 9425	
76. CENSUS TRACT —		77. CERTIFIED COPY OF VITAL RECORDS		78. CERTIFIED COPY OF VITAL RECORDS	

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS

DATE ISSUED

JUL 28 2000

This is a true and exact reproduction of the document officially registered and placed on file in the office of the VITAL RECORDS SECTION, ORANGE COUNTY HEALTH CARE AGENCY.

MARK B. HORTON, M.D.
HEALTH OFFICER
ORANGE COUNTY, CALIFORNIA

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



5062

DOC # 2001-0055384

Jan 31, 2001 8:27 AM

RECORDING REQUESTED BY)
ARMSTRONG AND FISCH)

WHEN RECORDED MAIL TO:)
TONI LEE FLORES)
1751 THURSTON DRIVE)
LAGUNA BEACH, CA 92651)

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 8.00
DC: 00

Flp
1 copy

SPACE ABOVE FOR RECORDER'S USE

Quitclaim Deed

DOCUMENTARY TRANSFER TAX -0-

APN: 424-361-09-00
4305 MISSION BAY DRIVE, SAN DIEGO, CALIFORNIA

For no consideration, TONI LEE FLORES and AMELIA MAE LEE, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE LEE FAMILY TRUST DATED SEPTEMBER 14, 1979, do hereby Remise, Release and Quitclaim to TONI LEE FLORES, TRUSTEE, OR HER SUCCESSORS IN TRUST, OF THE SURVIVOR'S TRUST CREATED UNDER THE LEE FAMILY TRUST DATED SEPTEMBER 14, 1979 AND ANY AMENDMENTS THERETO, all interest in and to the following described real property in the County of San Diego, State of California:

LOT 21, 22, 23, AND 24 BLOCK FIVE, STEPHEN'S ADDITION TO SAN DIEGO, ACCORDING TO MAP THEREOF NO. 964, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

Date: DEC 29 2000

Toni Lee Flores
TONI LEE FLORES, TRUSTEE

Amelia Mae Lee
AMELIA MAE LEE, TRUSTEE

STATE OF CALIFORNIA)

SS

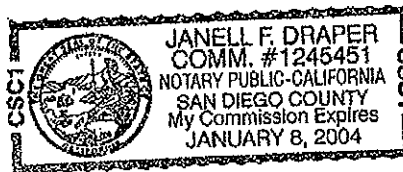
REVOCABLE TRUST TRANSFER
EXEMPT FROM REAPPRAISAL

COUNTY OF SAN DIEGO)

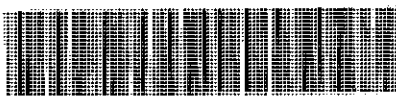
On DEC 29 2000, before me, Janel F Draper, a Notary Public in and for said State, personally appeared TONI LEE FLORES AND AMELIA MAE LEE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Janel F. Draper
Notary Public



MAIL FUTURE TAX STATEMENTS TO:
TONI LEE FLORES
1751 THURSTON DRIVE
LAGUNA BEACH, CA 92651



DOC # 2001-0559723

Aug 08. 2001 9:49 AM

RECORDING REQUESTED BY)
ARMSTRONG AND FISCH)

3813

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 8.00
OC: 00

WHEN RECORDED MAIL TO:)
TONI LEE FLORES)
1751 THURSTON DRIVE)
LAGUNA BEACH, CA 92651)

SPACE ABOVE FOR RECORDER'S USE

Quitclaim Deed

DOCUMENTARY TRANSFER TAX -0-
Revenue & Taxation code 62 (A) (2)

APN: 424-361-09-00

4305 MISSION BAY DRIVE, SAN DIEGO, CALIFORNIA

For no consideration, TONI LEE FLORES, TRUSTEE OR HER SUCCESSORS IN TRUST OF THE SURVIVOR'S TRUST CREATED UNDER THE LEE FAMILY TRUST DATED SEPTEMBER 14, 1979, does hereby Remise, Release and Quitclaim to ^{LEE}TRADE WINDS LIMITED PARTNERSHIP, all interest in and to the following described real property in the County of San Diego, State of California:

LOT 21, 22, 23, AND 24 BLOCK FIVE, STEPHEN'S ADDITION TO SAN DIEGO, ACCORDING TO MAP THEREOF NO. 964, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

Date: DEC 29 2000

Toni Lee Flores
TONI LEE FLORES, TRUSTEE

STATE OF CALIFORNIA)

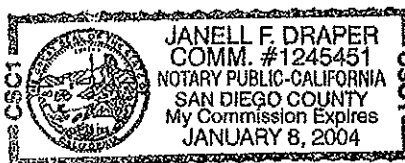
SS

COUNTY OF SAN DIEGO)

On DEC 29 2000, before me, Janell F. Draper, a Notary Public in and for said State, personally appeared TONI LEE FLORES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Janell F. Draper
Notary Public



MAIL FUTURE TAX STATEMENTS TO:
TONI LEE FLORES
1751 THURSTON DRIVE
LAGUNA BEACH, CA 92651

4565 Mission Bay Drive – Chain of Title February 19, 1921-March 13, 2016			
Document	Recorded	First Party	Second Party
Grant Deed	February 19, 1921 #4267, Deed Book 842, Page 246	Grantor: Fern Furry and David L. Furry	Grantee: Ernst Roepke and Anne Roepke
Grant Deed	January 6, 1923 #537, Deed Book 917, Page 148	Grantor: Ernst Roepke and Anne Roepke	Grantee: Southern Title Guaranty Company
Grant Deed	January 6, 1923 #538, Deed Book 917, Page 148	Grantor: Southern Title Guaranty Company	Grantee: Ernst Roepke and Anne Roepke
Grant Deed	June 1, 1944 #39433, Book 1687, Page 251	Grantor: Ernst Roepke and Anna Roepke	Grantee: Lisle W. McCormick and Helen Cecilia McCormick
Grant Deed	October 20, 1945 #89699, Book 1964, Page 157	Grantor: Helen Cecilia McCormick	Grantee: Lisle W. McCormick
Grant Deed	March 13, 1953 #34064, Book 4782, Page 69	Grantor: Lisle W. McCormick and Eva McCormick	Grantee: The Pacific Telephone and Telegraph Company
Notice of Completion	July 28, 1954 #98841, Book 5315, Page 123		



4565 Mission Bay Drive – Chain of Title
February 19, 1921-March 13, 2016
Associated Documentation

(c) Beginning at the intersection of the westerly line of Girard Street (formerly Grand Avenue) to said street is shown on map of M. Mills Plot with northerly line of Public Lot 1288, thence north 75° 10' east along the northerly line of Public Lot 1288, fifty (50) feet to center of Girard Street; thence south 14° 47' east along center line of Girard Street produced seven hundred twenty (200) feet; thence north 75° 10' west parallel with the northerly line of Public Lot 1288, 176.86 feet to the westerly line of Public Lot 1288, as now located; thence north 14° 44' west along said westerly line fifty (50) feet; thence north 75° 10' east and parallel with the northerly line of Public Lot 1288, 188.6 feet to point on westerly line of Girard Street produced; thence north 14° 47' west along said westerly line of Girard Street produced six hundred eighty (80) feet to point of beginning as described is deed from Alma L. Deal and J. Mills Deal to Miss Ada M. Crow et al for a public highway, recorded in Book of Deeds No. 449 at page 383 thereof.

(f) Beginning at a point on the easterly line of Girard Street produced ten hundred fifty (1050) feet southerly from the northerly line of Public Lot 1288; thence north 14° 47' west along said easterly line of Girard Street produced three hundred seventy (370) feet; thence north 75° 10' west fifty (50) feet to center line of Girard Street produced; thence north 14° 47' east along the center line of Girard Street produced three hundred seventy (370) feet; thence north 75° 10' east fifty (50) feet to point of beginning, as described in deed from Alma L. Deal and J. Mills Deal to Gordon K. Crosby and other adjoining property owners for a public highway, recorded in Book of Deeds 441 at page 386 thereof.

Done in open court this 18 day of February A.D. 1921.

C. N. Andrews

Judge of said Superior Court.

STATE OF CALIFORNIA, } ss.
County of San Diego. }

IN THE MATTER OF THE ESTATE OF
A. S. GILSON Deceased.

I, J. B. McLean, County Clerk of the County of San Diego, State of California, and ex-Officio clerk of the Superior Court of said County, hereby certify that I have compared the within copy with the original Order confirming sale in the above entitled matter now on file in my office; that the same contains a full, true and correct transcript therefrom and of the whole thereof.

Witness my hand and the seal of the Superior Court, this 19 day of February A. D. 1921.

CLERK OF
SAYED
COUNTY
San Diego
County, Cal.

J. B. McLean, Clerk

By C. C. Duffy, Deputy

Recorded at Request of A. E. Sweet Feb. 19, 1921 At 50 Min. past 9 o'clock A.M.

John H. Perry, County Recorder

By E. S. Parsons, Deputy

4260

Fee \$ 5.00

Handwritten signature

2/19/1921 # 4267
Deed Book 842, Page 246

Fern Perry and David L. Perry, wife and husband

For and in consideration of the sum of Ten Dollars,

DO HEREBY GRANT TO Ernest Ruyke and Anna Ruyke as joint tenants, and not as tenants, in common.

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

Lots Six (6) and Twenty-eight (28) of Marina Loma Tract, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 758 filed in the office of the county Recorder of said County of San Diego, State of

California, on May 18, 1908, according to record for a public highway, as granted by Robert M. Nick to the said City of San Diego.

(Subject to a mortgage in favor of the State and Bank of California dated January 1, 1908, and subject to improvement bonds issued by the said City of San Diego, No. 100, dated February 26, 1908, as per records of the County of San Diego and City Treasurer's Records.)

5 Dollars 1 Dollar

TO HAVE AND TO HOLD the above granted and described premises, unto the said Grantee they heirs and assigns forever, according to said terms:

WITNESS our hands and seals this third day of February, 1901.

Signed and Executed in presence of)

Norm Perry (Seal)

Fred A. Schmidt)

David L. Perry. (Seal)

Chas. A. Mutter)

STATE OF CALIFORNIA,)
County of San Diego,) ss.

On this 14th day of February 1901 before me, F. F. Grant a Notary Public, in and for said County and State, personally appeared Norm Perry and David L. Perry wife and husband known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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



F. F. Grant

Notary Public in and for said County and State.

Recorded at Request of F. F. Grant Feb. 19, 1901 At 50 Min. past 9 o'clock A.M.

John H. Perry, County Recorder

By W. S. Parsons, Deputy

4267

Fee \$ 1.20

W. S. Parsons
COUNTY CLERK

We, Benson Griswold, (unmarried), and Paul W. Thompson and Lillian W. Thompson, his wife,

For and in consideration of the sum of One DOLLAR

DO HEREBY RELEASE, RELEASE AND QUITCLAIM to JEROME M. ASH, (a widow)

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

All that portion of Lot One (1) in Quarter Section One Hundred thirty-eight (138) of Chula Vista, in the said City of Chula Vista, County of San Diego, State of California, according to map thereof No. 100, filed in the office of the County Recorder of said San Diego County, March 18, 1900, lying Westerly of a line which is parallel to and 198.05 feet from the Eastern boundary line of said Lot One (1).

No. Revenue
Stamps
Required
1. L.

TO HAVE AND TO HOLD the above Quitclaimed and described premises unto the said Grantee her heirs and assigns forever.

WITNESS our hands and seals this 19th day of February 1901.

Signed and Executed in presence of)

Benson Griswold (Seal)

Alex. Igall)

Paul W. Thompson (Seal)

Lillian W. Thompson (Seal)

148

LSB #50281 as

We, ERNEST ROEPKE and ANNA ROEPKE, husband and wife,

Grant to SOUTHERN TITLE GUARANTY COMPANY, a corporation,

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

Lots Six (6) and Twenty-eight (28) of EUREKA LEMON TRACT, according to the Map thereof No. 753, filed in the office of the Recorder of said San Diego County May 19, 1893.

Witness our hands this 2nd day of January 1923.

Signed and Executed in presence of

Ernest Roepke

Anna Roepke

STATE OF CALIFORNIA,

COUNTY OF SAN DIEGO,

} ss.

On this 2nd day of January A. D. Nineteen Hundred and twenty-three before me, L. B. Strait, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared ERNEST ROEPKE and ANNA ROEPKE, husband and wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my office, in said County of San Diego, State of California, the day and year in this Certificate first above written.

L. B. Strait

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

Recorded at Request of Southern Title Guaranty Co. (Porters) Jan. 6, 1923 at 9 o'clock

A. M.

John H. Perry, County Recorder,

By M. O. Parsons, Deputy.

537 Fee \$1.80

COMPARISON

Marguerite Perry

---000---

LSB #50281 as

SOUTHERN TITLE GUARANTY COMPANY

a corporation, organized under the laws of the State of California and having its principal place of business in the City of San Diego, County of San Diego, State of California.

For and in consideration of Ten (\$10.00) DOLLARS,

DOES HEREBY GRANT TO ERNEST ROEPKE and ANNA ROEPKE, husband and wife, as joint tenants,

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

Lots Six (6) and Twenty-eight (28) of EUREKA LEMON TRACT, according to the Map thereof No. 753, filed in the office of the Recorder of said San Diego County, May 19, 1893.

Subject to all encumbrances, if any,

IN WITNESS WHEREOF, the Southern Title Guaranty Company has caused this deed to be signed by its President and Secretary, and its corporate seal to be attached thereto, this 2nd day of January, 1923.

Southern
Title Guar-
anty Company
San Diego, Cal.
Incorporated
Jan. 3,
1908

SOUTHERN TITLE GUARANTY COMPANY

By A. F. Johnson Jr. President

Attest: E. B. Reed

Secretary

LBS #80281 as

We, ERNST ROEPKE and ANNA ROEPKE, husband and wife,

Grant to SOUTHERN TITLE GUARANTY COMPANY, a corporation,

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

Lots Six (6) and Twenty-eight (28) of EUREKA LEMON TRACT, according to the Map thereof No. 753, filed in the office of the Recorder of said San Diego County May 19, 1893.

Witness our hands this 2nd day of January 1923.

Signed and Executed in presence of

Ernst Roepke

Anna Roepke

STATE OF CALIFORNIA,

COUNTY OF SAN DIEGO,

} ss.

On this 2nd day of January A. D. Nineteen Hundred and twenty-three before me, L. B. Strait, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared ERNST ROEPKE and ANNA ROEPKE, husband and wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my office, in said County of San Diego, State of California, the day and year in this Certificate first above written.



L. B. Strait

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

Recorded at Request of Southern Title Guaranty Co. (Porteous) Jan. 6, 1923 at 9 o'clock

A. M.

John H. Perry, County Recorder,

By M. O. Parsons, Deputy.

537 Fee \$1.80

COMPARISON

Muggerite

-000-

LBS #50281 as

SOUTHERN TITLE GUARANTY COMPANY

1/6/1923 # 530
Deed Book 917, Page 148

a corporation, organized under the laws of the State of California and having its principal place of business in the City of San Diego, County of San Diego, State of California.

For and in consideration of Ten (\$10.00) DOLLARS.

DOES HEREBY GRANT TO ERNST ROEPKE and ANNA ROEPKE, husband and wife, as joint tenants.

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

Lots Six (6) and Twenty-eight (28) of EUREKA LEMON TRACT, according to the Map thereof No. 753, filed in the office of the Recorder of said San Diego County, May 19, 1893.

Subject to all encumbrances, if any,

IN WITNESS WHEREOF, the Southern Title Guaranty Company has caused this deed to be signed by its President and Secretary, and its corporate seal to be attached thereto, this 3rd day of January, 1923.

Southern
Title Guar-
anty Company
San Diego, Cal.
Incorporated
Jan. 2,
1908

SOUTHERN TITLE GUARANTY COMPANY

By A. F. Johnson Jr. President

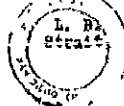
Attest: E. S. Reel Secretary

Photographed By P. A. JENSEN, Deputy Recorder

STATE OF CALIFORNIA, } ss.
COUNTY OF SAN DIEGO }

On this 3rd day of January A. D. Nineteen Hundred and Twenty-three before me, L. B. Strait, a Notary Public, in and for said County, residing therein, duly commissioned and sworn, personally appeared A. F. JOHNSON, Jr., known to me to be President, and R. S. REED, known to me to be the Secretary of the Southern Title Guaranty Company, the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument in behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my Office, in the City of San Diego, County of San Diego, State of California, the day and year in this Certificate first above written.



L. B. Strait

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

Recorded at Request of Southern Title Guaranty Co. (Porteous) Jan. 6, 1923 at 9 o'clock

A. M.

John H. Perry, County Recorder,

By N. C. Parsons, Deputy.

528 Fee \$1.90

-000-

1, Christian Telson, a single man,

For and in consideration of the sum of TEN (\$10.00) DOLLARS,

DO HEREBY GRANT TO Isadore L. Bolting

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

Lots Nine (9) and Ten (10) in Block Six (6) of Blair's Highland Addition, according to map thereof No. 971, filed in the office of the County Recorder of said San Diego County, January 24, 1906.

DOCUMENTARY
U.S. Co. of S. D. San Diego, Cal. Jan 4 1923
1 DOLLAR 1923
U.S. Co. of S. D. San Diego, Cal. Jan 4 1923
50 CENTS 1923

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee her heirs and assigns forever.

WITNESS my hand and seal this 4th day of January 1923.

Signed and Executed in presence of

Christian Telson (Seal)

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

} ss.

On this 5th day of January 1923 before me, A. T. Crane a Notary Public in and for said County and State, personally appeared Christian Telson 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 year in this certificate first above written.



A. T. Crane

Notary Public in and for the said County and State.

Recorded at Request of Union Title Co. of San Diego (Hopkins) Jan. 6, 1923 at 9 o'clock A. M.

John H. Perry, County Recorder,

By N. C. Parsons, Deputy.

540 Fee \$1.80

-000-

of a portion of Lookout Park, according to
Map thereof No. 1544, filed in the office of the
County Recorder of San Diego County March 14, 1913.

WITNESS our hands and seals this 22nd day of May, 1944.

CLINTON W. CRAWFORD (SEAL)

MARION B. CRAWFORD (SEAL)

2 Dollars 2 Dollars
U.F.I. & T CO SAN DIEGO CALIF
JUN 1, 1944

50 cents
Jun 1, 1944

STATE OF CALIFORNIA,)

COUNTY OF SAN DIEGO,) ss,

On the 22nd day of May, 1944, before me Helen L. Colvin, a
Notary Public in and for said County and State, personally
appeared CLINTON W. CRAWFORD AND MARION B. CRAWFORD, known
to me to be the persons whose names are subscribed to the
foregoing instrument, and acknowledged to me that they
executed the same.

WITNESS my hand and Official Seal.

HELEN L.
COLVIN

HELEN L. COLVIN
Notary Public in and for said County of
San Diego, State of California.
My commission expires March 16, 1947.

RECORDED AT REQUEST OF UNION TITLE INSURANCE
& TRUST CO JUN 1, 1944 at 9 A. M.

1.00-3
39435

ROGER H. HOWE, COUNTY RECORDER
BY: Deputy H. ZERVAS

6/1/1944 # 39433
Official Records Book 1687, Page 251

XIXLXIXLXIXLXIXLXIXLXIXLXIXLXIXLXIXL

WE, ERNEST ROEPKE AND ANNA ROEPKE, husband and wife, for and in consideration of
the sum of TEN AND NO/100 DOLLARS, DO HEREBY GRANT TO LITTLE W. McCORMICK AND HELEN
CECELIA McCORMICK, 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 Six and Twenty-eight of the Eureka Lemon Tract, according to Map
thereof No. 753, filed in the office of the County Recorder of said San
Diego County, May 19, 1893, excepting therefrom that portion described
in the Deed from Robert M. Diek to the City of San Diego, dated January
25, 1909, and recorded January 29, 1909, in Book 460, Page 66, of Deeds
as follows:

Beginning at the Northwest corner of Pueblo Lot 1208 of the
Pueblo Lands of San Diego; thence South 29° 14' East (Magnetic Bearing)
39.45 feet; thence North 60° 46' East (Magnetic Bearing) 151.63 feet; thence
South 76° 32' West (Magnetic Bearing) 156.67 feet to the point of beginning.
ALSO: beginning at the Southwest corner of Pueblo Lot 1209 of the Pueblo Lands
of San Diego; thence North 61° 57' East (Magnetic Bearing) 1261.15 feet; thence
South 41° 37' East (Magnetic Bearing) 30.8 feet; thence South 61° 57' West
(Magnetic Bearing) 752.5 feet; thence South 60° 46' West (Magnetic Bearing)
333.22 feet; thence South 76° 32' West (Magnetic Bearing) 156.67 feet to the
point of beginning.

ALSO EXCEPTING from said Lot 6, that portion described as follows:
beginning at the point of intersection of the Westerly line of said Lot 6
with the Southerly line of Balboa Avenue, as now established; thence
South 14° 10' 30" East, along said Westerly line of said Lot, 2.46 feet to
an angle point therein; thence Southeasterly along said Westerly line,
being along a curve concave to the Southwest and having a radius of
507.40 feet, for a distance of 313.79 feet; thence North 27° 13' 08" West,
275.09 feet to said Southerly line of Balboa Avenue; thence South 75° 44' West,
along said Southerly line, 95.90 feet to the point of beginning.

WITNESS our hands and seal this 19th day of May, 1944.

ERNEST ROEPKE
ANNA ROEPKE

10 Dollars 10 Dollars 10 Dollars 3 Dollars

U. T. I & T CO SAN DIEGO CALIF

U. T. I & T CO SAN DIEGO CALIF JUN 1, 1944

STATE OF CALIFORNIA,)
COUNTY OF SAN DIEGO,) ss.

On this 22nd day of May, 1944, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared ARNEST ROEPKE and ANNA ROEPKE known to me to be the
persons whose names are subscribed to the foregoing instrument,
and acknowledged to me that they executed the same.

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

724
ELIZABETH LA RUE

ELIZABETH LA RUE
Notary Public in and for said County and
State. My commission expires Sep 13, 1947.

RECORDED AT REQUEST OF UNION TITLE
INSURANCE & TRUST CO JUN 1, 1944 at 9 A. M.
ROGER N. HOWE, COUNTY RECORDER
BY: Deputy H. ZERVAS

1.40
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39433

XXXXXXXXXXXXXXXXXXXX

ARTHUR J. WIZE, a widower, also known as A. J. WIZE, also known as Arthur J. Wize,
for and in consideration of the sum of TEN AND NO/100 Dollars, DO HEREBY GRANT TO
WILEY PETTIT AND LILLIAN PETTIT, husband and wife, as joint tenants, ALL THAT REAL PROPERTY
situated in the County of San Diego, State of California, bounded and described as follows:

East Half of the Northwest Quarter and westerly 450 feet of
Southernly 800 feet of the West Half of the Northeast Quarter of
Section 84 in Township 10 South of Range 2 West of the San Bernardino
Meridian, California.

WITNESS my hand and seal this 21st day of February, 1944.

A. J. WIZE (SEAL)

1 Dollar 10 Cents
U. T. I & T CO SAN DIEGO CALIF
JUN 2, 1944

ARTHUR J. WIZE (SEAL)

ARTHUR J. WIZE (SEAL)

STATE OF CALIFORNIA,)
COUNTY OF SAN DIEGO,) ss.

On this 21st-15 day of March February 1944, before me,
H. W. BREWER JR., a Notary Public in and for said County
and State, personally appeared ARTHUR J. WIZE, also
known as A. J. WIZE, also known as Arthur J. Wize, 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.

H. W. BREWER JR

H. W. BREWER JR.,
Notary Public in and for said County and
State.

RECORDED AT REQUEST OF UNION TITLE INSURANCE
& TRUST CO JUN 3, 1944 at 9 A. M.
ROGER N. HOWE, COUNTY RECORDER
BY: Deputy D. COLE

1.00-3
40095

XXXXXXXXXXXXXXXXXXXX

ELIZABETH J. BUTLER, a widow, for and in consideration of the sum of TEN AND NO/100
DOLLARS, DO HEREBY GRANT TO WILLIAM E. EVANS AND MABEL O. EVANS, husband and wife, as
joint tenants, ALL THAT REAL PROPERTY situated in the City of Oceanside, County of San
Diego, State of California, bounded and described as follows:

Lot Five in Block Five of Oceanside, Townsite
according to Map thereof No. 344, filed in the
office of the County Recorder of San Diego County
July 1, 1888.

Subject to restrictions, reservations, conditions, rights
rights-of-way and easements of record, and

Subject to City and County taxes for the fiscal year 1944-45.

10 Dollars 10 Dollars 10 Dollars 10 Dollars 10 Dollars

U. T. I & T CO SAN DIEGO CALIF JUN 1, 1944 U. T. I & T CO SAN DIEGO CALIF JUN 1, 1944

GRANT DEED

HELEN GNOKLIA MCCORMICK, for and in consideration of One Dollar (\$1.00) does hereby grant to Lisle W. McCormick all that real property situated in the County of San Diego, State of California, bounded and described as follows:

Lots Six and Twenty-eight of the Eureka Lemon Tract, according to Map thereof No. 753, filed in the office of the County Recorder of said San Diego County, May 10, 1903, excepting therefrom that portion described in the land from Robert M. Dick to the City of San Diego, dated January 20, 1900, and recorded January 20, 1900, in Book 160, Page 22, of said San Diego County. Beginning at the Northwest corner of Pueblo Lot 1209 of the Pueblo Lands of San Diego; thence South 20° 14' East (Magnetic Bearing) 35.45 feet; thence North 60° 48' East (Magnetic Bearing) 151.63 feet; thence South 70° 32' West (Magnetic Bearing) 156.87 feet to the point of beginning. ALSO, beginning at the Southwest corner of Pueblo Lot 1209 of the Pueblo Lands of San Diego; thence North 61° 57' East (Magnetic Bearing) 1281.15 feet; thence South 41° 37' East (Magnetic Bearing) 30.6 feet; thence South 61° 57' West (Magnetic Bearing) 782.5 feet; thence South 60° 46' West (Magnetic Bearing) 333.82 feet; thence South 70° 32' West (Magnetic Bearing) 156.87 feet to the point of beginning. ALSO EXCEPTING from said Lot 6, that portion described as follows: beginning at the point of intersection of the Westerly line of said Lot 6 with the Southerly line of Balboa Avenue, as now established; thence South 14° 10' 30" East, along said Westerly line of said Lot, 2.46 feet to an angle point therein; thence Southeasterly along said Westerly line, being along a curve concave to the Southwest and having a radius of 507.40 feet, for a distance of 313.79 feet; thence North 27° 13' 08" West, 275.09 feet to said Southerly line of Balboa Avenue; thence South 75° 44' West, along said Southerly line, 95.90 feet to the point of beginning.

WITNESS my hand and seal this 19 day of October, 1945.

HELEN G. MCCORMICK

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.

On this 19 day of October, 1945, before me, John W. Holler, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared HELEN GNOKLIA MCCORMICK, 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.



IN WITNESS WHEREOF I have hereunto set my hand and affixed my Official Seal at my office in said County of San Diego, State of California, the day and year in this certificate first above written.

JOHN W. HOLLER
NOTARY PUBLIC IN AND FOR THE COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA.

RECORDED AT REQUEST OF JOHN HOLLER OCT 20 1945 9 MIN. PAST 10 A.M.

1.00 / 6

ROGER V. HOWE, County Recorder

89699

By Deputy H. I. Kuo

COMPARED

Thylla C. Conner
Deputy Co. Recorder

GRANT DEED

LISLE W. MC CORMICK For and in consideration of Ten and No/100 DOLLARS, does hereby grant to HELEN MC CORMICK All that Real Property situated in the County of San Diego, State of California, bounded and described as follows:

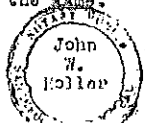
Lot Seven in Block Fifteen of MIDDLETOWN, according to partition map thereof made by John R. Jackson, on file in the office of the County Clerk of said San Diego County.

WITNESS --- hand and seal this 12th day of July, 1945.

Signed and executed in presence of) LISLE W. MCCORMICK (SEAL)
-----)
-----)

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.

On this 12th day of July Nineteen Hundred and forty five before me, John W. Holler a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Lisle W. McCormick known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office, in said County of San Diego, State of California, the day and year in this certificate first above written.

JOHN W. HOLLER
Notary Public in and for the County of San Diego,
State of California

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE

ALEx I. R. S. 38.50

Form 829 12-32

LISLE W. MC CORMICK and EVA MC CORMICK, husband and wife,

GRANT to

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY,
a corporation,

FOR A VALUABLE CONSIDERATION, do hereby

the real property in the
State of California, described as:

City of San Diego,

County of San Diego.

That portion of Lots 6 and 28 of Eureka Lemon Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 753, filed in the office of the County Recorder of San Diego County, May 9, 1893, more particularly described as follows:

Beginning at the intersection of the Easterly line of said Lot 28 with the Southerly line of Balboa Avenue as conveyed to the City of San Diego by deed dated January 25, 1909, and recorded in Book 460, page 66 of Deeds, records of said City of San Diego, County of San Diego, State of California; thence South 28° 11' East along said Easterly line of said Lot 28, a distance of 324.39 feet to the Southeasterly corner of said Lot; thence South 89° 32' West a distance of 131.00 feet along the Southerly line of said Lot 28 to the most Easterly corner of said Lot 6; thence South 85° 22' 40" West a distance of 623.44 feet to the angle point in the Northerly boundary of that parcel of land described in deed to Leo W. Cheney, et ux, recorded August 2, 1945, as Document No. 32680, in Book 2160, page 277 of Official Records; thence along said Northerly boundary of said Cheney land, South 64° 33' 10" West a distance of 25 feet to the Southerly terminus of the Westerly line of a 30-foot easement as recorded in said Document No. 32680, said point being the true point of beginning; thence continuing along Northerly boundary of said Cheney land, South 64° 33' 10" West a distance of 232 feet, more or less, to a point of intersection with a line drawn parallel with and distant 150 feet Easterly from the Easterly line of Pacific Highway as described in deed to the City of San Diego, recorded January 10, 1934, in Book 261, page 227 of Official Records; thence Northerly along said parallel line North 27° 41' 20" West (record North 27° 13' 08" West) a distance of 230.01 feet to a point in the Southerly line of Balboa Avenue as conveyed to the City of San Diego by deed dated January 25, 1909, and recorded in Book 460, page 66 of Deeds, records of said City of San Diego, County of San Diego, State of California; thence Easterly along said Southerly line North 74° 02' 30" East, (record North 60° 46' East Mag.) 236.43 feet to an angle point therein; thence continuing along said Southerly line North 75° 13' 50" East, (record North 61° 57' East Mag.) a distance of 68.64 feet to a point of intersection with said Westerly

BOOK 4782 PAGE 70

line of aforementioned 30-foot easement; thence Southerly along said Westerly line South 22° 21' 50" East (record South 21° 42' 05" East) a distance of 178.86 feet to the true point of beginning.

Dated: JANUARY 20, 1953

Lisle W. McCormick
Lisle W. McCormick
Eva McCormick

State of *Arizona* } ss.
County of *Maricopa*

On *February 11*, 19*53*,
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared

Lisle W. McCormick
and *Eva McCormick*

known to me to be the person *whose name I*
subscribed to the within instrument and acknowledged that
they executed the same.
WITNESS my hand and official seal.

(Seal) *Louis J. Den*
Notary Public in and for said County and State.
My Comm. Expires Dec 29, 1955

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. **34064**
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST COMPANY
MAR 13 1953
at 9:00 A.M.
BOOK **4782** PAGE **69**
OFFICIAL RECORDS
County of San Diego, California
Fee \$ **2.00** Folios **1**
ROGER H. HOWE, County Recorder
By *man* Deputy

NOTICE OF COMPLETION

NOTICE is heraby given that: the undersigned, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation with offices at 740 South Olive Street, Los Angeles 56, California, as OWNER of the property hereinafter described caused the construction of a new one story and partial second floor reinforced concrete building located upon the property hereinafter described, contract for doing which was heretofore made between THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY and S. F. NIELSEN, an individual, doing business as NIELSEN CONSTRUCTION COMPANY, whose address is P.O. Box 1577, Old San Diego 10, California, as CONTRACTOR, which contract was dated October 6, 1953.

The work on said improvements was actually completed on JUL 20 1954

The nature of the title of said property is as follows: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY is the OWNER of all of said real property. The real property hereinbefore referred to and on which said improvement work was done is described as that certain lot, piece or parcel of land situated in the City of San Diego, County of San Diego, State of California and described as follows, to wit:

That portion of Lots 6 and 28 of Eureka Lemon Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 753 filed in the office of the County Recorder of San Diego County, May 9, 1891, more particularly described as follows:

Beginning at the intersection of the southerly line of Balboa Avenue with the easterly line of Pacific Highway (U.S. #101), as shown on Pacific Telephone Topographic Map and Survey drawing No. YS-2309; thence easterly along the southerly line of Balboa Avenue a distance of 309.63 feet, more or less, to a point marked by a San Diego City Engineer's concrete monument, said point being the true point of beginning; thence continuing along the southerly line of Balboa Avenue a distance of 68.54 feet; thence S22°21'50"E a distance of 178.86 feet; thence S6h°38'10"W a distance of 282.00 feet; thence N27°04'20"W a distance of 230.11 feet, more or less to a point in the southerly line of Balboa Avenue, thence easterly along the southerly line of Balboa Avenue a distance of 236.43 feet, more or less, to the true point of beginning.

The hereinabove described property is located at 2825 Balboa Avenue, San Diego, (Pacific Beach), California.

Dated at Los Angeles, California JUL 21 1954

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY

by

CONFIDENTIAL

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

1-20-57
L.A. 44-1561-Sub C-1000
J. H. [Signature]

BOOK 5315 PAGE 124

R. G. ELLIOTT, being first duly sworn, deposes and says:
That he is the Chief Engineer of the Imperial Irrigation Co., Inc., of San
Diego, California, and is authorized to execute this Deed, and to make
this declaration for and on behalf of said company, and that the same
is a true and correct copy of the original of the same, and that the
same is a true and correct copy of the original of the same, and that
the same is a true and correct copy of the original of the same.

R. G. Elliott

Subscribed and sworn to before me
this 27th day of July 1954

Edna B. Scott EDNA B. SCOTT
Notary Public in and of the
County of Los Angeles, State of
California

My Commission Expires December 28, 1954

My commission expires

DOCUMENT NO. 98841
RECORDED REQUEST OF
Poe Kel + Gulig
JUL 28 12 39 PM '54
BOOK 5315 PAGE 123
OFFICIAL RECORD
SAN DIEGO COUNTY, CALIF.
RAGER N. HOWE, RECORDER
B 12/4

ADDITIONAL INFORMATION

BOOK 6893 PAGE 423

NOTICE is hereby given that: the undersigned, THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation with offices at 740 South Olive Street, Los Angeles 55, California, as OWNER of the property hereinafter described caused the construction of a one story and partial second floor reinforced concrete and masonry addition to the existing central office equipment building located upon the property hereinafter described, contract for doing which was heretofore made between THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY and RTMA CONSTRUCTION CO., a corporation, whose address is 8150 Center Street, La Mesa, California, as CONTRACTOR, which contract was dated April 22, 1957.

The work on said improvements was actually completed on JAN - 1958

The nature of the title of said property is as follows: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY is the OWNER of all of said real property. The real property hereinbefore referred to and on which said improvement work was done is located in the City of San Diego (Pacific Beach), County of San Diego, State of California, and described as follows to wit:

That portion of lots 6 and 28 ofureka be in
tract, in the City of San Diego, County of San
Diego, State of California, according to Map
thereof No. 75, filed in the office of the
County Recorder of San Diego County, May 1, 1903,
more particularly described as follows:

[illegible]

6898 424

easement S 22° 21' 50" E (record S 21° 42' 05" E)
a distance of 163.73 feet to the true point of
beginning.

Except surface rights to a portion of the herein-
above described property as described in Grant of
Easement, recorded as Document No. 9203 in Book
5504, page 41 et seq., in the San Diego County
Recorder's office.

The hereinabove described property is located at 3425 Calboa
Avenue, San Diego (Pacific Beach), California.

Dated at Los Angeles, California, JAN 7 - 1958

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY

By B F Muller
Chief Engineer

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

I, B F MULLER, being first duly sworn, depose and say:
That he is the Chief Engineer of THE PACIFIC TELEPHONE AND
TELEGRAPH COMPANY, a corporation, and is authorized to execute this NOTICE and to
make this deposition for and on behalf of said corporation, to the effect
that the above described property is the true and correct point of
beginning of the easement described in the foregoing instrument, and
that the facts stated therein are true.

B F Muller

Subscribed and sworn to before me this 7th day of January, 1958, at Los Angeles, California.

3602
JAN 7 1958
BOOK 6898 PAGE 423
OFFICIAL
SAN DIEGO COUNTY RECORDER
ROBERT H. HARRIS

0-18-57

B F Muller

After recording, please return to:

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
P. O. Box 524, San Diego, California 92112
Attention: Building Engineer
525 "B" Street
San Diego, California 92101

PAGE NO. 116244
RECORDED REQUEST OF

Pacific Tel. & Tel.

JUL 2 2 39 PM '70

1967 1970
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A.S. PRAY, RECORDER

\$2.80

NOTICE OF COMPLETION

NOTICE is hereby given that: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation with offices at 525 "B" Street, San Diego, California 92101, as OWNER of the property hereinafter described, caused the construction of a one-story and cable vault addition plus refrigerative cooling for the entire building located upon the property hereinafter described, contract for doing which was heretofore made between THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY and NIELSEN CONSTRUCTION COMPANY, P. O. Box 10767, San Diego, California 92110, as CONTRACTOR, which contract was dated October 13, 1969.

The work on said improvements was actually completed on JUN 24 1970.

The nature of the title of said land is as follows: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY is the OWNER of all of said real property. The real property hereinbefore referred to and on which said improvement work was done is located at 2825 Garnet Avenue, Pacific Beach, California, further described as follows:

That portion of Lots 6 and 28 of Eureka Lemon Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 753, filed in the office of the County Recorder of San Diego County, May 9, 1893, more particularly described as follows: Beginning at a point on the Southerly line of Balboa Avenue, 153.20 feet East of the Easterly line of Pacific Highway, thence 305.07 feet Easterly along the Southerly line of Balboa Avenue, thence South 22°21'50" East for 178.86 feet thence South 64°38'10" West for 282 feet thence North 27°48'20" West for 230.01 feet to point of beginning.

The hereinabove described property is located at 2825 Garnet Avenue, Pacific Beach, California.

Dated at San Diego, California JUL 2 1970.

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY

By

[Signature]
Chief Engineer

No. 116244

Approved as to form

[Signature]
BY: *[Signature]*
Attorneys

STATE OF CALIFORNIA)
)SS
COUNTY OF SAN DIEGO)

1031

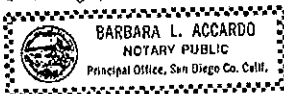
R. W. GRIGG, being first duly sworn, deposes and says:

That he is the Chief Engineer of THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation, and is authorized to execute this NOTICE and to make this verification for and on behalf of said corporation; that THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY is the OWNER of the property described in the foregoing NOTICE: that he has read the foregoing NOTICE and knows the contents thereof and that the facts stated therein are true.

R. W. Grigg

Subscribed and sworn to before me
this 2nd day of July 1970

Barbara L. Accardo
BARBARA L. ACCARDO
My Commission Expires June 11, 1971
Notary Public in and of the County
of San Diego, State of California



NO 116244

1850

After recording, please return to:
THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
P. O. Box 524, San Diego, California 92112
Attention: Building Engineer
525 "B" Street, Room 1311
San Diego, California 92101

FILE/PAGE NO. 61677
BOOK 1872

RECORDED REQUEST OF
Charles J. Del Sol
MAR 17 2 46 PM '72

OFFICIAL BOOKS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM
RECORDER

\$4.00

NOTICE OF COMPLETION

NOTICE is hereby given that: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation with offices at 525 "B" Street, San Diego, California 92101, as OWNER of the property hereinafter described, caused the rearranging and refurbishing of the Plant Service Center on the second floor of the central office located upon the property hereinafter described, contract for doing which was heretofore made between THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY and MELHORN CONSTRUCTION CO., 2147 San Diego Avenue, San Diego, California 92110, as CONTRACTOR, which contract was dated December 16, 1971.

The work on said improvements was actually completed on MAR 9 1972.

The nature of the title of said land is as follows: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY is the OWNER of all of said real property. The real property hereinbefore referred to and on which said improvement work was done is located at 2825 Garnet Avenue, Pacific Beach, California, further described as follows:

That portion of Lot 6 and 28 of Eureka Lemon Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 753, filed in the office of the County Recorder of said County, May 9, 1895, more particularly described as follows; beginning at the point of intersection of Balboa Ave. and Pacific Hwy. U.S. 101 thence 153.20 feet along the Southerly line of Balboa Ave. to the true point of beginning of said Lot 28 as conveyed to the City of San Diego by deed dated January 25, 1909, and recorded in Book 460, Page 66 of Deeds, thence S. 27°41'20" E. 230.01 feet and parallel with the Easterly line of Pacific Hwy. of said Lot 6, described in deed to the City of San Diego, recorded January 10, 1943, in Book 261, Page 227 of Official Records; thence N. 64°38'10" E. 282.00 feet, thence N 22°21'50" W. 178.86 feet, thence S. 75°14'10" W. 68.64 feet, to an angle point therein; thence continuing along the Southerly line of Balboa Avenue, S. 74°02'50" W. 236.43 feet to the true point of beginning.

Except therefrom that portion of Lot 28 as conveyed to the City of San Diego for public street purposes by deed recorded January 21, 1955 in Book 5504, Page 37 of Official Records, County of San Diego, described as follows:

Commencing at the Northerly corner of said land and being also the true point of beginning, thence S. 27°41'20" E. 10.36 feet, thence N. 75°14'10" E. 175.81 feet; thence N. 14°45'50" W. 1.75 feet, thence N. 75°14'10" E. 9.54 feet, thence S. 14°45'50" E. 1.75 feet, thence N. 75°14'10" E. 119.33 feet to a point in the Westerly line of said land, thence N. 22°21'50" W. 15.13 feet, thence S. 75°14'10" W. 68.64 feet to an angle point, thence S. 74°02'50" W. 236.43 feet to the true point of beginning.

No 64677
2

1851

Also excepting therefrom an easement for public street purposes to a depth of not over 1.5 feet below the existing sidewalk grade, recorded January 21, 1955 document No. 9203, Book 5504, Page 41 Official Records, County of San Diego, described as follows: From the true point of beginning of said land, thence S. 27°41'20" E. 10.36 feet, thence N. 75°14'10" E. 175.81 feet to a beginning point, Thence N. 14° 45'50" W. 1.75 feet, thence N. 75°14'10" E. 9.54 feet, thence S. 14°45'50" E. 1.75 feet, thence S. 75°14'10" W. 9.54 feet to the beginning point.

The hereinabove described property is located at 2825 Garnet Avenue, Pacific Beach, California.

Dated at San Diego, California MAR 14 1972.

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY

By

R. W. Grigg
Chief Engineer

STATE OF CALIFORNIA)
)SS
COUNTY OF SAN DIEGO)

R. W. GRIGG, being first duly sworn, deposes and says:

That he is the Chief Engineer of THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation, and is authorized to execute this NOTICE and to make this verification for and on behalf of said corporation; that THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY is the OWNER of the property described in the foregoing NOTICE: that he has read the foregoing NOTICE and knows the contents thereof and that the facts stated therein are true.

R. W. Grigg

Subscribed and sworn to before me
this 14th day of March, 1972

Barbara L. Accardo
Notary Public in and of the County
of San Diego, State of California
BARBARA L. ACCARDO



P. O. Box 124, Rm. 1401, San Diego, Calif. 92112

Approved as to Form
3/15/72
L. RAY, CLAY, AND ASSOCIATES
By R. W. Grigg
Attorney

No 64677

2191

DOC # 1991-0515677
04-OCT-1991 12:38 PMOFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
ANNETTE EVANS, COUNTY RECORDER
FF: 5.00 FEES: 11.00
AF: 5.00
AC: 1.00

RECORDING REQUESTED BY

AFTER RECORDED MAIL TO:

PACIFIC BELL
525 "B" STREET, ROOM 1660
SAN DIEGO, CALIFORNIA 92101
ATTN: SUPERVISOR

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT PACIFIC BELL, A CORPORATION WITH OFFICES AT 525 "B" STREET, SAN DIEGO, CALIFORNIA, AS HAVING A FEE HOLD INTEREST OF THE PROPERTY HEREINAFTER DESCRIBED, CAUSED THE WORK CONSISTING OF BUILDING ALTERATIONS UPON THE PROPERTY HEREINAFTER DESCRIBED, CONTRACT FOR DOING WHICH WAS HERETOFORE MADE BETWEEN PACIFIC BELL AND DEZ CONSTRUCTION, WHOSE ADDRESS IS 6940 TOWN VIEW LANE, SAN DIEGO, CALIFORNIA 92120, AS CONTRACTOR WHICH CONTRACT WAS DATED JUNE 10, 1991.

THE WORK ON SAID BUILDING ALTERATIONS WAS ACTUALLY COMPLETED ON SEPTEMBER 27, 1991.

THE NATURE OF THE TITLE OF SAID PROPERTY IS AS FOLLOWS: PACIFIC BELL HAS A FEE HOLD INTEREST IF ALL SAID REAL PROPERTY HEREINBEFORE REFERRED TO AND ON WHICH SAID ALTERATION WORK WAS DONE IS LOCATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

SEE ATTACHMENT "C"

THE HEREINABOVE DESCRIBED PROPERTY IS LOCATED AT 2825 CARNET AVENUE, PACIFIC BEACH, CALIFORNIA.

DATED AT SAN DIEGO 10/4/91.

PACIFIC BELL



L. R. MORAN, MANAGER

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

2192

ATTACHMENT "C"

LEGAL DESCRIPTION

Address: 2825 Garnet Avenue
Pacific Beach, CA

That portion of Lots 6 and 28 of Eureka Lemon Tract, in the City of San Diego, according to the Map thereof No. 752, filed in the office of the County Recorder of San Diego County on May 9, 1893, described as follows: Beginning at a point on the Southerly line of Garnet Avenue, 153.20 feet East of the Easterly line of Pacific Highway; thence 305.07 feet Easterly along the Southerly line of Garnet Avenue; thence South 22°21'50" East, 178.86 feet; thence South 64°38'10" West, 282 feet; thence North 27°48'20" West, 230.01 feet to the Point of Beginning.

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDS/COUNTY CLERK

2

STATE OF CALIFORNIA)
) ss.
 COUNTY OF SAN DIEGO)

L. R. MORAN, BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT HE IS THE MANAGER OF PACIFIC BELL, A CORPORATION, AND IS AUTHORIZED TO EXECUTE THIS NOTICE AND TO MAKE THIS VERIFICATION FOR AND ON BEHALF OF SIAD CORPORATION; THAT PACIFIC BELL HAS A FEE HOLD INTEREST OF THE PROPERTIES DESCRIBED IN THE FOLLOWING NOTICE: THAT HE HAS READ THE FOREGOING NOTICE AND KNOWS THE CONTENTS THEREOF AND THAT THE FACTS STATED THEREIN ARE TRUE.

L. R. Moran

L. R. MORAN, MANAGER

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS 21st
 DAY OF October 1991

Phyllis Hemmingson
 NOTARY PUBLIC IN AND OF THE
 COUNTY OF SAN DIEGO, STATE
 OF CALIFORNIA.

PHYLLIS HEMMINGSON
 COMMISSION EXPIRES 1-8-94



OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

2

DOC # 1996-0217749
30-APR-1996 03:22 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER

RECORDING REQUESTED BY:

1791

PACIFIC BELL

RF: 7.00 FEES: 13.00
AF: 5.00
MF: 1.00

WHEN RECORDED MAIL TO:

PACIFIC BELL
3848 7TH AVENUE, ROOM 120
SAN DIEGO, CALIFORNIA
92103
ATTN.: SUPERVISOR

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT PACIFIC BELL, A CORPORATION WITH OFFICES AT 3848 7TH AVE, SAN DIEGO, CALIFORNIA, AS HAVING A FEE HOLD INTEREST OF THE PROPERTY HEREINAFTER DESCRIBED, CAUSED THE WORK CONSISTING OF THE INSTALLATION OF NEW CHILLERS, COILS, HYDRONICS AND CONTROLS UPON THE PROPERTY, HEREINAFTER DESCRIBED, CONTRACT FOR DOING WHICH WAS HERETOFORE MADE BETWEEN PACIFIC BELL AND SHELBURNE REFRIGERATION INC., WHOSE ADDRESS IS 960 S. SECOND STREET, EL CENTRO, CALIFORNIA 92243, AS CONTRACTOR WHICH CONTRACT WAS DATED SEPTEMBER 29, 1995.

THE WORK ON SAID INSTALLATION WAS ACTUALLY COMPLETED ON APRIL 10, 1996

THE NATURE OF TITLE OF SAID PROPERTY IS AS FOLLOWS: PACIFIC BELL HAS A FEE HOLD INTEREST OF ALL SAID REAL PROPERTY HEREINBEFORE REFERRED TO AND ON WHICH SAID INSTALLATION WORK WAS DONE IS LOCATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

SEE ATTACHMENT "A"

THE HEREIN ABOVE DESCRIBED PROPERTY IS LOCATED AT 2825 GARNET AVENUE, SAN DIEGO, CALIFORNIA.

DATED AT SAN DIEGO 4/11/96

PACIFIC BELL


TIM NG, PROJECT MANAGER

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO } SS.

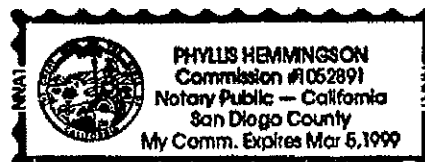
TIM NG, BEING FIRST DULY SWORN, DEPOSES AND SAYS THAT HE IS THE MANAGER OF PACIFIC BELL, A CORPORATION, AND IS AUTHORIZED TO EXECUTE THIS NOTICE AND TO MAKE THIS VERIFICATION FOR AND ON BEHALF OF SAID CORPORATION: THAT PACIFIC BELL HAS A FEE HOLD INTEREST OF THE FOREGOING NOTICE AND KNOWS THE CONTENTS THEREOF AND THAT THE FACTS STATED THEREIN ARE TRUE.

T. Ng
TIM NG, PROJECT MANAGER

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 11th
DAY OF April 1996

Phyllis Hemmingson
NOTARY PUBLIC IN AND OF THE
COUNTY OF SAN DIEGO, STATE
OF CALIFORNIA.

PHYLLIS HEMMINGSON
COMMISSION EXPIRES 3-5-1999



1793

LEGAL DISCRIPTION

That portion of Lots 6 and 28 of Eureka Lemon Tract, in the City of San Diego, according to the Map thereof No. 752, filed in the office of the County Recorder of San Diego County on May 9, 1893, described as follows: Beginning at a point on the Southerly line of Garnet Avenue, 153.20 feet East of the Easterly line of Pacific Highway; thence 305.07 feet Easterly along the Southerly line of Garnet Avenue; thence South 22°21'50" East, 178.86 feet; thence South 64°38'10" West, 282 feet; thence North 27°48'20" West, 230.01 feet to the Point of Beginning.

4780 Mission Bay Drive – Chain of Title October 27, 1932-March 13, 2016			
Document	Recorded	First Party	Second Party
Grant Deed	October 27, 1932 #51306, Book 172, Page 209	Grantor: I. Most and Sophia Most	Grantee: W.E. Jewell and M.E. Jewell
Grant Deed	March 16, 1946 Recorders File No. 29509	Grantor: W.E. Jewell and M.E. Jewell	Grantee: R.W. Kerns
Notice of Completion	February 26, 1947 Recorders File No.21372		
Grant Deed	February 25, 1948 #19121, Book 2685, Page 79	Grantor: R.W. Kerns and Alberta Kerns	Grantee: Everett E. Burdge and Amy C. Burdge
Grant Deed	May 3, 1951 #56394, Book 4083, Page 475	Grantor: Everett E. Burdge and Amy C. Burdge	Grantee: R.W. Kerns and Alberta Kerns
Grant Deed	September 5, 1951 #108509, Book 4224, Page 493	Grantor: R.W. Kerns and Alberta Kerns	Grantee: Aldea M. Burnet
Grant Deed	September 12, 1951 #110859, Book 4231, Page 114	Grantor: Aldea M. Burnet and Henry L. Burnet	Grantee: Henry L. Burnet and Aldea M. Burnet
Grant Deed	October 18, 1954 #139175, Book 5400, Page 434	Grantor: Aldea M. Burnet and Henry L. Burnet	Grantee: Selma Hildebrand
Order Authorizing Conveyance of Real Property in Lieu of Foreclosure	September 15, 1955 #121366, Book 5794, Page 106	Estate of: Selma Hildebrand Cannon, aka Selma Hildebrand, aka Zelma E. Jameson	Executor: Paul E. Grace

4780 Mission Bay Drive – Chain of Title October 27, 1932-March 13, 2016			
Document	Recorded	First Party	Second Party
Executor's Deed	September 15, 1955, #121367, Book 5794, Page 109	Grantor: Paul E. Grace	Grantee: Robert W. Kerns and Alberta Kerns
Grant Deed	August 30, 1965 Recorders File No. 157760	Grantor: Alberta G. Kerns	Grantee: Robert W. Kerns, aka R.W. Kerns
Grant Deed	June 12, 1978 Recorders File No. 78- 240437	Grantor: R.W. Kerns	Grantee: John I. Nobel and Mahin Nobel, ½ interest and Monsour Faramazipour and Mahin Yashar Faramazipour
Grant Deed Transfer to Revocable Trust	April 4, 1994 Recorders File No. 1994-0221058	Grantor: Monsour Faramazipour and Mahin Yashar Faramazipour	Grantee: Monsour Faramazipour and Mahin Yashar Faramazipour, Trustees of the Singer Family Trust created on November 10, 1993
Quitclaim Deed	March 19, 1998 Recorders File No. 1998-0148421	Grantor: John I. Nobel and Mahin Nobel	Grantee: John I. Nobel and Mahin Nobel, Trustees of the Nobel Family Trust initially created February 18, 1998
Grant Deed	February 1, 2005 Recorders File No. 2005-0082708	Grantor: Monsour Faramazipour and Mahin Yashar Faramazipour, Trustees of the Singer Family Trust created on November 10, 1993	Grantee: John I. Nobel and Mahin Nobel, Trustees of the Nobel Family Trust initially created February 18, 1998, ½ interest



4780 Mission Bay Drive – Chain of Title
October 27, 1932-March 13, 2016
Associated Documentation

Recorded at Request of Grantee Oct. 26, 1932, 55 Min. past 11 A.M.

Fee \$1.00

CHIMPAVED

O. M. Swope, County Recorder

By Deputy J. L. Squire

61278

4

E. Humm

10/27/1932 # 51306

Official Records Book 172, Page 209

GRANT DEED

J. Most and Sophie Most, his wife, in consideration of Ten (\$10.00) Dollars, to them in hand paid, receipt of which is hereby acknowledged, do hereby

Grant to W. E. Jewell and M. E. Jewell, husband and wife as joint tenants, the real property in the City of San Diego, County of San Diego, State of California, described as;

PARCEL ONE: That portion of Pueblo Lot Seventeen hundred eighty-eight (1788) of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, according to the Pascoe map thereof described as follows;

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by dividing line between Pueblo Lots 1797 and 1208 of said Pueblo lands of San Diego; thence North 75° 30' East along the Southerly line of said Pueblo lot 1788, 24.38 feet to a point in the Westerly line of the forty foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office; thence North 17° 39' West along said Westerly line of said road 270 feet to the true point of beginning; thence continuing along said Westerly line North 17° 39' West 291.56 feet to an angle therein; thence North 3° 36' West 28.78 feet to a point in the Southerly line of the land conveyed to Thomas Philbrook by deed recorded in Book 229, page 102 of Deeds, records of said San Diego County; thence South 74° 48' West along the Southerly line of the lands so conveyed, 176.78 feet; thence South 17° 39' East 319.73 feet; thence North 73° 01' East 170 feet to the true point of beginning.

PARCEL TWO: That portion of Pueblo Lot Seventeen hundred eighty-eight (1788) of the Pueblo Lands of San Diego, according to the Pascoe Map thereof described as follows;

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego; thence North 75° 30' East along the Southerly line of said Pueblo Lot 1788 24.38 feet to a point in the Westerly line of the forty foot road known as Rose Canyon Road as the same is shown on Map filed in the City Engineer's Office; thence North 17° 39' West along said Westerly line of said Road, 270 feet; thence South 75° 01' West 470 feet to the true point of beginning; thence continuing South 75° 01' West 100 feet; thence South 17° 39' East 100 feet; thence South 17° 35' East 120.43 feet; thence North 73° 19' East, 100 feet; thence North 17° 38' West 117.44 feet; thence North 17° 39' West 100 feet to the true point of beginning.

PARCEL THREE: That portion of Pueblo Lot Seventeen hundred eighty-eight (1788) of the Pueblo Lands of San Diego, in the City of San Diego, according to the Pascoe Map thereof described as follows;

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego; thence North 75° 30' East along the Southerly line of said Pueblo Lot 1788 24.38 feet to a point in the Westerly line of the forty foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office; thence North 17° 39' West along said Westerly line of said road, 300 feet; thence leaving said road South 75° 01' West 470 feet to the true point of beginning; thence continuing South 75° 01' West 200 feet; thence North 17° 39' West 5 feet; thence South 75° 01' West 98.51 feet to

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

the Easterly line of Homeland Villas, No. 2, according to Map thereof No. 1359 filed in the office of the County Recorder of San Diego County November 13, 1911; thence along the Easterly line of said Homeland Villas No. 2, North 28° 48' West 288.99 feet to the South line of land conveyed by A. G. Gassen and Alice Gassen, to Thomas Philbrook April 14, 1884, by deed recorded in Book 228 page 102 of Deeds; thence along the Southerly line of land so conveyed to Philbrook North 74° 48' East 364.97 feet; thence leaving said Southerly line South 17° 39' East 288.47 feet to the true point of beginning.

Subject to all encumbrances of record.

U. T. I. CO. OCT. 27, 1932. \$1. San Diego, Calif. U. T. I. CO. OCT. 27, 1932. \$0. San Diego, Calif.

TO HAVE AND TO HOLD to said grantees as joint tenants.

Witness our hands this 30th day of September, 1932.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

I, MOST
SOPHIE MOST

On this 25th day of October, 1932, before me, G. F. Bietsch, a Notary Public in and for said County, personally appeared I. Most and Sophie Most, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

Witness my hand and official seal.



G. F. BIETSCH

Notary Public in and for the County of Los Angeles, State of California. My commission expires March 10, 1935

Recorded at Request of Union Title Insurance Co. Oct. 27, 1932, at 9 A.M.

Fee \$1.70

11

51308

RECORDED
G. F. Bietsch
NOTARY PUBLIC

O. M. Swops, County Recorder

By Deputy J. L. Squire

Original

No. 70611

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

Dept. No.---

UNION TITLE INSURANCE COMPANY a Corporation,
Plaintiff

vs

LIS PREEDENS

BAY TRUST COMPANY, a corporation, THE MAYTAG COMPANY, a corporation, CARL H. HEILBRON and KATHERINE MATILDA HEILBRON, husband and wife, JOHN DOE, JANE DOE, RICHARD ROE, SARAH GREEN, JOHN DOE COMPANY, a co-partnership, JANE DOE COMPANY, a corporation, and RICHARD ROE, as Administrator of the Estate of William Black, Deceased, Defendants

THE MAYTAG COMPANY, a corporation,
Cross-Complainant

vs

BAY TRUST COMPANY, a corporation, CARL H. HEILBRON KATHERINE MATILDA HEILBRON, JOHN DOE, JANE DOE, RICHARD ROE, SARAH GREEN, JOHN DOE COMPANY, a co-partnership, JANE DOE COMPANY, a corporation, and RICHARD ROE, as Administrator of the Estate of William Black, Deceased. Cross-Defendants

NOTICE IS HEREBY GIVEN that a Cross-complaint has been filed in the above entitled cause in the Superior Court of the State of California, in and for the County of San Diego, by the cross-complainant THE MAYTAG COMPANY, a corporation, against the cross-defendants BAY TRUST COMPANY, a corporation, CARL H. HEILBRON, KATHERINE MATILDA HEILBRON, JOHN DOE, JANE DOE, RICHARD ROE, SARAH GREEN, JOHN DOE COMPANY, a co-partnership, JANE DOE COMPANY, a corporation, and RICHARD ROE, as Administrator of the Estate of William Black, Deceased;

That the object of said cross-complaint is to foreclose that certain Mortgage, made, executed and delivered by the cross-defendants CARL H. HEILBRON, and KATHERINE MATILDA HEILBRON, on the 1st day of September, 1925, and recorded on the 25th day of November, 1925, in Book No. 459 of Mortgages, at page 160, records of San Diego County;

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Witness my hand and official seal.

Alena G. Graf
Notary Public in and for said County and State
My commission expires Dec. 13, 1949

Recorded at request of UNCLE TITLE INS. & TR. CO.
Mar 16 1946 - 9 AM

ROGER N. HOWE, COUNTY RECORDER
By Deputy D. Gola.

\$1.10

29506 /6

-X-X-X-X-X-X-

Rev. 3.30

3/16/1946 # 29509

GRANT DEED

We, W.E. JEWELL and M.E. JEWELL, husband and wife, for and in consideration of the sum of Ten and no/100 Dollars do hereby grant to R. W. ZERNES all that real property situated in the City of San Diego, State of California, bounded and described as follows:

PARCEL 1:

That portion of Pueblo Lot Seventeen hundred eighty-eight of the Pueblo Lands of San Diego, according to the Pascoe Map thereof, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego;

thence North 75°30' East along the Southerly line of said Pueblo Lot 1788, 24.38 feet to a point in the Westerly line of the forty foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office;

thence North 17°39' West along said Westerly line of said road 270 feet to the true point of beginning;

thence continuing along said Westerly line North 17°39' West 291.66 feet to an angle therein;

thence North 3°36' West 28.79 feet to a point in the Southerly line of the land conveyed to Thomas Philbrook by Deed recorded in Book 229, page 102 of Deeds, Records of San Diego County;

thence South 74°48' West along the Southerly line of the land so conveyed, 176.78 feet;

thence South 17°39' East 319.73 feet;

thence North 75°01' East 170 feet to the true point of beginning.

PARCEL 2:

That portion of Pueblo Lot Seventeen Hundred Eighty-eight of the Pueblo Lands of San Diego, according to Pascoe Map thereof described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego,

thence North 75°30' East along the Southerly line of said Pueblo Lot 1788, 24.38 feet to a point in the Westerly line of the forty foot road known as Rose Canyon Road as the same is shown on Map filed in the City Engineer's Office;

thence North 17°39' West along said Westerly line of said road, 270 feet;

thence South 75°01' West 470 feet to the true point of beginning;

thence continuing South 75°01' West 100 feet;

thence South 17°39' East 100 feet;

thence South 17°35' East 120.43 feet;

thence North 73°19' East 100 feet;

thence North 17°38' West 117.44 feet;
thence North 17°39' West 100 feet to the true point of beginning.

PARCEL 3:

That portion of Pueblo Lot Seventeen Hundred Eighty-eight of the Pueblo Lands of San Diego, according to the Pascoe Map thereof, described as follows:

Beginning at a point on the southerly line of said Pueblo Lot 1788, where the same is intersected by the dividing line between Pueblo Lots 1797 and 1808 of said Pueblo Lands of San Diego;

thence North 75°30' East along the southerly line of said Pueblo Lot 1788, 24.38 feet to a point in the westerly line of the forty foot road known as Rous Canyon Road, as the same is shown on Map filed in the City Engineer's Office;

thence North 17°39' West along said westerly line of said road, 300 feet;
thence leaving said road South 75°01' West 470 feet to the true point of beginning;

thence continuing South 75°01' West 200 feet;

thence North 17°39' West 5.0 feet;

thence South 75°01' West 98.51 feet to the easterly line of Homestead Villas No. 2,

according to Map thereof No. 1359 filed in the office of the County Recorder of San Diego County November 13, 1911;

thence along the easterly line of said Homestead Villas No. 2, North 28°46' West 288.99 feet to the south line of land conveyed by A. G. Gassen and Alice Gassen to Thomas Philbrook April 14, 1894 by Deed recorded in Book 229, page 102 of Deeds;

thence along the southerly line of land so conveyed to Philbrook, North 74°48' East 354.97 feet;

thence leaving said southerly line South 17°39' East 289.47 feet to the true point of beginning.

Witness our hands this 25th day of February, 1946.

W. E. Jewell
W. E. JEWELL

M. E. Jewell
M. E. JEWELL

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On this 25 day of February, 1946, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. E. JEWELL and M. E. JEWELL known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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

F. A. Miller
Notary Public in and for said County and State
My commission expires Nov. 30, 1946

RECORDED
19 cents 20 cents 3 Dollars
U. I. & T. CO. San Diego, Calif. Mar. 16 1946

Recorded at request of UNION TITLE INS. & TR. CO.
Mar 16 1946 - 9 AM

ROGER H. HOWE, COUNTY RECORDER
By Deputy D. Cole.

\$1.40

29509 /9

-X-X-X-X-X-

rev. 11.55

JACK BELLIN and YVONNE BELLIN, husband and wife, do hereby grant to MICHAEL J. KLEMAN and RAZEL D. KLEMAN, 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 One hundred forty-four (144) of Falsedge Park according to map thereof number 1869 filed in the Office of the County Recorder December 3, 1925.

U. I. & T. CO. San Diego, Calif. Mar. 16 1946
5 cents 50 cents 1 Dollar 10 Dollars

NOTICE OF COMPLETION

Notice is hereby given that R. W. Kerns
whose address is 6780 Pacific Highway San Diego, California,
(Street No.) (City) (State)
is the owner in fee of that certain real property situated in the City of San Diego,
County of San Diego, California, described as follows, to-wit:

R. W. Kerns and Alberta G. Kerns

6780 Pacific Highway

San Diego, California

San Diego

That portion of P.L. 1788 of the P.L. of SD in City of San Diego, County of San Diego, State of California, according to the Pascoe Map thereof described as follows: Beginning at a Pt. on the So. line of said P.L. 1788 where the same is intersected by dividing line between P.L. 1797 & 1208 of said P.L. of San Diego, thence North 75 degrees 30 min. E. along So. line of said P.L. 1788, 24.38 ft to a Pt. in West line of the 40 ft road known as Hess Canyon Road as the same is shown on map filed in City Engineer's office, thence No. 17 degrees 39 min. West along said West line of said road 270 ft to the true point of beginning, thence continuing along said West line North 17 degrees 39 min. West 291.66 ft to an angle therein, thence North 3 degrees & 36 min. West 28.79 ft to a point in the So. line of the land conveyed to Thomas B. Philbrook by Deed recorded in Book 220 page 102 of Deeds records of said San Diego County, thence So. 74 degrees 48 min. west along the So. line of the land so conveyed 176.78 ft, thence So. 17 degrees 39 min. East 319.73 ft., thence No. 75.0--0 1 minute E. 170 ft to the true Point of Beginning.

State of California }
County of San Diego } ss.

R. W. KERNs, being first duly sworn,
deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same,
and knows the contents thereof, and that the facts therein stated are true.

Subscribed and sworn to before me this 26th

day of FEBRUARY, 19 47

E. B. Bishop
Notary Public in and for the County of San Diego, State of California

San Antonio Springs May 8, 1920

That as such owner the undersigned, about the 11th day of March, 1946,
entered into a contract with Scott King,

as contractor, for the erection and construction on said land of a certain building, to-wit:

24 Unit Motel, and Owner's Apartment project,

That said building has been duly constructed, and the same was actually completed on the 17th day
of February, 1947

This notice is given pursuant to the provisions of Section 1187 of the Code of Civil Procedure of the State of California.

Dated this 17th day of February, 1947.

R. W. Renna

State of California }
County of San Diego } ss.

R. W. Renna

deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same,
and knows the contents thereof, and that the facts therein stated are true.

Subscribed and sworn to before me this 26th day of February, 1947.

R. W. Renna

E. Bishop

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

Notary Public Expires May 15, 1950

21572
R.W. Kerns
6780 Pacific Highway
San Diego 9, Calif.
Mail to: ~~2045 Moore Street~~
~~San Diego 2, Calif.~~

NOTICE OF COMPLETION

RECORDED

FEB 26 1947

29 MIN. 10 A.M.
PAST

IN BOOK

AT PAGE

OF OFFICIAL RECORDS,
SAN DIEGO CO., CAL.

Grantor _____
Owner ✓ _____
Mortgagee _____
Mortgage _____
Applicant _____
Lessor _____
Attorney _____
Shrift _____
Claimant _____
Vendor _____

ROGER N. HOWE, County Recorder

By Deputy Alley

I certify that I have correctly transcribed
this document in above mentioned Book.

County Recorder's Office, S. E. Corner, Cal.

Union Title Insurance and Trust Company

SECOND AVENUE
AT BROADWAY

SAN DIEGO

TELEPHONE MAIN 8121



JAMES D. FORWARD
PRESIDENT

CALIFORNIA

ED

D-1644 SD 59082 r

By this instrument dated January 31, 1948, for a valuable consideration

R. W. KERNS and ALBERTA G. KERNS, husband and wife **Book 2685**
Page 79

hereby GRANTS to

EVERETT E. BURDGE and AMY C. BURDGE, husband and wife, as joint tenants

whose address (to which the Recorder is requested to mail this document after recording) is:

The following described Real Property in the State of California, County of San Diego and City of San Diego

Parcel 1 That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, State of California, according to Map by James Pascoe

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by dividing line between Pueblo Lot 1797 and 1208 of said Pueblo Lands of San Diego; thence North 75° 30' East along the South line of said Pueblo Lot 1788, 24.38 feet to a point in the West line of the 40 foot road known as Rose Canyon Road, as the same is shown on Map filed in the office of the City Engineer of said County; thence North 17° 39' West along said West line of said road, 270 feet to the true point of beginning; thence continuing along said West line North 17° 39' West, 291.66 feet; to an angle therein; thence North 3° 36' West, 28.79 feet to a point on the South line of the land conveyed to Thomas S. Philbrook by deed recorded in Book 229, page 102 of Deeds, records of San Diego County; thence South 74° 48' West along the South line of the land so conveyed, 176.78 feet; thence South 17° 39' East, 319.73 feet; thence North 75° 01' East, 170 feet to the true point of beginning.

Parcel 2: The Easterly 100 feet of the following described property:

All that portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, County of San Diego, State of California, according to the Pascoe Map thereof described as follows:

Commencing at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lot 1797 and 1208 of said Pueblo Lands; thence South 75° 01' West, 145.62 feet; thence North 17° 39' West, 270 feet to the true point of beginning; thence South 75° 01' West, 400 feet; thence North 17° 39' West, 30 feet; thence North 75° 01' East, 400 feet; thence South 17° 39' East, 30 feet to the true point of beginning.

R. W. Kerns
R. W. Kerns
Alberta G. Kerns
Alberta G. Kerns

STATE OF CALIFORNIA
COUNTY OF
San Diego

On Jan. 31, 1948 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

R. W. Kerns and
Alberta G. Kerns

known to me to be the person, whose name is given in the foregoing instrument, and acknowledged to be the same.

B. Bergh
Notary Public for said County and State.

SPACE BELOW FOR RECORDERS USE ONLY

RECORDED AT REQUEST OF
LAND TITLE INSURANCE CO.

FEB 25 1948 9 A.M.

IN BOOK 2685

AT PAGE 79

of Official Records

San Diego County, California

ROGER N. HOWE, County Recorder

By Deputy *[Signature]*

I certify that I have correctly transcribed this document in above mentioned book.

260

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

Affix I. R. S. STAMP

Form 333 3-30

EVERETT E. BURDGE AND AMY C. BURDGE, HUSBAND AND WIFE

FOR A VALUABLE CONSIDERATION, do hereby

GRANT to

R. W. KERNS AND ALBERTA G. KERNS, HUSBAND AND WIFE AS JOINT TENANTS
 the real property in the City of San Diego, County of San Diego,
 State of California, described as:

Parcel 1: That portion of P.L. 1788 of the P.L. of SD in City of San Diego, County of San Diego, State of California, according to the Pascoe Map thereof described as follows: Beginning at a point on the So. Line of said P.L. 1788 where the same is intersected by dividing line between P.L. 1797 & 1208 of said P.L. of San Diego, thence North 75 degrees 30 min. E. along So. line of said P.L. 1788, 24.38 ft to a point in West Line of the 40 ft road known as Rose Canyon Road as the same is shown on map filed in City Engineer's office, thence No. 17 degrees 39 min. West along said West line of said road 270 ft to the true point of beginning, thence continuing along said West line North 17 degrees 39 min. West 291.66 ft to an angle therein, thence North 3 degrees & 36 min. West 28.79 ft to a point in the So. Line of the land conveyed to Thoma S. Philbrook by Deed recorded in Book 124 Page 102 of Deeds records of said San Diego County, thence So. 74 degrees 48 min. west along the So. line of the land so conveyed 176.78 ft. thence So. 17 degrees 39 min. East 319.73 ft., thence No. 75.0--0 1 minute E. 170 ft. to the true point of Beginning.

Parcel 2: The East 100 feet of that portion of Pueblo Lot 1788 of Pueblo Lands of San Diego, City of San Diego, described as follows: Commencing on Southerly line of said Pueblo Lot, where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands; thence South 75° 01' West, 145.62 feet; thence North 17° 39' West, 270 feet to the true point on beginning; thence South 75° 01' West, 400 feet; thence North 17° 39' West 30 feet, thence North 75° 01' East 400 feet; thence South 17° 39' East 30 feet to the true point of beginning.

Dated: April 27, 1951

Everett E. Burdge
 Everett E. Burdge
Amy C. Burdge
 Amy C. Burdge

State of California
 County of San Diego

ss.

On April 28, 1951
 before me, the undersigned, a Notary Public in
 and for said County and State, personally appeared
 Everett E. Burdge and
 Amy C. Burdge

known to me to be the person, whose names
 subscribed to the within instrument and acknowledged that
 they executed the same.
 WITNESS my hand and official seal.

(Seal) *Notary Public in and for said County and State.*

My Commission Expires Aug. 16, 1954

SPACE BELOW FOR RECORDER'S USE ONLY

56394
 DOCUMENT NO.
 RECORDED AT REQUEST OF
 UNION TITLE INSURANCE AND TRUST COMPANY

MAY 3 1951
 PHOENIX POST 12

BOOK 4083 PAGE 475
 OFFICIAL RECORDS

San Diego County, California
 EVERETT E. BURDGE, County Recorder

180
1-4

ORDER NO.

When recorded, please return
this instrument to:

GRANTEE
4944 FOOTHILL
SAN DIEGO 9, CALIF.

NOTICE

Place Recorder's Stamp on
other side of this instrument

GRANT DEED
INDIVIDUAL

BURDGE
TO
KERNS

**Union Title Insurance
and
Trust Company**

SECOND AVENUE at BROADWAY
San Diego 12, California • Telephone Main 8121

50 S.D.

50-4209 mtw

Grant Deed

75748-L

By this instrument dated August 6, 1951, for a valuable consideration,I. W. KERNS and ALBERTA G. KERNS
Husband and wife

hereby GRANTS to

ALDEA M. BURNET, A Married woman

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

City of San Diego

Parcel 1.

That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870, and filed in the office of the County Recorder as Miscellaneous Map No. 36, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1806 of said Pueblo Lands of San Diego; thence North $75^{\circ}30'$ East along the South line of said Pueblo Lot 1788, 24.28 feet to a point in the West line of the 40 foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office; thence North $17^{\circ}39'$ East along said West line of said road, 270 feet to the True Point of Beginning; thence continuing along said West line North $17^{\circ}39'$ East, 291.66 feet to an angle therein; thence North $3^{\circ}36'$ West, 26.79 feet to a point on the South line of the land conveyed to Thomas S. Philbrook by deed recorded in Book 229, page 102 of Deeds, records of San Diego County; thence South $74^{\circ}46'$ West along the South line of the land so conveyed, 176.78 feet; thence South $17^{\circ}29'$ East, 319.73 feet; thence North $75^{\circ}01'$ East, 170 feet to the True Point of Beginning.

STATE OF CALIFORNIA
COUNTY OF
San Diego

35.

R. W. Kerns
I, Alberta G. Kerns
Alberta G. Kerns

On August 6, 1951 before me, the undersigned, a Notary Public in and for said County and State, personally appearedI. W. Kerns and
Alberta G. Kernsknown to me to be the person S whose name S are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal,

Stevenson B. Beehl
Notary Public in and for said County and State.

AFTER RECORDING MAIL TO

Aldea M. Burnet
6780 Pacific Highway
Motel San Diego
San Diego, California



SPACE BELOW FOR RECORDERS USE ONLY

DOCUMENT No. 408509
RECORDED AT REQUEST OF
Land Title Insurance Company

SEP 5 1951

at 9:00 A.M.

BOOK 4224 PAGE 493

OFFICIAL RECORDS

County of San Diego, California

Fee \$ 2.10 Folios 8
ROGER N. HOWE, County Recorder

H. J. ...
Depos

Parcel 2.

The Easterly 100 feet of that portion of Pueblo Lot 1748 of the Pueblo Lands of the City of San Diego, according to Map thereof by James P. Mason made in 1870, and filed in the office of the County Recorder as Miscellaneous Map No. 36, described as follows:

Commencing at a point on the Southerly line of said Pueblo Lot 1748 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1206 of said Pueblo Lands; thence South 75° 01' West, 145.62 feet; thence North 17° 39' West, 270 feet to the true point of beginning; thence South 75° 01' West, 400 feet; thence North 17° 39' West 30 feet; thence North 75° 01' West, 400 feet; thence South 17° 39' West, 30 feet to the true point of beginning.

Subject to: 1. 1951-52 taxes.

2. Covenants, conditions, restrictions, reservations, easements, rights and rights of way of record.
3. Trust Deed of Record.

AFTER RECORDING MAIL TO

Aldea M. Burnet
6780 Pacific Highway
Motel San Diego
San Diego, California



BOOK 4524 PAGE 493

OFFICIAL RECORDS

County of San Diego, California

Fee \$ 2.10 Folios 8

ROGER N. HOWE, County Recorder

By this instrument dated August 6th, 1951, for a valuable consideration,Affix
IRS\$ none**ALDEA M. BURNET and HENRY L. BURNET**
husband and wife

hereby GRANTS to

HENRY L. BURNET and ALDEA M. BURNET
husband and wife, as joint tenantsThe following described Real Property in the State of California, County of San Diego,
City of San DiegoPARCEL 1.

That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof By James Pascoe, made in 1870, and filed in the office of the County Recorder as Miscellaneous Map No. 36, described as follows:
Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego; thence North 75°30' East along the South line of said Pueblo Lot 1788, 24.38 feet to a point in the West line of the 40 foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office; thence North 17° 39' West along said West line of said Road, 270 feet to the true point of beginning; thence continuing along said West line North 17°39' West, 291.66 feet to an angle therein; thence North 3°36' West, 28.79 feet to a point on the south line of the land conveyed to Thomas S. Philbrook by deed recorded in Book 229, page 102 of Deeds, records of San Diego County; thence South 74°48' West along the South line of the land so conveyed, 176.78 feet; thence South 17° 39' East, 319.73 feet; thence North 75° 01' East, 170 feet to the true point of beginning.

PARCEL 2.

The Easterly 100 feet of that portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe made in 1870, and filed in the office of the County Recorder as Miscellaneous Map No. 36, described as follows:

Commencing at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands; thence South 75°01' West, 145.62 feet; thence North 17°39' West, 270 feet to the true point of beginning; thence South 75°01' West, 400 feet; thence North 17°39' West 30 feet; thence North 75°01' East, 400 feet; thence South 17°39' East, 30 feet to the true point of beginning.

Notary Public in and for said County and State.

AFTER RECORDING MAIL TO

Aldea M. Burnet4770 Pacific HighwaySan Diego, California40
BOOK 4231 PAGE 114
GIVEN TO
RECORDED
20
8

STATE OF CALIFORNIA
COUNTY OF
San Diego

ss.

August 6th, 1951

On August 6th, 1951 before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared

Aldea M. Burnet and Henry L. Burnet

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

WITNESS my hand and Official Seal,

Lorenzo B. Leger
Notary Public in and for Said County and State.

AFTER RECORDING MAIL TO

Aldea M. Burnet

6780 Pacific Highway

San Diego, California

Aldea M. Burnet.
Aldea M. Burnet

Henry L. Burnet

SPACE BELOW FOR RECORDERS USE ONLY

DOCUMENT NO. **L10859**
RECORDED AT REQUEST OF

David T. Leger

SEP 12 1951

of 40 PAGES Post 11
BOOK **4231** PAGE **114**

OFFICIAL RECORDS

San Diego County, California
RECORDS & COPIES DIVISION

9.20
X

H

Grant Deed

9887-1

By this instrument dated Sept. 24, 1954, for a valuable consideration,Affix
IRS

\$34.62

ALDEA M. BURNET and HENRY L. BURNET
Wife and husband

hereby GRANTS to

SELMA HILDEBRAND

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

City of San Diego

PARCEL 1.

That portion of Pueblo Lot 1788 of Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870 and filed in the office of County Recorder as Miscellaneous Map No. 36, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego; thence North 75° 30' East along the South line of said Pueblo Lot 1788, 24.38 feet to a point in the West line of the 40 foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office; thence North 17° 39' West along said West line of said Road, 270 feet to the true point of beginning; thence continuing along said West line North 17° 39' West, 291.66 feet to an angle therein; thence North 5° 56' West, 28.79 feet to a point on the South line of the land conveyed to Thomas S. Philbrook by deed recorded in Book 229, page 102 of Deeds, records of San Diego County; thence South 74° 48' West along the South line of the land so conveyed, 176.78 feet; thence South 17° 39' East, 319.73 feet; thence North 75° 01' East, 170 feet to the true point of beginning.

PARCEL 2.

The Easterly 100 feet of that portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe made in 1870, and filed in the office of the County Recorder as Miscellaneous Map No. 36, described as follows:

Commencing at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands; thence South 75° 01' West, 145.62 feet; thence North 17° 39' West, 270 feet to the true point of beginning; thence South 75° 01' West, 400 feet; thence North 17° 39' West 30 feet; thence North 75° 01' East, 400 feet; thence South 17° 39' East, 30 feet to the true point of beginning.

STATE OF CALIFORNIA
COUNTY OF
San Diego

ss.

Aida M. Burnet
Aida M. Burnet

Henry L. Burnet
Henry L. Burnet

Henry L. Burnet

On September 24, 1954 before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared:

Aida M. Burnet and
Henry L. Burnet

known to me to be the person(s) whose name(s) are
subscribed to the within instrument, and acknowledged to the
same as being executed by the same.

Witness my hand and Official Seal,

Notary Public in and for said County and State.

AFTER RECORDING MAIL TO

Solma Hildebrand

4522 Whittier Boulevard

Los Angeles 22, California

SPACE BELOW FOR RECORDERS USE ONLY

139175

First Title Insurance Company

OCT 18 1954

1:500 A.M.

BOOK 5400 PAGE 434

OFFICIAL RECORDS

County of San Diego, California

File # 200-100-1
ROBERT N. HOWE, County Recorder

By [Signature]

GRAY, CARY, ANDERSON & FORD
1410 BANK OF AMERICA BLDG.
SAN DIEGO 1, CALIFORNIA
TELEPHONE: FRANKLIN 3-2222

Petitioner

ATTORNEYS FOR

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

No. 53589

IN THE MATTER OF THE ESTATE

OF

SELMA HILDEBRAND CANNON, also
known as SELMA HILDEBRAND, also
known as SELMA E. JAMESON,
Deceased.

ORDER AUTHORIZING CONVEYANCE
OF REAL PROPERTY IN LIEU OF
FORECLOSURE
PROBATE CODE SECTION 718.5

The petition of PAUL E. GRACE, as Executor of the Last Will and Testament of SELMA HILDEBRAND CANNON, also known as SELMA HILDEBRAND, deceased, for authority to convey real property in lieu of foreclosure under Probate Code Section 718.5, came on regularly to be heard on the 8th day of July, 1935; and said petition being presented to the Court, and no one appearing to contest or object thereto, the Court, after hearing evidence and examining the records on file herein, finds:

That notice of the hearing of said petition for authority to convey real property in lieu of foreclosure has been given in the manner and for the time required by law, and that special notice of the hearing of said petition has been given to all those entitled thereto; that all of the allegations contained in said petition are true and correct; that it is for the best interests of the estate and those interested therein that the real property hereinafter described, together with all furniture, furnishings and

1 equipment used in connection with the operation of said motel, be
2 transferred and conveyed unto R. W. KERNS and ALBERTA G. KERNS,
3 husband and wife, in lieu of foreclosure of the Second Deed of
4 Trust on said real property and the chattel mortgage on said per-
5 sonal property held by said parties, in order to avoid litigation
6 and additional expense in the estate of said decedent;

7 That BRAILLE INSTITUTE OF AMERICA, INC., a corporation,
8 devisee of said real property pursuant to the terms of the Last
9 Will and Testament of said decedent, has declined to accept the
10 devise thereof and has duly executed and filed herein a consent
11 to conveyance in lieu of foreclosure as aforesaid;

12 WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

13 That PAUL E. GRACE, as Executor of the Last Will and
14 Testament of SELMA HILDEBRAND CANNON, also known as SELMA
15 HILDEBRAND, deceased, be and he is hereby authorized to execute a
16 deed to R. W. KERNS and ALBERTA G. KERNS, husband and wife, in
17 lieu of foreclosure of the Second Deed of Trust held by said par-
18 ties, conveying all of the right, title and interest of the estate
19 of said decedent in and to the premises known as the SAN DIEGO
20 MOTEL at 6780 Pacific Highway, San Diego, California, more parti-
21 cularly described as follows, to wit:

22 PARCEL 1

23 That portion of Pueblo Lot 1788 of the Pueblo
24 Lands of the City of San Diego, according to
25 Map thereof by James Pascoe, made in 1870, and
26 filed in the office of the County Recorder as
27 Miscellaneous Map No. 36, described as follows:

28 Beginning at a point on the southerly line of
29 said Pueblo Lot 1788 where the same is inter-
30 sected by the dividing line between Pueblo Lots
31 1797 and 1208 of said Pueblo Lands of San Diego;
32 thence North 75° 30' East along the South line of
said Pueblo Lot 1788, 24.38 feet to a point in
the West line of the 40 foot road known as Rose
Canyon Road, as the same is shown on Map filed
in the City Engineer's office; thence North
17° 39' West along said West line of said road,
270 feet to the true point of beginning; thence
continuing along said West line North 17° 39'
West, 291.66 feet to an angle therein; thence
North 3° 56' West, 24.19 feet to a point on the

South line of the land conveyed to Thomas S. Philbrook by deed recorded in Book 100, page 102 of Deeds, records of San Diego County; thence South 75°01' East, 270 feet; thence the South line of the land so conveyed, 270 feet; thence North 17°39' East, 170 feet to the true point of beginning.

PARCEL 2

The Easterly 100 feet of that portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870, and filed in the office of the County Recorder, as Miscellaneous Map No. 36, described as follows:

Commencing at a point on the Southerly line of said Pueblo Lot 1788, where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands; thence South 75°01' West, 145.62 feet; thence North 17°39' West, 270 feet to the true point of beginning; thence South 75°01' West, 400 feet; thence North 17°39' West, 30 feet; thence North 75°01' East, 400 feet; thence South 17°39' East, 30 feet to the true point of beginning;

and to transfer to said parties the furniture, furnishings and equipment used in connection with the operation of said motel and subject to a chattel mortgage held by said parties.

IT IS FURTHER ORDERED that said Executor is hereby authorized to pay unto GRAY, CARY, AMES & FRYE the sum of \$350.00 to be paid by the said R. W. KERNS and ALBERTA G. KERNS in consideration of said conveyance and transfer for services said attorneys rendered the estate of said decedent in connection with the settlement of said controversy.

DONE IN OPEN COURT on the 14th day of July, 1955.

G. E. MONROE
JUDGE OF SAID SUPERIOR COURT

The foregoing is a true and correct copy of the original of the same.

Attest:
L. AMES, Clerk of the Court, County of San Diego, State of California, in and to which said Court is held.

121330

RECORDED

5704

OFFICE RECORDS

SAN DIEGO COUNTY, CALIF.

RECORDED

25/10

PAUL E. GRACE, as Executor of the Last Will and Testament of SELMA HILDEBRAND CANNON, also known as SELMA HILDEBRAND, deceased, for a valuable consideration, does hereby convey to R. W. KERNS and ALBERTA G. KERNS, husband and wife as tenants in common, all right, title and interest of decedent at the time of her death, and all right, title and interest that the estate may have subsequently acquired by operation of law, or otherwise, in and to the real property in the County of San Diego, State of California, described as follows:

PARCEL 1

That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870, and filed in the office of the County Recorder as Miscellaneous Map No. 36, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1787 and 1208 of said Pueblo Lands of San Diego; thence North $75^{\circ}01'$ West, 400 feet along the South line of said Pueblo Lot 1788, 24.38 feet to a point in the West line of the 40 foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's office; thence North $17^{\circ}39'$ West, 400 feet along said West line of said road, and then to the true point of beginning; thence following along said West line North $17^{\circ}39'$ West, 203.65 feet to an angle therein; thence North $75^{\circ}01'$ West, 28.75 feet to a point on the South line of the land conveyed to Thomas S. Philbrook by deed recorded in Book 229, page 102 of Deeds, Records of San Diego County; thence South $75^{\circ}01'$ West, 175.75 feet; thence South $17^{\circ}39'$ East, 315.73 feet; thence North $75^{\circ}01'$ East, 175 feet to the true point of beginning.

PARCEL 2

The Easternly 100 feet of that portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870, and filed in the office of the County Recorder, as Miscellaneous Map No. 36, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788, where the same is intersected by the dividing line between Pueblo Lots 1787 and 1208 of said Pueblo Lands; thence South $75^{\circ}01'$ West, 145.62 feet; thence North $17^{\circ}39'$ West, 270 feet to the true point of beginning; thence South $75^{\circ}01'$ West, 400 feet; thence North $17^{\circ}39'$ West, 30 feet; thence North $75^{\circ}01'$ East, 400 feet; thence South $17^{\circ}39'$ East, 30 feet to the true point of beginning.

This deed is made and executed in and to the same in the Matter of the Estate of Selma Hildebrand, also known as Selma Hildebrand, also known as Selma S. Cannon, deceased, Probate No. 53559, under date of July 6, 1955, in the Superior Court of the State of California, in and for the County of San Diego.

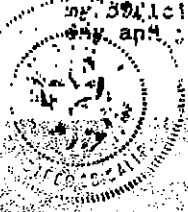
IN WITNESS WHEREOF, this deed has been duly executed this day of July, 1955.

Paul E. Grace
Executor of the Last Will and Testament of Selma Hildebrand Cannon, Deceased

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss

On this 7th day of July, 1955, before me, FRANK J. CHIE, JR., a Notary Public in and for the said County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared PAUL E. GRACE, known to me to be the person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County of San Diego, the day and year in this certificate first above written.



Frank J. Chie, Jr.
Notary Public in and for said County and State

DOCUMENT NO. 121337
RECORDED REQUEST OF
Mr. Kerns
SEP 15 12 07 PM '55
BOOK 5734 PAGE 109
OFFICIAL RECORDS &
SAN DIEGO COUNTY, CALIF.
ROGER H. HOWE, RECORDER

Mail R.W. Kerns
4944 Foothill Blvd San Diego 9

GRANT DEED

796

For a valuable Consideration, the receipt of which is hereby acknowledged
I, Alberta G. Keene,

DO HEREBY GRANT TO Robert W. Keene (AKA R.W. Keene), my husband, all of my
right, title, and interest in, and to, any and

ALL THAT REAL PROPERTY situated in the

County of San Diego, State of California, ~~bounded and described as follows:~~

standing of record in my name or in the names of either of us, whether held
by us or either of us as separate property, joint tenants, tenants in common,
community property, or in any other form of tenancy.

WITNESS my hand and seal this 26th day of July 1965

Alberta G. Keene (Print)
Alberta G. Keene (AKA A.G. Keene)
AKA Alberta Keene
Wife of the Grantor Keene (Print)

State of California
County of San Diego

S.S.

On 26 July 1965
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared

Alberta G. Keene

known to me to be the person, whose name is
subscribed to the within instrument and acknowledged that
she executed the same.
WITNESS my hand and official seal.

Charles Wesley Tischoff
CHARLES WESLEY TISCHOFF
My Commission Expires 12/31/1967
(Seal) Notary Public in and for said County and State.

After recording, mail to:

R. W. Keene
5900 Ledyard, Los Jolla, Calif.

SPACE HERE FOR RECORDING FEE ONLY

157760

FILED IN NO.
RECORDED AT NUMBER OF

R. W. Keene

8/25/65

AT 8:00 AM JULY 27 1965
SERIES 8 BOOK 1963
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIFORNIA
A. J. GRAY, COUNTY RECORDER

\$2.00

Order No. 771943-6
Escrow No. B-771943
Loan No.

WHEN RECORDED MAIL TO:

Mr. John I. Nobel
8008 Girard Avenue, Suite L
La Jolla, Ca. 92037

78-240437
FILE/PAGE NO.
BOOK 1978
RECORDED REQUEST OF
FIRST AMERICAN TITLE CO.
JUN 12 8:00 AM '78
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as shown above

DOCUMENTARY TRANSFER TAX \$407.00
XX.. Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

First American Title Ins. Company

PARCEL NO. 417-250-31

GRANT DEED

TRANSFER TAX PAID
HARLEY F. BLOOM, RECORDER

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

R. W. KERNS

hereby GRANT(S) to

JOHN I. NOBEL and MAHIN NOBEL, husband and wife as joint tenants as to an undivided one-half interest and MONSOUR FARAMARZIPOUR and MAHIN YASHAR FARAMARZIPOUR, husband and wife as joint tenants as to an undivided one-half interest
the real property in the City of San Diego, State of California, described as
County of San Diego

That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870 and filed in the Office of the County Recorder as Miscellaneous Map No. 36 and as more particularly described in the legal description attached hereto and made a part hereof marked Exhibit "A" comprising two pages.

Dated April 24, 1978

R. W. Kerns

STATE OF CALIFORNIA
COUNTY OF

San Diego

On June 8, 1978

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

R. W. Kerns

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.

Signature

Elizabeth L. Milsten



(This area for official notarial seal)

1002 (10/89)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LEGAL DESCRIPTION
ORDER NO. 771943-6
PAGE NO. 1

That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870 and filed in the Office of the County Recorder as Miscellaneous Map No. 36, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego; thence North 75°30' East along the South line of said Pueblo Lot 1788, 24.38 feet to a point in the West line of the 40 foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office; thence North 17°39' West along said West line of said road, 270 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line North 17°39' West 291.66 feet to an angle therein; thence North 3°36' West, 28.79 feet to a point on the South line of the land conveyed to Thomas S. Philbrook by deed recorded in Book 229, page 102 of Deeds, records of San Diego County, thence South 74°48' West along the South line of the land so conveyed, 176.78 feet; thence South 17°39' East 319.73 feet; thence North 75°01'00" East 170.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of Pueblo Lot 1788 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by James Pascoe in 1870, a copy of which said Map was filed in the Office of the San Diego County Recorder, November 14, 1921, and is known as Miscellaneous Map No. 36, described as follows:

COMMENCING at the Northeasterly corner of Lot 17 of Homeland Villas No. 2, according to Map thereof No. 1359, filed November 13, 1911, in the Office of the San Diego County Recorder; thence along the Northeasterly line of said Map No. 1359, South 27°28'40" East (Record: South 27°45'00" East), 41.14 feet to a point on the arc of a 652.99 foot radius curve, the center of which bears South 42°46'32" East from said point; thence Northeasterly along the arc of said curve through a central angle of 11°28'31", a distance of 130.78 feet; thence nontangent to said curve North 73°44'22" East, 70.29 feet; thence North 61°25'03" East, 118.79 feet; thence North 24°37'46" East, 30.90 feet; thence North 75°04'20" East, 299.94 feet to the Northwest corner of land described in Parcel 1 in Executor's Deed to R.W. Kerns, et ux, recorded September 15, 1955, in Book 5794, page 109 of Official Records and the TRUE POINT OF BEGINNING; thence along the Westerly line of said Kern's land South 17°22'40" East (Record: South 17°39'00" East), 109.61 feet; thence leaving said line, North 51°15'00" East, 190.04 feet to the Westerly line of Mission



STATE OF CALIFORNIA
COUNTY OF

San Diego

On June 8, 1978

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

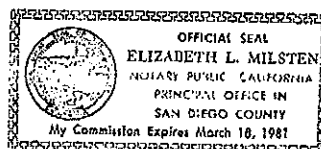
R. W. Kerns

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.

Signature

Elizabeth L. Milsten



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)

LEGAL DESCRIPTION
ORDER NO. 771943-6
PAGE NO. 2

Bay Drive (formerly Pacific Highway) as the same was located and established on March 4, 1968; thence along said Westerly line North 06°50'21" East, 33.08 feet to the Northeasterly corner of said Kern's land; thence along the Northerly line of said land South 75°04'20" West (Record: South 74°48'00" West), 183.19 feet to the TRUE POINT OF BEGINNING.

3/20/78
dmn/pd

STATE OF CALIFORNIA
COUNTY OF

San Diego

ss.

On June 8, 1978

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

R. W. Kerns

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.

Signature

Elizabeth L. Milstein



(This area for official notarial seal)

No. 240437

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)

Recording requested by and
When recorded return to:

Mina N. Sirkin, Esq.
21900 Burbank Blvd.
Suite 200
Woodland Hills, CA 91367

Mail tax statements to:
Mansour Faramarzipour, TRS
5011 Amlgo Ave.
Tarzana, CA 91356

1464

DOC # 1994-0221058
04-APR-1994 10:18 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER

RF: 7.00 FEES: 27.00
AF: 9.00 OC
MF: 1.00
UF: 10.00

GRANT DEED TRANSFER TO REVOCABLE TRUST
(Not subject to reappraisal under Proposition 13)

ASSESSOR'S PARCEL NUMBER: 417-250-37-00
4780 Mission Bay Dr. San Diego, CA 92109

GRANT DEED

The undersigned GRANTOR declares: Documentary transfer tax is NONE. No monetary consideration given--Change in formal title only--See Note #1, below.

FOR NO MONETARY CONSIDERATION, BUT FOR NONMONETARY CONSIDERATION, Mansour Faramarzipour and Mahin Yashar Faramarzipour, do hereby FOREVER GRANT to Mansour Faramarzipour, and Mahin Yashar Faramarzipour, Trustees of Singer Family Trust created on Nov. 10, 1993, all of the right, title and interest of GRANTOR in and to the following described real property in the City of San Diego, County of San Diego, State of California:

See Exhibit "A" attached hereto and incorporated herein.

Note #1: Conveyance transferring GRANTOR'S interest into a revocable living trust. This conveyance transfers the Grantors' interest into their revocable living trust, which is not pursuant to a sale and is exempt pursuant to Rev & T C 11911.

Note #2: The GRANTOR is the same persons as the trustee. This conveyance is to a revocable trust and, pursuant to Rev & T C 62(d)(2), does NOT constitute a change in ownership and does not subject the property to reassessment per State Board of Equalization Property Tax Rule 462(i)(2)(B).

Dated: 11-10-93

Mansour Faramarzipour
Mansour Faramarzipour

Mahin Yashar Faramarzipour
Mahin Yashar Faramarzipour

The notarial acknowledgment for the signature appears on a separate sheet, which is attached to this Grant Deed and incorporated into it by reference.

NOTARIAL ACKNOWLEDGMENT

1465

STATE OF CALIFORNIA

COUNTY OF Los Angeles) SS.

On Nov. 10, 93, before me, the undersigned, a Notary Public for the State of California, personally appeared Mansour Faramarzipour, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature M. Sirkin (Seal)
Notary Public



NOTARIAL ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Los Angeles) SS.

On Nov. 10, 93, before me, the undersigned, a Notary Public for the State of California, personally appeared Mahin Yashar Faramarzipour, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature M. Sirkin (Seal)
Notary Public



Recording requested by: Mina N. Sirkin, Esq.
When recorded mail to: Mina N. Sirkin, Esq.
21900 Burbank Blvd., Suite 200
Woodland Hills, CA 91367

Mail tax statements to: 5011 Amigo Ave.
Tarzana, CA 91356

ASSESSOR'S PARCEL NUMBER: 417-250-37-00

Mission

1466

Exhibit "A"

That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870 and filed in the Office of the County Recorder as Miscellaneous Map No. 36 and as more particularly described in the legal description attached hereto and made a part hereof marked Exhibit "A" comprising two pages.

EXHIBIT "A"

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

THAT PORTION OF PUEBLO LOT 1788 OF THE PUEBLO LANDS, OF THE CITY OF SAN DIEGO, ACCORDING TO MAP THEREOF BY JAMES PASCOE, MADE IN 1870 AND FILED IN THE OFFICE OF COUNTY RECORDER AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PORTION 1788 WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE BETWEEN PUEBLO LOTS 1797 AND 1208 OF SAID PUEBLO LANDS OF SAN DIEGO; THENCE NORTH $75^{\circ}30'$ EAST ALONG THE SOUTH LINE OF SAID PUEBLO LOT 1788, 24.38 FEET TO A POINT IN THE WEST LINE OF THE 40 FOOT ROAD KNOWN AS ROSE CANYON ROAD, AS THE SAME IS SHOWN ON MAP FILED IN THE CITY ENGINEER'S OFFICE; THENCE NORTH $17^{\circ}39'$ WEST ALONG SAID WEST LINE OF SAID ROAD, 270 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH $17^{\circ}39'$ WEST 291.66 FEET TO AN ANGLE THEREIN; THENCE NORTH $3^{\circ}38'$ WEST, 28.79 FEET TO A POINT ON THE SOUTH LINE OF THE LAND CONVEYED TO THOMAS S. PHILBROOK BY DEED RECORDED IN BOOK 229, PAGE 102 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, THENCE SOUTH $74^{\circ}48'$ WEST ALONG THE SOUTH LINE OF THE LAND SO CONVEYED, 178.78 FEET; THENCE SOUTH $17^{\circ}39'$ EAST 319.73 FEET; THENCE NORTH $75^{\circ}01'00''$ EAST 170.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PUEBLO LOT 1788 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 17 OF HOMELAND VILLAS NO. 2, ACCORDING TO MAP THEREOF NO. 1359, FILED NOVEMBER 13, 1911; IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID MAP NO. 1359, SOUTH $27^{\circ}28'40''$ EAST (RECORD: SOUTH $27^{\circ}45'00''$ EAST), 41.14 FEET TO A POINT ON THE ARC OF A 652.99 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH $42^{\circ}46'32''$ EAST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}28'31''$, A DISTANCE OF 130.78 FEET; THENCE NONTANGENT TO SAID CURVE NORTH $73^{\circ}44'22''$ EAST, 70.29 FEET; THENCE NORTH $81^{\circ}25'03''$ EAST, 118.79 FEET; THENCE NORTH $24^{\circ}37'46''$ EAST, 30.90 FEET; THENCE NORTH $75^{\circ}04'20''$ EAST, 299.94 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN PARCEL 1 IN EXECUTOR'S DEED TO R.W. KERNS, ET UX, RECORDED SEPTEMBER 15, 1955.

IN BOOK 5794, PAGE 109 OF OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID KERN'S LAND SOUTH 17°22'40" EAST (RECORD: SOUTH 17°39'00" EAST), 109.61 FEET; THENCE LEAVING SAID LINE, NORTH 51°15'00" EAST, 190.04 FEET TO THE WESTERLY LINE OF MISSION BAY DRIVE (FORMERLY PACIFIC HIGHWAY) AS THE SAME WAS LOCATED AND ESTABLISHED ON MARCH 4, 1968; THENCE ALONG SAID WESTERLY LINE NORTH 06°50'21" EAST, 33.08 FEET TO THE NORTHEASTERLY CORNER OF SAID KERN'S LAND; THENCE ALONG THE NORTHERLY LINE OF SAID LAND SOUTH 75°04'20" WEST (RECORD: SOUTH 74°48'00" WEST), 183.19 FEET TO THE TRUE POINT OF BEGINNING.

RECORDING REQUESTED BY:
Mr. and Mrs. John Nobel

48

DOC # 1998-0148421

WHEN RECORDED RETURN TO AND
MAIL TAX STATEMENTS TO:

Mar 19, 1998 10:24 AM

Mr. and Mrs. John Nobel
P.O. Box 99550
San Diego, CA 92169



1998-0148421

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 10.00
DC: 00

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES
DOCUMENTARY TAX IS --0-- (transfer to a revocable living trust)

APN: 417-250-37

FOR NO CONSIDERATION, John I. Nobel and Mahin Nobel, husband and wife, do hereby
remit, release and forever quitclaim to John I. Nobel and Mahin Nobel, Trustees of the Nobel
Family Trust initially created February 18, 1998, the following described real property in the
County of San Diego, State of California:

That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map
thereof by James Pascoe, made in 1870 and filed in the Office of the County Recorder as
Miscellaneous Map No. 36 and as more particularly described in the legal description attached
hereto and made a part hereof marked EXHIBIT "A"

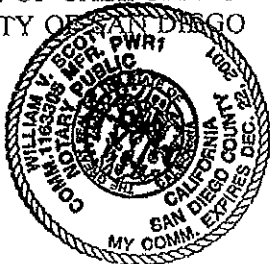
John I. Nobel

John I. Nobel

Mahin Nobel

Mahin Nobel

DATE: 3-9-98
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO



On 3-9-98, before me, a notary public in said
state, personally appeared John I. Nobel and Mahin Nobel, personally
known to me (or proved to me on the basis of satisfactory evidence) to
be the person(s) whose name(s) are/is 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.

WITNESS my hand and official seal.

[Signature]
Signature

LEGAL DESCRIPTION:

That portion of Pueblo Lot 1788 of the Pueblo Lands of the City of San Diego, according to Map thereof by James Pascoe, made in 1870 and filed in the Office of the County Recorder as Miscellaneous Map No. 36, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego; thence North $75^{\circ} 30'$ East along the South line of said Pueblo Lot 1788, 24.38 feet to a point in the West line of the 40 foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office; thence North $17^{\circ} 39'$ West along said West line of said road, 270 feet to the true point of beginning; thence continuing along said West line North $17^{\circ} 39'$ West 291.66 feet to an angle therein; thence North $3^{\circ} 36'$ West, 28.79 feet to a point on the South line of the land conveyed to Thomas S. Philbrook by deed recorded in Book 229, page 102 of Deeds, records of San Diego County; thence South $74^{\circ} 48'$ West along the South line of the land so conveyed, 176.78 feet; thence South $17^{\circ} 39'$ East, 319.73 feet; thence North $75^{\circ} 01'$ East, 170 feet to the true point of beginning.

EXCEPTING THEREFROM that portion of Pueblo Lot 1788 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which said Map was filed in the Office of the San Diego County Recorder, November 14, 1921, and is known as Miscellaneous Map No. 36, described as follows:

COMMENCING at the Northeasterly corner of Lot 17 of Homeland Villas No. 2, according to Map thereof No. 1359, filed November 13, 1911, in the Office of the San Diego County Recorder; thence along the Northeasterly line of said Map No. 1359, South $27^{\circ} 28' 40''$ East (Record: South $27^{\circ} 45' 00''$ East), 41.14 feet to a point on the arc of a 652.99 foot radius curve, the center of which bears South $42^{\circ} 46' 32''$ East from said point; thence Northeasterly along the arc of said curve through a central angle of $11^{\circ} 28' 31''$, a distance of 130.78 feet; thence nontangent to said curve North $73^{\circ} 44' 22''$ East, 70.29 feet; thence North $61^{\circ} 25' 03''$ East, 118.79 feet; thence North $24^{\circ} 37' 46''$ East, 30.90 feet; thence North $75^{\circ} 04' 20''$ East, 299.94 feet to the Northwest corner of land described in Parcel 1 in Executor's Deed to R. W. Kerns, et ux, recorded September 15, 1955, in Book 5794, Page 109 of Official Records and the TRUE POINT OF BEGINNING: thence along the Westerly line of said Kern's land South $17^{\circ} 22' 40''$ East (Record: South $17^{\circ} 39' 00''$ East), 109.61 feet; thence leaving said line, North $51^{\circ} 15' 00''$ East, 190.04 feet to the Westerly line of Mission Bay Drive (formerly Pacific Highway) as the same was located and established on March 4, 1968; thence along said Westerly line North $06^{\circ} 50' 21''$ East 33.08 feet to the Northeasterly corner of said Kern's land; thence along the Northerly line of said land South $75^{\circ} 04' 20''$ West (Record: South $74^{\circ} 48' 00''$ West), 183.19 feet to the TRUE POINT OF BEGINNING.

RECORDED AT THE REQUEST OF
CHICAGO TITLE CO. 4825

DOC # 2005-0083708



76
3P
ND
UF
107
TT

When Recorded Mail to:)
John I. Nobel and Mahin Nobel, Trustees)
of the Nobel Family Trust initially)
created February 18, 1998, as to an)
undivided 1/2 interest)
6435 Caminito Blythefield Suite C)
La Jolla, CA 92037)

FEB 01, 2005 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 24.00
OC: OC
PAGES: 3 TAX: N.D.



2005-0083708

Title Order # 43010340 -413

Escrow No: 43010340

APN 417-250-3700

Space Above for Recorder's Use Only

GRANT DEED

The undersigned declares that the documentary transfer tax is as set forth on a separate declaration

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

**Mansour Faramarzipour and Mahin Yashar Faramarzipour, Trustees
of Singer Family Trust Created on November 19, 1993**

hereby GRANT(S) to

**John I. Nobel and Mahin Nobel, Trustees of the Nobel Family Trust
initially created February 18, 1998, as to an undivided 1/2 interest**

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

As completely described on Exhibit "A" attached hereto and incorporated herein

Dated: January 11, 2005

M. Faramarzipour
Mansour Faramarzipour, Trustee**

M. Y. Faramarzipour
Mahin Yashar Faramarzipour, Trustee**

**Singer Family Trust Created on November 19,
1993

MAIL TAX STATEMENTS TO ADDRESS ABOVE

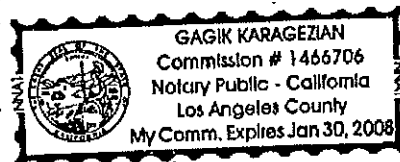
State of California)
 County of ~~San Diego~~ Los Angeles

On Jun 25, 2005, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Mansour Faramarzpour

personally known to me or proven 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.

WITNESS my hand and official seal.

Gagik Karagezian



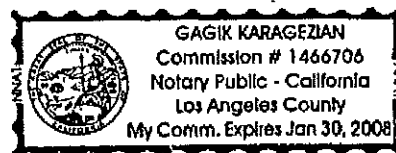
State of California
 County of Los Angeles

On Jun 25, 2005, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Mohin Yashan Faramarzpour

personally known to me or proven 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.

WITNESS my hand and official seal.

Gagik Karagezian



DESCRIPTION

THAT PORTION OF PUEBLO LOT 1788 OF THE PUEBLO LANDS, OF THE CITY OF SAN DIEGO, ACCORDING TO MAP THEREOF BY JAMES PASCOE, MADE IN 1870 AND FILED IN THE OFFICE OF COUNTY RECORDER AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PORTION 1788 WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE BETWEEN PUEBLO LOTS 1797 AND 1208 OF SAID PUEBLO LANDS OF SAN DIEGO; THENCE NORTH $75^{\circ} 30'$ EAST ALONG THE SOUTH LINE OF SAID PUEBLO LOT 1788, 24.38 FEET TO A POINT IN THE WEST LINE OF THE 40 FOOT ROAD KNOWN AS ROSE CANYON ROAD, AS THE SAME IS SHOWN ON MAP FILED IN THE CITY ENGINEER'S OFFICE; THENCE NORTH $17^{\circ} 39'$ WEST ALONG SAID WEST LINE OF SAID ROAD, 270 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH, $17^{\circ} 39'$ WEST 291.66 FEET TO AN ANGLE THEREIN; THENCE NORTH $3^{\circ} 36'$ WEST, 28.79 FEET TO A POINT ON THE SOUTH LINE OF THE LAND CONVEYED TO THOMAS S. PHILBROOK BY DEED RECORDED IN BOOK 229, PAGE 102 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, THENCE SOUTH $74^{\circ} 48'$ WEST ALONG THE SOUTH LINE OF THE LAND SO CONVEYED, 176.78 FEET; THENCE SOUTH $17^{\circ} 39'$ EAST 319.73 FEET; THENCE NORTH $75^{\circ} 01' 00''$ EAST 170.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PUEBLO LOT 1788 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 17 OF HOMELAND VILLAS NO. 2, ACCORDING TO MAP THEREOF NO. 1359, FILED NOVEMBER 13, 1911; IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID MAP NO. 1359, SOUTH $27^{\circ} 28' 40''$ EAST (RECORD: SOUTH $27^{\circ} 45' 00''$ EAST), 41.14 FEET TO A POINT ON THE ARC OF A 652.99 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH $42^{\circ} 46' 32''$ EAST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ} 28' 31''$, A DISTANCE OF 130.78 FEET; THENCE NONTANGENT TO SAID CURVE NORTH $73^{\circ} 44' 22''$ EAST, 70.29 FEET; THENCE NORTH $61^{\circ} 25' 03''$ EAST, 118.79 FEET; THENCE NORTH $24^{\circ} 37' 46''$ EAST, 30.90 FEET; THENCE NORTH $75^{\circ} 04' 20''$ EAST, 299.94 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN PARCEL 1 IN EXECUTOR'S DEED TO R.W. KERNS, ET UX, RECORDED SEPTEMBER 15, 1955, IN BOOK 5794, PAGE 109 OF OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID KERN'S LAND SOUTH $17^{\circ} 22' 40''$ EAST (RECORD: SOUTH $17^{\circ} 39' 00''$ EAST), 109.61 FEET; THENCE LEAVING SAID LINE, NORTH $51^{\circ} 15' 00''$ EAST, 190.04 FEET TO THE WESTERLY LINE OF MISSION BAY DRIVE (FORMERLY PACIFIC HIGHWAY) AS THE SAME WAS LOCATED AND ESTABLISHED ON MARCH 4, 1968; THENCE ALONG SAID WESTERLY LINE NORTH $06^{\circ} 50' 21''$ EAST, 33.08 FEET TO THE NORTHEASTERLY CORNER OF SAID KERN'S LAND; THENCE ALONG THE NORTHERLY LINE OF SAID LAND SOUTH $75^{\circ} 04' 20''$ WEST (RECORD: SOUTH $74^{\circ} 48' 00''$ WEST), 183.19 FEET TO THE TRUE POINT OF BEGINNING.

(APN: 417-250-37)

2618-2626 Figueroa Boulevard – Chain of Title May 18, 1915-March 14, 2016			
Document	Recorded	First Party	Second Party
Grant Deed	May 18, 1915 #9542, Deed Book 675, Page 387	Grantor: Union Title Company of San Diego, formerly Union Title and Trust Company	Grantee: Henry W. Uhle
Grant Deed	July 9, 1947 #69805, Book 2433, Page 332	Grantor: Henry W. Uhle and Thelma A. Uhle	Grantee: William A. Daniel and Ida F. Daniel
Grant Deed	November 3, 1949 #101669, Book 3373, Page 225	Grantor: William A. Daniel and Ida F. Daniel, aka Ida Florance Daniel	Grantee: A.M. Liddle and Ruby B. Liddle
Contract for Temporary Water Service Connection	July 27, 1951 #92514, Book 4182, Page 7	City of San Diego	Adelbert M. Liddle
Grant Deed	September 19, 1952 #117504, Book 4598 Page 454	Grantor: A.M. Liddle and Ruby B. Liddle	Grantee: Roy A. Cook and Virginia R. Cook
Notice of Completion	November 25, 1952 #147674, Book 4665, Page 391		
Grant Deed	April 1, 1953 #44048, Book 4804 Page 161	Grantor: Roy A. Cook and Virginia R. Cook	Grantee: Henry C. Robert
Contract for Temporary Water Service Connection	April 16, 1954 #52440, Book 4823, Page 295	City of San Diego	Henry C. Robert
Rental Agreement – Water Main Extension	May 20, 1954 #66638, Book 5244, Page 408	City of San Diego	Henry C. Robert



2618-2626 Figueroa Boulevard – Chain of Title May 18, 1915-March 14, 2016			
Document	Recorded	First Party	Second Party
Quitclaim Deed	May 17, 1960 Recorders File No. 102650	Grantor: Margaret L. Robert	Grantee: Henry Charles Robert
Grant Deed	November 7, 1966 Recorders File No. 176714	Grantor: Henry Charles Robert, aka Henry C. Robert	Grantee: R.H. Daniel and Zelma M. Daniel
Grant Deed	November 18, 1975 Recorders File No. 75-322630	Grantor: R.H. Daniel and Zelma M. Daniel	Grantee: Gerard J. Ryan
Quitclaim Deed	October 29, 1979 Recorders File No. 79-453879	Grantor: Gerard J. Ryan	Grantee: The Stetson Partnership
Grant Deed	February 8, 1980 Recorders File No. 80-046302	Grantor: The Stetson Partnership	Grantee: William R. Kocar and Victoria J. Kocar
Grant Deed	January 27, 1981 Recorders File No. 81-025793	Grantor: William R. Kocar and Victoria J. Kocar	Grantee: Matthew S. Browar and Nancy A. Browar, 5% interest; Charles L. Edwards, 47.5% interest; and John R. Quinn, 47.5% interest
Grant Deed	March 24, 1983 Recorders File No. 83-093945	Grantor: Matthew S. Broward and Nancy A. Browar; Charles L. Edwards; and John R. Quinn	Grantee: Figueroa Partners
Grant Deed	June 15, 1988 Recorders File No. 88-287335	Grantor: Figueroa Partners	Grantee: Tony L. Pace



2618-2626 Figueroa Boulevard – Chain of Title May 18, 1915-March 14, 2016			
Document	Recorded	First Party	Second Party
Notice of Completion	November 6, 1989 Recorders File No. 89-604151		
Grant Deed	December 10, 2004 Recorders File No. 2004-1163212	Grantor: Tony L. Pace	Grantee: Tony L. Pace, Trustee of the TLP Trust, dated April 27 th 1999



2618-2626 Figueroa Boulevard – Chain of Title

May 18, 1915-March 14, 2016

Associated Documentation

83551
V.C.C.

UNION TITLE COMPANY OF SAN DIEGO, formerly UNION TITLE
AND TRUST COMPANY, a Corporation of the City of San Diego, County of San Diego, State
of California, for and in consideration of the sum of Ten Dollars,

DOES HEREBY GRANT to Henry F. Uhle, all that real property situated
in the City of San Diego, County of San Diego, State of California, bounded and described
as follows:-

Lot Nineteen (19) in Block Sixteen (16) of Mission Bay Park Tract,
according to Map thereof No. 1530, filed in the office of the County Recorder of said
San Diego County, February 8, 1913.

Subject to State and County taxes for the fiscal year 1915-16 and to
delinquent Second Installment of State and County taxes for the fiscal year 1914-15,
and to City taxes for the year 1915.

RECORDED
San Diego, Cal.
May 7, 1915. 509

TO HAVE AND TO HOLD the above granted and described premises, unto
the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, said Corporation has caused this deed to be signed
by its President and Secretary and its corporate seal to be affixed hereto, this 4th
day of May, 1915.

Signed and executed in
presence of-----

Union Title
Company of
San Diego
California
Incorporated
September 25,
1903, V.C.C.

UNION TITLE COMPANY OF SAN DIEGO
JNO. F. FORWARD, President
JAS. D. FORWARD, Secretary.

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

On this 7th. day of May, A. D. Nineteen Hundred and Fifteen, before
me, A. M. Anthony, a Notary Public in and for said County, residing therein, duly
commissioned and sworn, personally appeared Jno. F. Forward and Jas. D. Forward, known
to me to be the President and Secretary, respectively, of UNION TITLE COMPANY OF SAN
DIEGO, the Corporation that executed the within instrument, and acknowledged to me that
such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
Notarial seal, at my office in San Diego, County of San Diego, State of California, the
day and year in this Certificate first above written.



A. M. Anthony,
Notary Public in and for the County of San Diego,
State of California.

Recorded at Request of O. D. Wetzell (Wetzel) May 18, 1915, at 37 Min. Past 3 o'clock
P. M.

9542 Fee \$.80

John H. Ferry, County Recorder
BY: W. Howard Ferry, Deputy.

0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0

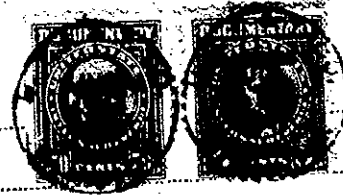
G-1690

AFFIX U. S. I. R. STAMPS: \$.55

411937

I, HENRY W. UHLE and THELMA A. UHLE,

husband and wife,



for and in consideration of the sum of TEN DOLLARS.

DO HEREBY GRANT TO WILLIAM A. DANIEL and IDA F. DANIEL
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 Nineteen, in Block Sixteen, of
MISSION BAY PARK TRACT, according to
Map thereof No. 1530 filed in the office
of the County Recorder of San Diego County
February 8, 1913.

WITNESS my hand and seal this 20th day of June, 1947

Henry W. Uhle (SEAL)
Thelma A. Uhle (SEAL)
(SEAL)

State of
County of

Pennsylvania
Allegheny

ss.

On this *20th* day of *June*, 19*47*, before me,

Frank F. Duschek, a Notary Public in and for said County

and State, personally appeared *Henry H. Uhle and*

Thelma A. Uhle

known to me to be the person(s) whose names *are* subscribed to the foregoing instrument, and acknowledged to me that *they* executed the same.

K P. DUSCHEK, Notary Public
MY COMMISSION EXPIRES
JANUARY 7, 1951

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

My commission expires

January 7, 1951

Frank F. Duschek

Notary Public in and for said County and State.

Mail to: Grantee:

4478 Calle Campano
San Diego, Calif.

GRANT DEED

INDIVIDUAL

10

RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST CO.

JUL 9 1947 9 A.M.

BOOK

2433

AT PAGE

332

of Official Records,

San Diego County, California

ROGER N. HOWE, County Recorder

By Deputy

I certify that I have correctly transcribed
this document in above mentioned book.

County Recorder's Office, San Diego County, Cal.

Union Title Insurance
and Trust Company
IN
SECOND AVENUE
AT BROADWAY
SAN DIEGO 12,
CALIFORNIA
JAMES D. FORWARD
PRESIDENT
strength

69805

U-7876

457125
BOOK 3373 PAGE 255

PLACE STAMP OR SIGNATURE IN THIS SPACE

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE & TRUST COMPANY

AMERICAN S. S. 1. 10

Form 333, 7-19

WILLIAM A. DANIEL and IDA F. DANIEL, also known as IDA FLORANCE DANIEL, husband and wife, FOR A VALUABLE CONSIDERATION, do hereby GRANT to A. M. LIDDLE and RUBY B. LIDDLE, husband and wife, as joint tenants the real property in the City of San Diego, County of San Diego, State of California, described as:

Lot Nineteen, Block Sixteen, Mission Bay Park Tract, according to Map thereof No. 1530 filed in the office of the County Recorder of San Diego County February 8, 1913.

Dated: October 26, 1949

William A. Daniel
Ida Florence Daniel

SPACE BELOW FOR RECORDER'S USE ONLY

State of California ss.
County of San Diego

On October 26, 1949, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM A. DANIEL and IDA FLORANCE DANIEL

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



John B. H. H.
Notary Public in and for said County and State.

DOCUMENT No. 101669
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST CO.
NOV 3 1949 at 9: A.M.

BOOK 3373 PAGE 255
OFFICIAL RECORDS
County of San Diego, California

Fee \$ 1.80 Folios 2
ROGER N. HOWE, County Recorder
By *R. N. Howe*

CONTRACT FOR TEMPORARY WATER SERVICE CONNECTION

THIS AGREEMENT, made and entered into this 26 day of June, 1951
by and between the CITY OF SAN DIEGO, a municipal corporation of the STATE OF CALIFORNIA, First
Party herein, and Adelbert M. Liddle

designated as Second Party herein, WITNESSETH:

That WHEREAS Second Party is the owner of that certain real property situated in the
City of San Diego, County of San Diego, State of California, particularly described as follows
to wit: Lot 19 Block 16 Mission Bay Tract
on which there now exists or is planned for immediate construction a dwelling, other structure or
improvement requiring domestic water service, herein termed residence, located on the west
side of and at number 7616 Leguerra Blvd

And WHEREAS said residence has no water service connection with the water mains of
First Party, the nearest main from which service may be had being in Block 16

a Distance of 300 feet from said residence;
And WHEREAS Second Party, as a temporary substitute for being required to pay at this
time the cost necessary to extend said main to said residence, according to the rules of the
Water Department of First Party, has requested and hereby petitions First Party to install a
temporary water service connection to said main to which Second Party may connect his own pipe-
line to serve said residence;

NOW, THEREFORE, in consideration of the premises and of the permission hereby granted
to Second Party by the Water Department of First Party to connect with and use water from said
connection, First Party hereby agrees to install a 1/2 inch service connection and
1/2 inch Meter at said main

for the use of Second Party,
and Second Party hereby agrees to install a pipeline of 1/2 inch or larger, inside dia-

meter, in Leguerra Blvd
between said service connection of First Party and the property above described; provided, how-
ever, that the size and nature of said pipeline to be installed by Second Party shall be approved
by the Superintendent of the Division of Distribution of said Water Department. As a considera-
tion of this agreement, Second Party hereby agrees to pay all costs on installation and mainten-
ance and assumes all responsibility, liability for and the payment of all costs and damages grow-
ing out of the installation, operation or failure of said pipeline.

Second Party hereby agrees that said service connection and pipeline shall be installed
and used as a temporary arrangement only; that no water shall be conveyed through said temporary
line for the use of any residence or property other than that above described; and that at such
time as the water mains of the First Party are extended, so as to make available a regular per-
manent service for said property served under this contract that Second Party will, at his ex-
pense, install a permanent water service and discontinue the use of said temporary water service
and pipeline, and on written demand of said First Party, the Second Party herein agrees that he
will either forthwith pay to said First Party his proportionate share of the cost of said water
main extension in cash, or will, enter into a rental agreement for a period of one year, agreeing
to pay a sum of money to said First Party, as a rental for the use of said water main, which
shall be equivalent to the said Second Party's proportionate share of the cost of extending said
water main, and that said agreement shall provide that in the event said Second Party fails dur-
ing said year to pay any installment of rent due for a period of thirty days after the same be-
comes due, the First Party shall have the right to discontinue water service to said property
from said main until all of the delinquent installments are fully paid.

Second Party hereby agrees that in the event of his failure to perform all of the
terms of this contract, after demand made therefore, he will pay all court costs and expenses,
including reasonable attorney's fees, incurred by First Party in any action brought by it for the
enforcement of any of the terms of this agreement, or in any action brought by Second Party, his
successors or assigns, against first Party in relation to this contract or any of its provisions.
IN WITNESS WHEREOF, said First Party has caused this agreement to be executed by its
officers thereunto duly authorized, and said Second Party has affixed his signature hereto, the
day and year first above written.

Approved as to Form:

CITY OF SAN DIEGO

By W. H. Weaver
CITY ATTORNEY
OFFICE CITY ATTORNEY

By Adelbert M. Liddle
DIRECTOR - WATER DEPARTMENT
OFFICE - CONSUMER

I, W. H. Weaver,
SAN DIEGO, CALIFORNIA, SS.
day of June, A.D. nineteen hundred and 51,
a Notary Public in and for said
County of San Diego, duly commissioned and sworn, personally
know to me
person(s) described in and whose name
to the within instrument, and acknowledged to me that
executed the same.
In witness whereof, I have hereunto set my hand and affixed
my seal, at my office in The City of San Diego, County of
San Diego, State of California, the day and in this certificate
written.

Commission Expires

Notary Public in and for The County of
San Diego, State of California.

RETURN CONTRACT TO CLERK'S OFFICE

INSTRUMENT NO. _____ OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA
Filed _____
(REV.)

RECEIVED
JUN 27 1951
CITY OF SAN DIEGO



On this 17th day of July, 1951, before me,
M. Lightfoot, a Notary Public in and for the said
County of San Diego, State of California, residing therein, duly commissioned
and sworn, personally appeared Mildred Mulholland

personally known to me to be
the person whose name is subscribed to the within instrument as subscrib-
ing witness, thereto who being by me duly sworn, deposed and said that she
reside in the said County of San Diego, State of California, that she was
present and saw Adelbert M. Liddle
personally known to her to be the same person described in and whose
name is subscribed to the within instrument as party thereto, sign and
execute the same and that he, the affiant, then and there subscribed her
name to said instrument as witness.

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

My Commission expires May 15, 1954
FORM 1009

Notary Public in and for the County of San Diego, State of California
M. Lightfoot

INDEX

CITY OF SAN DIEGO

DOCUMENT NO. 92514
RECORDED AT REQUEST OF
CITY CLERK

JUL 27 1951

at 35 Minutes Past 1

BOOK 4183 PAGE 7

OFFICIAL RECORDS
San Diego County, California
ROGER N. HOWE, County Recorder

mem

X

RECORDED

San Diego

By this instrument dated May 12, 1952, for a valuable consideration,

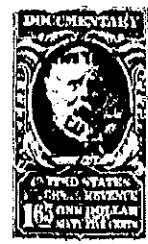
Affix
IRS
\$ 1.65

A. M. LIDDLE and RUBY E. LIDDLE
husband and wife

hereby GRANTS to ROY A. COOK and VIRGINIA R. COOK
husband and wife, as joint tenants

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

Lot Nineteen, Block Sixteen, Mission Bay Park Tract
according to Map thereof No. 1530 filed in the office
of the County Recorder of San Diego County February 8, 1913.



A. M. Liddle
A. M. Liddle
Ruby E. Liddle
Ruby E. Liddle

STATE OF CALIFORNIA }
COUNTY OF } ss.
San Diego

On May 12, 1952 before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared

A. M. Liddle and
Ruby E. Liddle

known to me to be the person B whose name B are
subscribed to the within instrument, and acknowledged to me
that they executed the same.

WITNESS my hand and Official Seal,
[Signature]
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDERS USE ONLY

DOCUMENT NO. 117504
RECORDED AT REQUEST OF
Land Title Insurance Co.

SEP 19 1952

44 MINUTES POST 11

BOOK 4598 PAGE 454

OFFICIAL RECORDS
San Diego County, California
ROGER L. MOORE, County Recorder

AFTER RECORDING MAIL TO

Grantee

4417 Calle Camacho, San Diego

California

1.70
3

(TO BE VALID: This Notice Must Be Filed for Record WITHIN 10 DAYS AFTER COMPLETION OF IMPROVEMENTS)

NOTICE OF COMPLETIONACCOMMODATION FILING
BOOK 4665 PAGE 391

NOTICE is hereby given that: 1. A work of improvement on the hereinafter described property was actually COMPLETED

on the 24th day of November, 1952

2. The name of the CONTRACTOR, if any, for such work of improvement as a whole was

ROY A. COOK

(If no contractor for work of improvement as a whole, insert "none")

3. The property on which said work of improvement was completed is in the City of San Diego

County of San Diego, State of California, and is described as follows:

Lot 19, Block 16, Mission Bay Park Tract according to the Map thereof No. 1530 filed in the Office of the County Recorder of said San Diego County February 8, 1913.

4. The undersigned is OWNER of the interest or estate stated below in the property hereinabove described.

5. The FULL NAME of the undersigned is: ROY A. COOK

6. The FULL ADDRESS of the undersigned is: 4036 Promontory Street, San Diego 9, California

7. The NATURE OF THE TITLE of the undersigned is: In fee. (If other than fee, strike out "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")

8. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, who hold title with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES	ADDRESSES
Roy A. Cook	4036 Promontory Street, San Diego 9, California
Virginia R. Cook	4036 Promontory Street, San Diego 9, California

9. The street address of said property is: 2618 Figueroa Street, San Diego 9, California
(If no street address has been officially assigned, insert "None")

Dated: November 24th, 1952

State of California } ss.
County of San Diego }

Roy A. Cook

being first duly sworn, deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

(SIGNATURE)

Subscribed and sworn to before me this 24th day of November, 1952

My Commission Expires 11/17/55
Notary Public in and for said County and State
If this notice is executed by a corporation, use corporate form of verification below and affix corporate sealState of California } ss.
County of San Diego }

being first duly sworn, deposes and says: That he is an officer, to wit, of

a corporation, which is the owner of the property described in the within Notice of Completion executed by said corporation; that he has read the same and knows the contents thereof and that the facts therein stated are true at his own knowledge; that he makes this verification for and on behalf of said corporation.

(SIGNATURE)

Subscribed and sworn to before me this day of 19

Notary Public in and for said County and State

When recorded, this instrument is to be mailed to:

Roy A. Cook

4036 Promontory Street

San Diego 9, California

SPACE BELOW FOR RECORDER'S USE ONLY

147674
INSTRUMENT NO.
RECORDED AT REQUEST OFNOV 25 1952
20 MINUTES POST
BOOK 4665 PAGE 391
OFFICIAL RECORDS
San Diego County, California
ROGER E. MORA, County Recorder

150

3

PLACE INTERNAL

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

FORM 555-10-22

ROY A. COOK and VIRGINIA R. COOK
husband and wife

FOR A VALUABLE CONSIDERATION, do hereby

GRANT to HENRY C. ROBERT

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

County of San Diego,

Lot 19, Block 16, Mission Bay Park Tract, according to Map
thereof No. 1530 filed in the office of the County Recorder
of San Diego County February 11, 1913.

Dated: March 3, 1953

Roy A. Cook
Roy A. Cook
Virginia R. Cook
Virginia R. Cook
Notary Public
Notary Public

SPACE BELOW FOR RECORDER'S USE ONLY

BOOK 4804 PAGE 162

STATE OF CALIFORNIA
COUNTY OF
San Diego

ss.

On March 3, 1953
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
Roy A. Cook

known to me to be the person whose name
is subscribed to the within instrument, as the Attorney
in fact of Virginia R. Cook

and acknowledged
to me that he subscribed the name
of Virginia R. Cook

thereto as principal and his own name
as Attorney in fact.

WITNESS my hand and official seal.

Notary Public

Notary Public in and for said County and State.

DOCUMENT No. 14048
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST COMPANY

APR 1 1953

at 9:00 A.M.

BOOK 4804 PAGE 161

OFFICIAL RECORDS
County of San Diego, California

Fee \$ 1.70 Folios 4
ROGER N. HOWE, County Recorder

By *H. J. ...* Deputy

Dated: March 3, 1953

State of California
County of San Diego } ss.

On March 3 19 53
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
ROY A. COOK

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

(Seal) Rm. Johnson
Notary Public in and for said County and State.

ORD

When
this is

At

NOTIC

Place Rec
on OTHER

SPACE BELOW FOR RECORDER'S USE ONLY

ROY A. COOK
Notary Public
San Diego, California
March 3, 1953

DOCUMENT No. 44048
RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST COMPANY

APR 1 1953

8:30 A.M.
San 4804 REC 161

OFFICIAL RECORDS
County of San Diego, California

Fee \$ 1.70 Folio 4
ROGER N. HOWE, County Recorder

By Roger N. Howe

ORDER NO.....

When recorded, please return
this instrument to:

Alban M. Crosby Esq.
1356 Barnes St
S.D. 9, California

NOTICE

Place Recorder's Stamp
on OTHER side of this instrument

GRANT DEED
INDIVIDUAL

TO

UNION Title Insurance
and Trust Company

James D. Perard, President
SECOND AVENUE & BROADWAY
SAN DIEGO 12, CALIFORNIA
Telephone Franklin 9-7751

CONTRACT FOR TEMPORARY WATER SERVICE CONNECTION

THIS AGREEMENT, made and entered into this 19th day of March, 1953,
by and between the CITY OF SAN DIEGO, a municipal corporation of the STATE OF CALIFORNIA, First
Party herein, and HENRY C. ROBERT

designated as Second Party herein, WITNESSETH:

That WHEREAS Second Party is the owner of that certain real property situated in the
City of San Diego, County of San Diego, State of California, particularly described as follows
to wit: Lot 19 Block 16 Mission Bay Tract

on which there now exists or is planned for immediate construction a dwelling, other structure or
improvement requiring domestic water service, herein termed residence, located on the north
side of and at number 2626 Figueroa Blvd.

And WHEREAS said residence has no water service connection with the water mains of
First Party, the nearest main from which service may be had being in Bond St.

a Distance of 380 feet from said residence:
And WHEREAS Second Party, as a temporary substitute for being required to pay at this
time the cost necessary to extend said main to said residence, according to the rules of the
Water Department of First Party, has requested and hereby petitions First Party to install a
temporary water service connection to said main to which Second Party may connect his own pipe-
line to serve said residence;

NOW, THEREFORE, in consideration of the premises and of the permission hereby granted
to Second Party by the Water Department of First Party to connect with and use water from said
connection, First Party hereby agrees to install a 3/4 inch service connection and
5/8 inch Meter at said main

And Second Party hereby agrees to install a pipeline of _____ inch or larger, inside dia-
meter, in W. Figueroa Blvd.

between said service connection of First Party and the property above described; provided, how-
ever, that the size and nature of said pipeline to be installed by Second Party shall be approved
by the Superintendent of the Division of Distribution of said Water Department. As a considera-
tion of this agreement, Second Party hereby agrees to pay all costs on installation and mainten-
ance and assumes all responsibility, liability for and the payment of all costs and damages grow-
ing out of the installation, operation or failure of said pipeline.

Second Party hereby agrees that said service connection and pipeline shall be installed
and used as a temporary arrangement only; that no water shall be conveyed through said temporary
line for the use of any residence or property other than that above described; and that at such
time as the water mains of the First Party are extended, so as to make available a regular per-
manent service for said property served under this contract that Second Party will, at his ex-
pense, install a permanent water service and discontinue the use of said temporary water service
and pipeline, and on written demand of said First Party, the Second Party herein agrees that he
will either forthwith pay to said First Party his proportionate share of the cost of said water
main extension in cash, or will, enter into a rental agreement for a period of one year, agreeing
to pay a sum of money to said First Party, as a rental for the use of said water main, which
shall be equivalent to the said Second Party's proportionate share of the cost of extending said
water main, and that said agreement shall provide that in the event said Second Party fails dur-
ing said year to pay any installment of rent due for a period of thirty days after the same be-
comes due, the First Party shall have the right to discontinue water service to said property
from said main until all of the delinquent installments are fully paid.

Second Party hereby agrees that in the event of his failure to perform all of the
terms of this contract, after demand made therefore, he will pay all court costs and expenses,
including reasonable attorney's fees, incurred by First Party in any action brought by it for the
enforcement of any of the terms of this agreement, or in any action brought by Second Party, his
successors or assigns, against first Party in relation to this contract or any of its provisions.

In WITNESS WHEREOF, said First Party has caused this agreement to be executed by its
officers thereunto duly authorized, and said Second Party has affixed his signature hereto, the
day and year first above written.

Approved as to Form:

CITY OF SAN DIEGO

By _____

By _____

Alan M. Firestone

P. Beermann
Director, Water Dept.

DIRECTOR - WATER DEPARTMENT

DEPUTY CITY ATTORNEY

Henry C. Robert
OWNER - CONSUMER

mlg add:

STATE OF CALIFORNIA, ss.
COUNTY OF SAN DIEGO

On This 6th day of April, A.D. nineteen hundred and 53
before me L. Bailey, A Notary Public in and for said
County, residing therein, duly commissioned and sworn, personally
appeared Henry C. Robert know to me
to be the person(s) described in and whose name is
subscribed to the within instrument, and acknowledged to me that
he executed the same.

In witness whereof, I have hereunto set my hand and affixed
my official seal, at my office in The City of San Diego, County of
San Diego, State of California, the day and in this certificate
first above written.

My Commission Expires

12/4/27/56

L. Bailey
Notary Public in and for The County of
San Diego, State of California

DOCUMENT NO. _____

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

Filed _____

FORM 88 (REV.)

RETURN CONTRACT TO CLERK'S OFFICE

52440

DOCUMENT NO.
RECORDED REQUEST OF

CITY CLERK

APR 16 9 04 AM '53

BOOK 4823 PAGE 295

SAN DIEGO COUNTY, CALIF.
ROGER N. HOWE, RECORDER

mrm no fee

THE CITY OF SAN DIEGO
SAN DIEGO, CALIFORNIA

RENTAL AGREEMENT - WATER MAIN EXTENSION

SECRET - NO FORN DISSEM

DESCRIPTION
OF PROPERTY: LOT 19 1911-13 1140 1141 1142 1143

BLOCK 16 16 1144 1145 1146 1147

NAME OF STREET WHERE WATER
MAIN HAS BEEN INSTALLED FLORIDA AVE.

WATER MAIN HAS BEEN
INSTALLED BETWEEN 1st 2nd W. 1st Grand Avenue

TOTAL AMOUNT
TO BE PAID One Hundred Sixty-five and no/100 DOLLARS. (\$ 165.00)

NO. OF EQUAL
INSTALLMENTS 12 AMOUNT OF EACH
INSTALLMENT \$ 13.75

Pursuant to the provisions of Section 7a of Ordinance No. 3085 (New Series) providing for the installation of permanent water mains in city streets and alleys and the methods of payment for such installations, the undersigned owner of the above designated property for and in consideration of the CITY OF SAN DIEGO, installation of a permanent water main as designated herein, hereby agrees to pay to the City of San Diego, for the use of said water main, the above specified amount as rent during a period of twelve months, in equal weekly installments. First installment due and payable on execution of this agreement. The undersigned further agrees that if he fails to pay any installment of rent due as hereinabove provided, for a period of thirty days after the same becomes due, the City shall have the right to discontinue water service to said property belonging to said owner, until all of the delinquent installments have been fully paid. The undersigned further agrees that any sale of the property herein mentioned and described shall terminate this agreement and any unpaid rent shall become due and payable immediately.

CITY OF SAN DIEGO

BY J. J. [Signature] DIRECTOR, WATER DEPARTMENT

APPROVED AS TO FORM:

OWNER'S SIGNATURE Henry C. Babat

ADDRESS 2626 Figueroa Blvd.

1542 Pacific Beach Drive (9)

CITY ATTORNEY

BY _____
DEPUTY CITY ATTORNEY

DATE MAY 4, 1954

WITNESS

STATE OF CALIFORNIA } SS.
COUNTY OF SAN DIEGO }
On 7/11/54 before me, the undersigned, A Notary Public in and for said County and State, personally appeared
V. L. Squire
personally known to me to be the person whose name is subscribed to the within Instrument, as a witness to, who being by me duly sworn, deposes and says:
That she is a resident of San Diego County and that she is a single woman and saw
personally known to me the same person... described in and to which was subscribed to the within and annexed instrument as a Party... thereto, execute the same and he... acknowledged to said instrument and he... executed the same; and that said person subscribed... name thereto as a Witness... her

WITNESS my hand and official seal. Ex-113 May 15, 1954

(Seal)
Notary Public in and for said County and State.

DOCUMENT NO. 66638
RECORDED REQUEST OF

RECORDED REQUEST OF
City Water Eng

MAY 28 12 58 PM '54

BOOK 5244 PAGE 408

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
ROGER H. HOWE, RECORDER

CONFIDENTIAL

COPIES
no fee

RETURN CONTRACT to Water Engr. - Room

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

QUITCLAIM DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE COMPANY

Affix 1, 2, 3, 5

MARGARET L. ROBERT, a married woman,

QUITCLAIM to

HENRY CHARLES ROBERT, her husband, as his
sole and separate property,

FOR A VALUABLE CONSIDERATION, do hereby

County of San Diego,

the real property in the
State of California, described as:

PARCEL 1: Lots Seven (7) and Eight (8) and the North half of Lot Nine (9) in Block Five (5) of Swan's Addition according to the official Map thereof No. 947 filed in the office of the County Recorder of said San Diego County, May 1, 1905.

PARCEL 2: The North Half of the Southeast Quarter and the North Half of the Southwest Quarter of Lot 66 of HORTON'S PURCHASE in the Ex-Mission Lands of San Diego, according to the Map thereof No. 283, filed in the office of the County Recorder of said San Diego County, March 9, 1878.

PARCEL 3: South Twelve and one-half (12 1/2) feet of Lot Nine (9), all of Lots Ten (10) and Eleven (11) in Block Five (5) of SWAN'S ADDITION according to the official Map thereof No. 947, filed in the office of the County Recorder of said San Diego County, May 1, 1905.

PARCEL 4: Lots 25 and 26 in Block 26 of Fortuna Park Addition in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 894 filed in the office of the County Recorder of said San Diego County on January 22, 1903.

PARCEL 5: Lot 19, Block 16, Mission Bay Park Tract, according to Map thereof No. 1530 filed in the office of the County Recorder of San Diego County February 11, 1913.

PARCEL 6: The North 45 Feet of Lots 17 to 20 inclusive, excepting from said Lot 17 the West 5 feet thereof, Block 273, Pacific Beach, according to Maps thereof Nos. 697 and 854 filed in the office of the County Recorder of San Diego County January 8, 1892 and September 28, 1898 respectively.

Dated: April 18th, 1960.

M. L. Robert
Margaret L. Robert

State of CALIFORNIA } ss.
County of SAN DIEGO

On April 18, 1960.

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

MARGARET L. ROBERT

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.

Albert C. Boyer
(Seal) Notary Public in and for said County and State,
Albert C. Boyer

After recording, mail to:

W. TODD SMITH, Attorney at Law
620 S. D. Street & Savings Bldg.
San Diego 4, California

Order No. _____ Esrow No. _____

SPACE BELOW FOR RECORDER'S USE ONLY

202650
FILE/PAGE NO.
RECORDED AT REQUEST OF
MAY 17 1960
AT THE OFFICE OF THE
SERIES 1 BOOK 1960
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIFORNIA
ROGER H. HOWE, COUNTY RECORDER

2.00

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME Mr. & Mrs. R. H. Daniel
ADDRESS 3451 Borreson St.
CITY & STATE San Diego, California 92117

Title Order No. 417763 Escrow No. P-5017

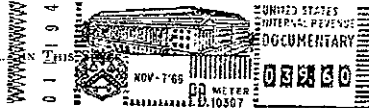
FILE/PAGE NO. 176714
RECORDED REQUEST OF
SECURITY TITLE INSURANCE COMPANY
NOV - 7 9:00 AM '66
SERIES 7 BOOK 1966
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
A. S. GRAY, COUNTY RECORDER

MAIL TAX STATEMENTS TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Mr. and Mrs. R. H. Daniel
3451 Borreson St.
San Diego, California 92117

AFFIX I.R.S. 8-39.60



Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

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

HENRY CHARLES ROBERT,
also known as HENRY C. ROBERT

hereby GRANT(S) to R. H. DANIEL and ZELMA M. DANIEL, Husband and Wife as Joint Tenants

the following described real property in the CITY OF SAN DIEGO,
county of SAN DIEGO, state of California:

LOT 19, BLOCK 16 OF MISSION BAY PARK TRACT,
ACCORDING TO MAP THEREOF NO. 1530, FILED FOR
RECORD IN THE OFFICE OF THE RECORDER OF SAN
DIEGO COUNTY, FEBRUARY 11, 1913

Dated October 7, 1966

Henry Charles Robert
Henry Charles Robert

STATE OF CALIFORNIA
COUNTY OF San Diego } SS.

On 10-13-66 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared

Henry Charles Robert

known to me
to be the person whose name
instrument and acknowledged that

John A. Belice



JOHN A. BELICE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY

My Commission Expires July 4, 1969

Name (Typed or Printed)
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP

NO 176714

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Mr. Gerard J. Ryan
Street Address 4404 Bond St. "G"
City & State San Diego, CA. 92109

MAIL TAX STATEMENTS TO

Name Same as above.
Street Address
City & State

FILE/PAGE NO. 75-322630

BOOK 1973
RECORDED REQUEST OF
TITLE INSURANCE & TRUST CO.
NOV 18 8:00 AM '75

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

8001/417-291-21 Remainder of PIQ
8001/417-291-20 portion

Grant Deed

City of San Diego

ABST. POL. NO.
TO 403.1 CA (8-73)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

The undersigned grantor(s) declare(s): TRANSFER TAX PAID
Documentary transfer tax is \$ 215.60 HARLEY F. BLOOM, RECORDER
(X) 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: (X) City of San Diego and

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

R. H. DANIEL and ZELMA M. DANIEL, husband and wife

hereby GRANT(S) to GERARD J. RYAN, an unmarried man

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

Lots 19, 20 and 21 in Block 16 of MISSION BAY
PARK TRACT, according to the Map thereof No. 1530,
filed in the office of the County Recorder of San
Diego County, February 8, 1913, as more fully
described in Exhibit "A" attached hereto:

Dated September 17th 1975

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.

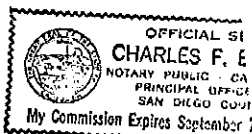
On Sept 23, 1975 before me, the under-
signed, a Notary Public in and for said State, personally appeared
R. H. Daniel and Zelma M. Daniel

known to me
to be the person(s) whose name(s) are subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Charles F. Blane

Name (Typed or Printed)

R. H. Daniel
Zelma M. Daniel



75-322630

Title Order No. 992154

Encrow or Loan No. G-67761-62

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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

LOTS 19, 20 AND 21, IN BLOCK 16 OF MISSION BAY PARK TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 8, 1913.

EXCEPTING FROM SAID LOTS 20 AND 21 ALL THOSE PORTIONS THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 21, DISTANT EASTERLY ON SAID LINE 28.53 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 21, SAID POINT OF BEGINNING BEING ALSO THE POINT ON A CURVE CONCAVE SOUTHEASTERLY, THE CENTER OF WHICH BEARS SOUTH $79^{\circ}56'02''$ EAST 520.00 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}29'57''$ A DISTANCE OF 158.88 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 20, DISTANT NORTH $74^{\circ}10'30''$ EAST ON SAID LINE 115.40 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 21.

75-322630

RECORDING REQUESTED BY

The Stetson Partnership

889

AND WHEN RECORDED MAIL TO

The Stetson Partnership
742 S. Santa Fe Avenue
Vista, California 92083

NAME
ADDRESS
CITY & STATE

MAIL TAX STATEMENTS TO

Gerard J. Ryan
c/o The Stetson Partnership
742 S. Santa Fe Avenue
Vista, California 92083

NAME
ADDRESS
CITY & STATE

79-453879

FILE/PAGE NO.
RECORDED REQUEST OF

The Chartered Bank of London
OCT 29 4 19 PM '79

OFFICIAL RECORDS
RECORDED
SAN DIEGO COUNTY, CALIF.

\$3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 81.40 TRANSFER TAX PAID
☐ Computed on full value of property conveyed, or
☒ Computed on full value less liens & encumbrances
remaining thereon at time of sale. Agent for both
John L. Adams Parties
Signature of declarant or agent determining tax - firm name
☐ Unincorporated area ☒ City of San Diego

A.P.N. 417-291-20

Quitclaim Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

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

I Gerard J. Ryan, an unmarried man
do hereby remise, release and forever quitclaim to
THE STETSON PARTNERSHIP

the following described real property in the City of San Diego county of San Diego
state of California: Lot 19, Block 16 Of Mission Bay Park Tract, in the City of
San Diego, County of San Diego, State of California, According to
Map thereof, No. 1530, filed in the Office of the County Recorder
of San Diego County February 8, 1913.

Dated September 11, 1979

Gerard J. Ryan

STATE OF CALIFORNIA }
COUNTY OF California } SS:

On Sept. 11, 1979 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Gerard J. Ryan

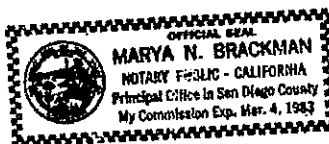
known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.

Marya N. Brackman
Signature of Notary

Marya N. Brackman
Name (Typed or Printed) of Notary

Title Order No. NONE Escrow No. NONE

FOR NOTARY SEAL OR STAMP



79-453879

RECORDING REQUESTED BY

1006

MAIL TAX STATEMENT TO
William R. Kocar
Victoria J. Kocar
3350 Crown Point Drive
San Diego, California 92109
WHEN RECORDED MAIL TO

Name
Street
Address
City
State
Zip

William R. Kocar
Victoria J. Kocar
3350 Crown Point Drive
San Diego, California 92109

FILE/PAGE NO. 80-046302
BOOK 1980
RECORDED REQUEST OF

FIRST AMERICAN TITLE INS. CO.

FEB 8 11 31 AM '80

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
VERA L. LYLE
RECORDER

\$9.00

RECORDERS USE ONLY

ORDER NO. 812810-1
ESCROW NO. 26609

GRANT DEED (PARTNERSHIP)

FORM FURNISHED BY TERRA TITLE COMPANY

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 89.10

TRANSFER TAX PAID
SAN DIEGO COUNTY RECORDER

- () Computed on full value of property conveyed, or
(x) Computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area (x) City of San Diego
Tax Parcel No. 417-211-20

THE STETSON PARTNERSHIP

a partnership,

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO
WILLIAM R. KOCAR and VICTORIA J. KOCAR, husband and wife, as joint tenants

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

Lot 19 in Block 16 of MISSION BAY PARK TRACT, according to
the Map thereof No. 1530, filed in the office of the County
Recorder of San Diego County, February 8, 1913.

Dated: December 11, 1979

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On January 15, 1980, before me, the undersigned, a Notary Public in and for said
County and State, personally appeared Ted A. Adams,
Edward J. Ryan, & Roger F. Willis

known to me to be of the partners of the partnership
that executed the within instrument, and acknowledged to
me that such partnership executed the same.
WITNESS my hand and official seal.

Sandi Corley
Notary Public in and for said County and State.

THE STETSON PARTNERSHIP

By:

Ted A. Adams
Edward J. Ryan
Roger F. Willis



No 46302

MAIL TAX STATEMENT AS DIRECTED ABOVE

RECORDING REQUESTED BY

296

MAIL TAX STATEMENT TO

GRANTEE

WHEN RECORDED MAIL TO

Name
Street
Address
City
State
ZipMr. & Mrs. Matt Browar, et al
c/o Browar-Ruekberg Co.
929 Turquoise, Suite I
San Diego, CA 9210981-025793
FILE/PAGE NO.

BOOK 1981

RECORDED REQUEST OF
SAFECO TITLE INSURANCE COMPANY
JAN 27 11 09 AM '81OFFICIAL RECORDS
SAN DIEGO COUNTY, CA.
VERA L. LYLE
RECORDER

\$3.00

M.F.

\$1.00

RECORDERS USE ONLY

ORDER NO. B-615783
ESGROW NO. 2390-DO

GRANT DEED (INDIVIDUAL)

Furnished by Terra Title Company

The undersigned grantor(s) declare(s):

TRANSFER TAX PAID

Documentary transfer tax is \$ 113.30 SAN DIEGO COUNTY RECORDER

- () Computed on full value of property conveyed, or
 (X) Computed on full value less value of liens and encumbrances remaining at time of sale.
 () Unincorporated area (X) City of San Diego
 Tax Parcel No. 417-291-20

WILLIAM R. KOCAR and VICTORIA J. KOCAR, husband and wife

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO MATTHEW S. BROWAR and NANCY A. BROWAR,
 husband and wife as Joint Tenants, as to an undivided 5% interest; CHARLES L. EDWARDS,
 a single man, as to an undivided 47.5% interest; and JOHN R. QUINN, a single man, as to
 undivided 47.5% interest

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

Lot 19 in Block 16 of MISSION BAY PARK TRACT, in the County of
 San Diego, State of California, according to the Map thereof
 No. 1530, filed in the Office of the County Recorder of San
 Diego County, February 8, 1913.

Dated: December 11, 1980

STATE OF CALIFORNIA
COUNTY OF San Diego

On December 11, 1980

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

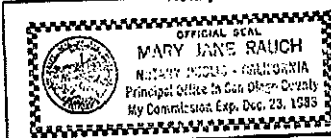
William R. Kocar

Victoria J. Kocar

known to me to be the person(s) whose name(s) are
 subscribed to the within instrument and acknowledged
 that they executed the same.
 WITNESS my hand and official seal.

Notary Public in and for said County and State.

Notary Seal



No. 25793

81

MAIL STATEMENT AS DIRECTED ABOVE

RECORDING REQUESTED BY
RECORDING REQUESTED BY
CHICAGO TITLE INSURANCE CO. 258
AND MAIL TO:

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

NAME [Figueroa Partners
ADDRESS [c/o William Houlihan
1050 Rosecrans, M2
CITY & STATE [San Diego, CA 92106
ZIP []

Title Order No. 39747-B Escrow No. 5314 DO

83-093945

OFFICIAL SEAL
OF SAN DIEGO COUNTY

1983 MAR 24 PM 4:09

COUNTY OF SAN DIEGO

RE 4-
MG F
UF -
TAPC 13520

APN 417-291-20

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 135.30 and is
☐ computed on the full value of the interest or property conveyed, or is
☒ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
tenements or realty is located in
☐ unincorporated area ☒ city of San Diego and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MATTHEW S. BROWAR and NANCY A. BROWAR, husband and wife; CHARLES L.
EDWARDS, a single man; and JOHN R. QUINN, a single man

hereby GRANT(S) to

FIGUEROA PARTNERS, a Limited Partnership

the following described real property in the _____, state of California:
county of San Diego

Lot 19 in Block 16 of MISSION BAY PARK TRACT, in the County of
San Diego, State of California, according to the Map thereof
No. 1530, filed in the Office of the County Recorder of San Diego
County, February 8, 1913.

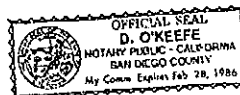
Dated March 17, 1983

STATE OF CALIFORNIA } ss.
COUNTY OF San Diego
On March 17, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew S. Browar and Nancy A. Browar

known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that they executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP



Assessor's Parcel No. _____

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECT

Name

Street Address

City & State

No. 093945

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF San Diego } SS.



On March 17, 1983 before me, the undersigned, a Notary Public in and for said State,
personally appeared Charles L. Edwards and John R. Quinn, proved to
me on the basis of satisfactory evidence

to be the person(s) whose name(s) they subscribed
to the within instrument and acknowledged that they
executed the same.

WITNESS my hand and official seal,
Signature *D. O'Keefe*
D. O'Keefe



Name (Typed or Printed)

(This area for official notarial seal)

FORM C-8

N^o 093945
83.

RECORDING REQUESTED BY

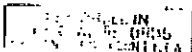
RECORDING REQUESTED BY:
WESTLAND TITLE COMPANY

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

Tony L. Pace
5713 La Jolla Blvd.
La Jolla, CA 92037

1156

88 287935



1988 JUN 15 PM 3:57

COUNTY RECORDER

RF	4
AR	2
MQ	1
UF	—
OC	✓
TXPD	155.65

ESCROW NO. 5156T

TITLE ORDER NO. 303725-3

SPACE ABOVE THIS LINE FOR REGORDER'S USE

GRANT DEED *APN 417-291-20*

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 155.65

() 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 (☒) City of San Diego, and

By this instrument dated May 23, 1988, for a valuable consideration

FIGUEROA PARTNERS, a Limited Partnership,

hereby GRANTS to

TONY L. PACE, an unmarried man,

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

Lot 19 in Block 16 of MISSION BAY PARK TRACT, in the
City of San Diego, County of San Diego, State of
California, according to Map thereof No. 1530, filed
in the Office of the County Recorder of San Diego County,
February 8, 1913.

STATE OF California

COUNTY OF San Diego

On this the 13th day of JUNE, 1988, before
me, the undersigned, a Notary Public in and for said County and State,
personally appeared

proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to this instrument, and acknow-
ledged to me that he executed it
WITNESS my hand and official seal

Notary's Signature

FIGUEROA PARTNERS, a Limited Partnership

William H. Hurlin
WILLIAM HURLIN, General Partner

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

Name

Street Address

City & State

CAT. NO. N100430
TO 21043 CA (1-83)
(Partnership)

1157

 **TICOR TITLE INSURANCE**

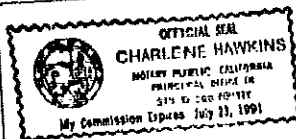
STATE OF CALIFORNIA
COUNTY OF San Diego

On June 13, 1988 before me, the undersigned, a Notary Public in and for
said State, personally appeared **William C. Houlihan**

_____, personally known to me and
proved to me on the basis of satisfactory evidence to be
the person _____ who executed the within instrument as
one of the partners of the partnership
that executed the within instrument, and acknowledged
to me that such partnership executed the same.
WITNESS my hand and official seal.

Signature

Charlene Hawkins



(This area for official notarial seal)

11-6 89

0639

89 604151

Recording Requested By
RECORDING REQUESTED BY
WESTLAND TITLE COMPANY

When Recorded Mail To

Tony Pace
5713 LA Jolla Blvd
LA Jolla, CA 92037

Order No. 307117-3

Escrow No.

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY, CA

89NOV-6 PM12:55

VERA L. LYLE
COUNTY RECORDER

RF 3.00

AR 1.00

MG 1.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the undersigned is: Tony Pace
3. The FULL ADDRESS of the undersigned is: 5713 LA Jolla Blvd, LA Jolla, CA 92037
4. The NATURE OF THE TITLE of the undersigned is: In fee.
(If other than fee, strike "In fee" and insert, for example, "Purchaser under Contract or Purchase," or "Lessee.")

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

None
NAMES ADDRESSES

6. The names of the PREDECESSORS in interest of the undersigned, if the property was transferred subsequent to the commencement of the work of improvement herein referred to are: (If no transfer made, insert "none.")

None
NAMES ADDRESSES

7. A work of improvement on the property hereinafter described was COMPLETED on: Aug 22, 89
8. The name of the CONTRACTOR, if any, for such work of improvement was: (If no contractor for work of improvement as a whole, insert "none.")
T.B. Wright, Inc.

9. The property on which said work of improvement was completed is in the City of San Diego, County of San Diego, State of California, and is described as follows:

2618 Figueroa Blvd, San Diego, CA 92107
Lot 19, Unit 16 of Marina Bay Park Tract, City of SD, State of CA, Map # 1532, Filed 2-8-1913

10. The street address of said property is: (If no street address has been assigned, insert "none.")
2618 Figueroa Blvd, San Diego, CA 92107

Dated: 10/9/89

(SIGNATURE of owner named in paragraph 2. Also sign verification of right of 10.)

SUBSCRIBED AND SWORN TO BEFORE ME

ON OCT 9 1989

(Seal)

STATE OF CALIFORNIA

COUNTY OF San Diego

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing Notice; that he has read the same, and knows the contents thereof, and that the facts stated herein are true.

(Signature of Owner named in Paragraph 2 above)

STATE OF CALIFORNIA

COUNTY OF

The undersigned, being first duly sworn, says: That he is an officer, to wit,

a corporation, which is the owner of the aforesaid interest or estate in the property described in the foregoing Notice executed by said corporation; that he has read the same and knows the contents thereof, and that the facts therein stated are true of his own knowledge; that he makes this verification for and on behalf of said Corporation.

(SIGNATURE)



RECORDING REQUESTED BY:

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

THE TLP TRUST (FIG)
5693 LA JOLLA BLVD
LA JOLLA, CA 92037

5752

2004-1163212

Order No.:
Escrow No:

A.P.N.: 417-291-20

SPACE ABOVE

DOC # 2004-1163212

DEC 10, 2004 8:43 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 7.00
DC: 00
PAGES: 1

GRANT DEED

This Document Provided by Commonwealth Land Title Company

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0-VESTING CHANGE ONLY

CITY TAX \$ 0

- ☐ 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 ☒ city of SAN DIEGO AND

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,
TONY L PACE, AN UNMARRIED MAN

hereby GRANT(S) to TONY L PACE, TRUSTEE, OF THE TLP TRUST, DATED APRIL 27TH 1999.

the following described real property in the
County of SAN DIEGO

State of California:

LOT 19 IN BLOCK 16 OF MISSION BAY PARK TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1530, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1913

Dated: 11/1/04

THIS INSTRUMENT FILED FOR RECORD BY
COMMONWEALTH LAND TITLE CO. AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
AFFECT UPON THE TITLE.

Tony L Pace, Trustee

STATE OF CALIFORNIA

COUNTY OF San Diego

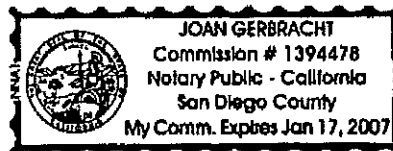
On November 1, 2004 before me, Joan Gerbracht (insert name) Notary Public,
personally appeared Tony L Pace

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed
to the within instrument and acknowledged to me that he she they executed the same 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.

WITNESS my hand and official seal.

Signature

Gerbracht



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BOOK 4470 PAGE 25

Grant Deed

(CODE DEED)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, We
 William Edward Lee and Amelia Mae Lee, husband and wife, and
 William Ora Green and Susie A. Green, husband and wife, do hereby
 all as joint tenants

GRANT to

William Edward Lee and Amelia Mae Lee, husband and wife, as joint
 tenants

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

Lots 21, 22, 23 and 24, Block Five, Stephen's
 Addition to San Diego, according to Map thereof
 No. 964, filed in the office of the County Recorder,
 of San Diego County.

Dated: April 23, 1952

William Edward Lee
Amelia Mae Lee
William Ora Green
Susie A. Green

STATE OF CALIFORNIA
 COUNTY OF

SS.

San Diego

On the 23rd day of April, 1952,
 before me, the undersigned, a Notary Public in
 and for said County and State, personally appeared
 William Edward Lee
 Amelia Mae Lee
 William Ora Green
 Susie A. Green

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

WITNESS my hand and official seal.

Harry Graham
 (Seal) Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. 60493
 RECORDED AT REQUEST OF

Amelia Mae Lee

MAY 16 1952

41 Minutes Past 11

BOOK 4470 PAGE 25

OFFICIAL RECORDS

San Diego County, California
 ROGER A. MOORE, County Recorder

gls 190
 3

ORDER No. _____

When recorded, please mail this
Instrument to

Ornela J. Lee
323 8th Ave.

Cleaverville, N.Y.

RECORDED FEBRUARY 1948

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE

AE x I. R. S. 38.50

Form 829 12-32

LISLE W. MC CORMICK and EVA MC CORMICK, husband and wife,

GRANT to

THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY,
a corporation,

FOR A VALUABLE CONSIDERATION, do hereby

the real property in the
State of California, described as:

City of San Diego,

County of San Diego.

That portion of Lots 6 and 28 of Eureka Lemon Tract, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 753, filed in the office of the County Recorder of San Diego County, May 9, 1892, more particularly described as follows:

Beginning at the intersection of the Easterly line of said Lot 28 with the Southerly line of Balboa Avenue as conveyed to the City of San Diego by deed dated January 25, 1909, and recorded in Book 460, page 66 of Deeds, records of said City of San Diego, County of San Diego, State of California; thence South $28^{\circ} 11'$ East along said Easterly line of said Lot 28, a distance of 324.39 feet to the Southeasterly corner of said lot; thence South $89^{\circ} 32'$ West a distance of 131.00 feet along the Southerly line of said Lot 28 to the most Easterly corner of said Lot 6; thence South $85^{\circ} 22' 40''$ West a distance of 623.44 feet to the angle point in the Northerly boundary of that parcel of land described in deed to Leo E. Cheney, et ux, recorded August 2, 1946, as Document No. 32680, in Book 2160, page 272 of Official Records; thence along said Northerly boundary of said Cheney land, South $64^{\circ} 33' 10''$ West a distance of 25 feet to the Southerly terminus of the Westerly line of a 30-foot easement as recorded in said Document No. 32680, said point being the true point of beginning; thence continuing along Northerly boundary of said Cheney land, South $64^{\circ} 33' 10''$ West a distance of 232 feet, more or less, to a point of intersection with a line drawn parallel with and distant 150 feet Easterly from the Easterly line of Pacific Highway as described in deed to the City of San Diego, recorded January 10, 1934, in Book 261, page 227 of Official Records; thence Northerly along said parallel line North $27^{\circ} 41' 20''$ West (record North $27^{\circ} 13' 09''$ West) a distance of 230.01 feet to a point in the Southerly line of Balboa Avenue as conveyed to the City of San Diego by deed dated January 25, 1909, and recorded in Book 460, page 66 of Deeds, records of said City of San Diego, County of San Diego, State of California; thence Easterly along said Southerly line North $74^{\circ} 02' 30''$ East, (record North $60^{\circ} 46'$ East Mag.) 236.43 feet to an angle point therein; thence continuing along said Southerly line North $75^{\circ} 13' 50''$ East, (record North $61^{\circ} 57'$ East Mag.) a distance of 68.64 feet to a point of intersection with said Westerly

BOOK 4782 PAGE 70

line of aforementioned 30-foot easement; thence Southerly along said Westerly line South 22° 21' 50" East (record South 21° 42' 05" East) a distance of 178.86 feet to the true point of beginning.

Dated: January 10, 1953

Lisle W. McCormick
Lisle W. McCormick
Eve McCormick
Eve McCormick

State of *Arizona* } ss.
County of *Maricopa*

On *February 11*, 19*53*, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Lisle W. McCormick
and *Eve McCormick*

known to me to be the person *s* whose name *s* subscribed to the within instrument and acknowledged that *they* executed the same.
WITNESS my hand and official seal.

(Seal) *Louis J. Allen*
Notary Public in and for said County and State.
Dec 10 1953

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. **34064**
RECORDED AT REQUEST OF
MASON TITLE INSURANCE & TRUST COMPANY
MAR 19 1953
at 9:00 A.M.
BOOK **4782** PAGE **69**
OFFICIAL RECORDS
County of San Diego, California
Fee \$ *2.00* Folios *7*
ROGER M. HOWE, County Recorder
By *mm* Deputy

54

Witness my hand and official seal.

Alena G. Graf,
Notary Public in and for said County and State
My Commission expires Dec. 13, 1949

Recorded at request of UNION TITLE INS. & TR. CO.
Per 16 1946 - 9 AM

ROGER N. HOWE, COUNTY RECORDER
By Deputy D. Cole.

\$1.10

29506 /6

-X-X-X-X-X-

Rev. 3.30

3/16/1946 # 29509

GRANT DEED

We, W.E. JEWELL and M.E. JEWELL, husband and wife, for and in consideration of the sum of Ten and no/100 Dollars do hereby grant to R. W. ZENKS all that real property situated in the City of San Diego, State of California, bounded and described as follows:

PARCEL 1:

That portion of Pueblo Lot Seventeen hundred eighty-eight of the Pueblo Lands of San Diego, according to the Pascoe Map thereof, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego;

thence North 75°30' East along the Southerly line of said Pueblo Lot 1788, 24.38 feet to a point in the Westerly line of the forty foot road known as Rose Canyon Road, as the same is shown on Map filed in the City Engineer's Office;

thence North 17°39' West along said Westerly line of said road 270 feet to the true point of beginning;

thence continuing along said Westerly line North 17°39' West 291.66 feet to an angle therein;

thence North 3°36' West 28.79 feet to a point in the Southerly line of the land conveyed to Thomas Philbrook by Deed recorded in Book 229, page 102 of Deeds, Records of San Diego County;

thence South 74°48' West along the Southerly line of the land so conveyed, 176.78 feet;

thence South 17°39' East 319.73 feet;

thence North 75°01' East 170 feet to the true point of beginning.

PARCEL 2:

That portion of Pueblo Lot Seventeen Hundred Eighty-eight of the Pueblo Lands of San Diego, according to Pascoe Map thereof described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788 where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego,

thence North 75°30' East along the Southerly line of said Pueblo Lot 1788, 24.38 feet to a point in the Westerly line of the forty foot road known as Rose Canyon Road as the same is shown on Map filed in the City Engineer's Office;

thence North 17°39' West along said Westerly line of said road, 270 feet;

thence South 75°01' West 470 feet to the true point of beginning;

thence continuing South 75°01' West 100 feet;

thence South 17°39' East 100 feet;

thence South 17°35' East 120.43 feet;

thence North 73°19' East 100 feet;

thence North 17°38' West 117.44 feet;
thence North 17°39' West 100 feet to the true point of beginning.

PARCEL 3:

That portion of Pueblo Lot Seventeen Hundred Eighty-eight of the Pueblo Lands of San Diego, according to the Pascoe Map thereof, described as follows:

Beginning at a point on the Southerly line of said Pueblo Lot 1788, where the same is intersected by the dividing line between Pueblo Lots 1797 and 1208 of said Pueblo Lands of San Diego;

thence North 75°30' East along the Southerly line of said Pueblo Lot 1788, 24.38 feet to a point in the Westerly line of the forty foot road known as Rous Canyon Road, as the same is shown on Map filed in the City Engineer's Office;

thence North 17°39' West along said Westerly line of said road, 300 feet;
thence leaving said road South 75°01' West 470 feet to the true point of beginning;

thence continuing South 75°01' West 200 feet;

thence North 17°39' West 5.0 feet;

thence South 75°01' West 98.51 feet to the Easterly line of Homestead Villas No. 2,

according to Map thereof No. 1359 filed in the office of the County Recorder of San Diego County November 13, 1911;

thence along the Easterly line of said Homestead Villas No. 2, North 88°46' West 288.99 feet to the South line of land conveyed by A. G. Gassen and Alice Gassen to Thomas Philbrook April 14, 1894 by Deed recorded in Book 229, page 102 of Deeds;

thence along the Southerly line of land so conveyed to Philbrook, North 74°48' East 354.97 feet;

thence leaving said Southerly line South 17°39' East 289.47 feet to the true point of beginning.

Witness our hands this 25th day of February, 1946.

W. E. Jewell
W. E. JEWELL

M. E. Jewell
M. E. JEWELL

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On this 25 day of February, 1946, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. E. JEWELL and M. E. JEWELL known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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

F. A. Miller
Notary Public in and for said County and State
My commission expires Nov. 30, 1946

RECORDED AT REQUEST OF UNION TITLE INS. & TR. CO.
Mar 16 1946 - 9 AM

Recorded at request of UNION TITLE INS. & TR. CO.
Mar 16 1946 - 9 AM

ROGER N. HOWE, COUNTY RECORDER
By Deputy D. Cole.

\$1.40

29509 /9

-X-X-X-X-X-

rev. 11.55

JACK BELLIN and YVONNE BELLIN, husband and wife, do hereby grant to MICHAEL J. KLEMAN and RAZEL D. KLEMAN, 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 One hundred forty-four (144) of Talmadge Park according to map thereof number 1869 filed in the Office of the County Recorder September 3, 1925.

U & T CO San Diego, Calif. - Mar. 16 1946
5 cents 50 cents 1 dollar 10 dollars

RECORDED PAGE 454

San Diego

By this instrument dated May 12, 1952, for a valuable consideration,

Attix
IRS
\$ 1.65

A. M. LIDDLE and RUBY E. LIDDLE
husband and wife

hereby GRANTS to ROY A. COOK and VIRGINIA R. COOK
husband and wife, as joint tenants

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

Lot Nineteen, Block Sixteen, Mission Bay Park Tract
according to Map thereof No. 1530 filed in the office
of the County Recorder of San Diego County February 8, 1913.



STATE OF CALIFORNIA
COUNTY OF
San Diego

ss.

A. M. Liddle
A. M. Liddle
Ruby E. Liddle
Ruby E. Liddle

On May 12, 1952 before me,
the undersigned, a Notary Public in and for said County and
State, personally appeared

A. M. Liddle and
Ruby E. Liddle

known to me to be the person B whose name B are
subscribed to the within instrument, and acknowledged to me
that they executed the same.

WITNESS my hand and Official Seal,

[Signature]
Notary Public in and for said County and State.

AFTER RECORDING MAIL TO

Grantee

4117 Calle Campana, San Diego

California

SPACE BELOW FOR RECORDERS USE ONLY

DOCUMENT NO. 117504
RECORDED AT REQUEST OF
Land Title Insurance Co.

SEP 19 1952

44 MINUTES POST 11

BOOK 4598 PAGE 454

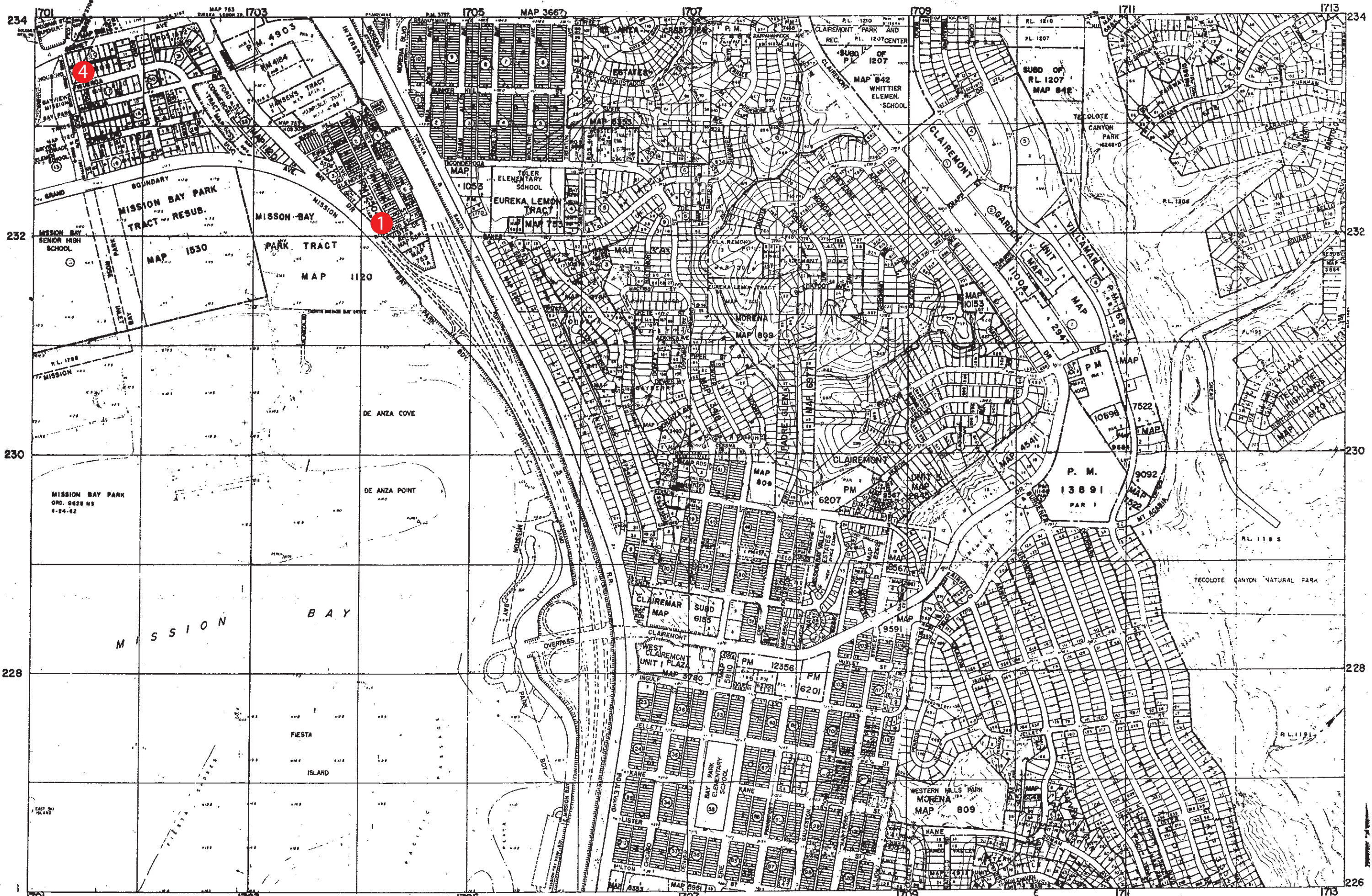
OFFICIAL RECORDS

San Diego County, California
ROGER W. MOORE, County Recorder

1.70
3



APPENDIX C: Maps



BASE MAP	
DRAWN: 7-63	
REVISED:	
2-6-63	

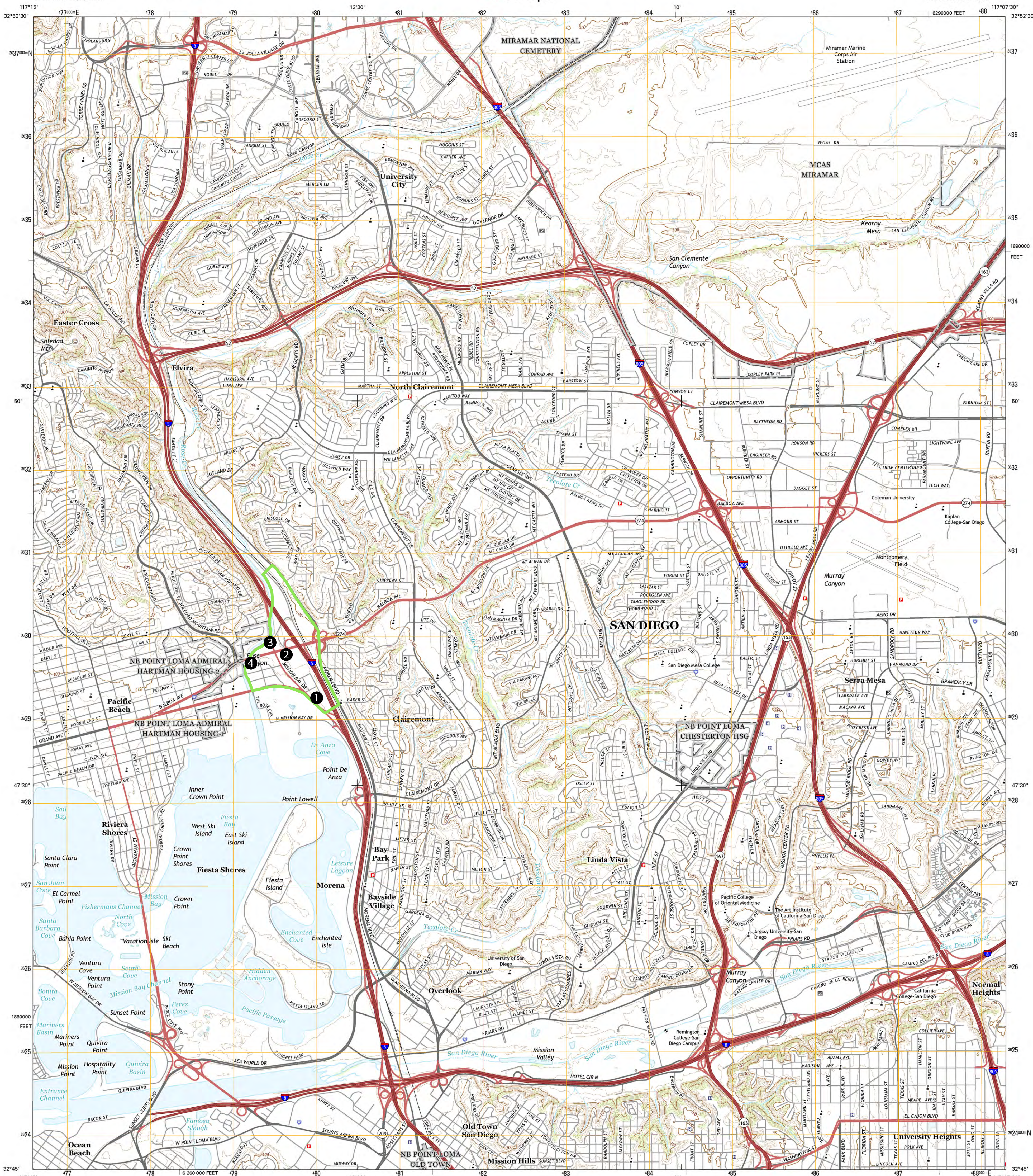
CITY OF SAN DIEGO, CALIFORNIA

SCALE 1 INCH = 800 FEET

STATION 10 NEAR 271 AVENUE

234-1701	
226-1669	226-1713

226-1701



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1000-foot grid: Universal Transverse Mercator, Zone 11S
10 000-foot ticks: California Coordinate System of 1983 (zone 6)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, May 2012
Roads.....HERE, ©2013 - 2014
Names.....GNS, 2015
Hydrography.....National Hydrography Dataset, 2012
Contours.....National Elevation Dataset, 2012
Boundaries.....Multiple sources; see metadata file 1972 - 2015
Public Land Survey System.....BLM, 2011

UTM GRID AND 2015 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
MS
Grid Zone Designation
11S

SCALE 1:24 000
1 0.5 0 0.5 1 2
1000 500 0 500 1000
KILOMETERS
1 0.5 0 0.5 1 2
1000 500 0 500 1000
METERS
1 0.5 0 0.5 1 2
1000 500 0 500 1000
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

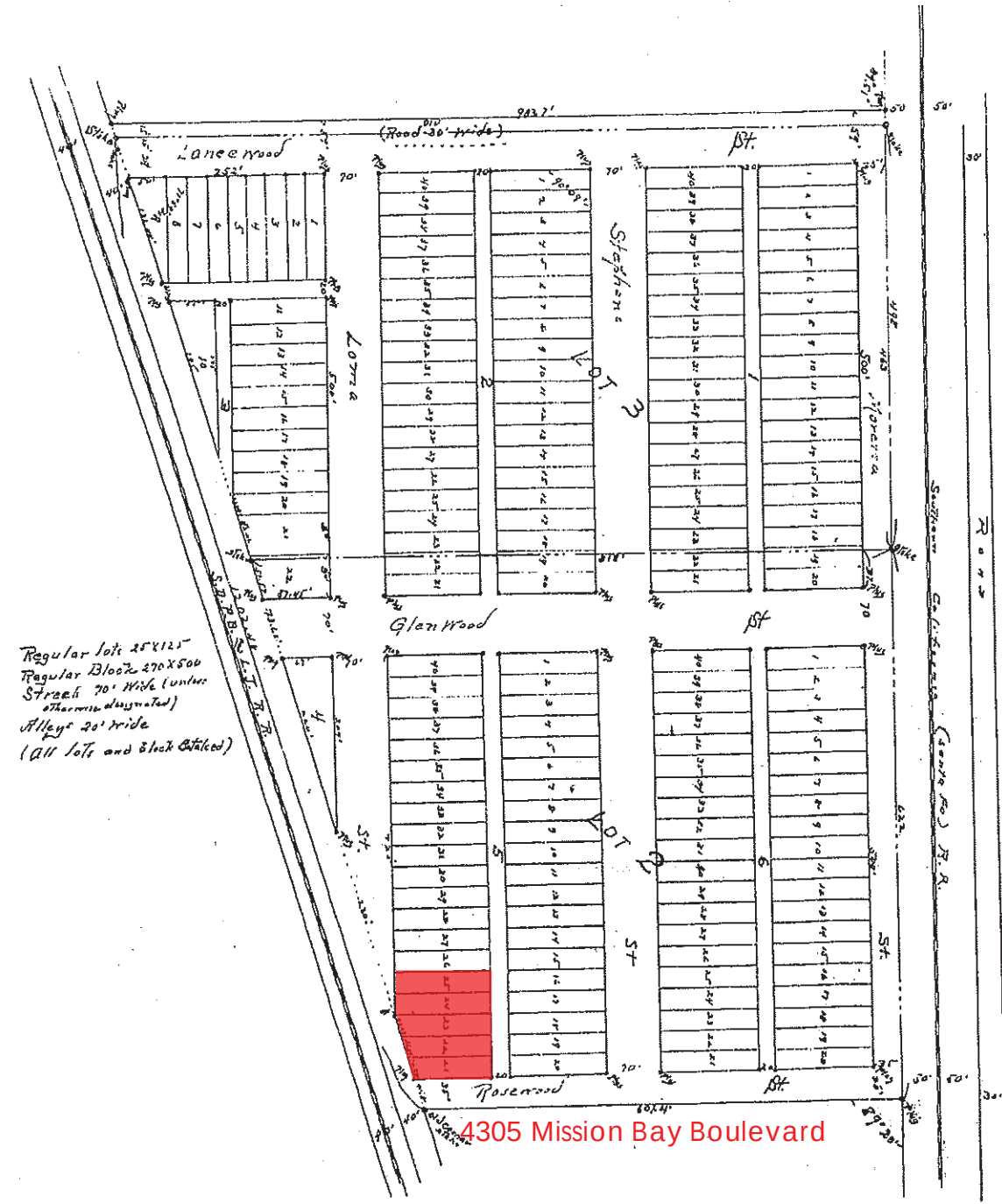
CONTOUR INTERVAL 20 FEET
NORTH AMERICAN DATUM OF 1983
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

QUADRANGLE LOCATION

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

ADJOINING QUADRANGLES
1 Del Mar OE W
2 Del Mar
3 Poway
4 La Jolla OE W
5 La Mesa
6 Point Loma OE W
7 Point Loma
8 National City

LA JOLLA, CA
2015



4305 Mission Bay Boulevard

STEPHEN'S ADDITION

to
SAN DIEGO
Being a Subdivision of lot 2 and 3, of the Eureka
Lumber tract in Pueblo lot 1208 of the City
of San Diego California
Surveyed by H. R. Runyon, L.S.D.
Nov 1905

Scale 100' = 1"

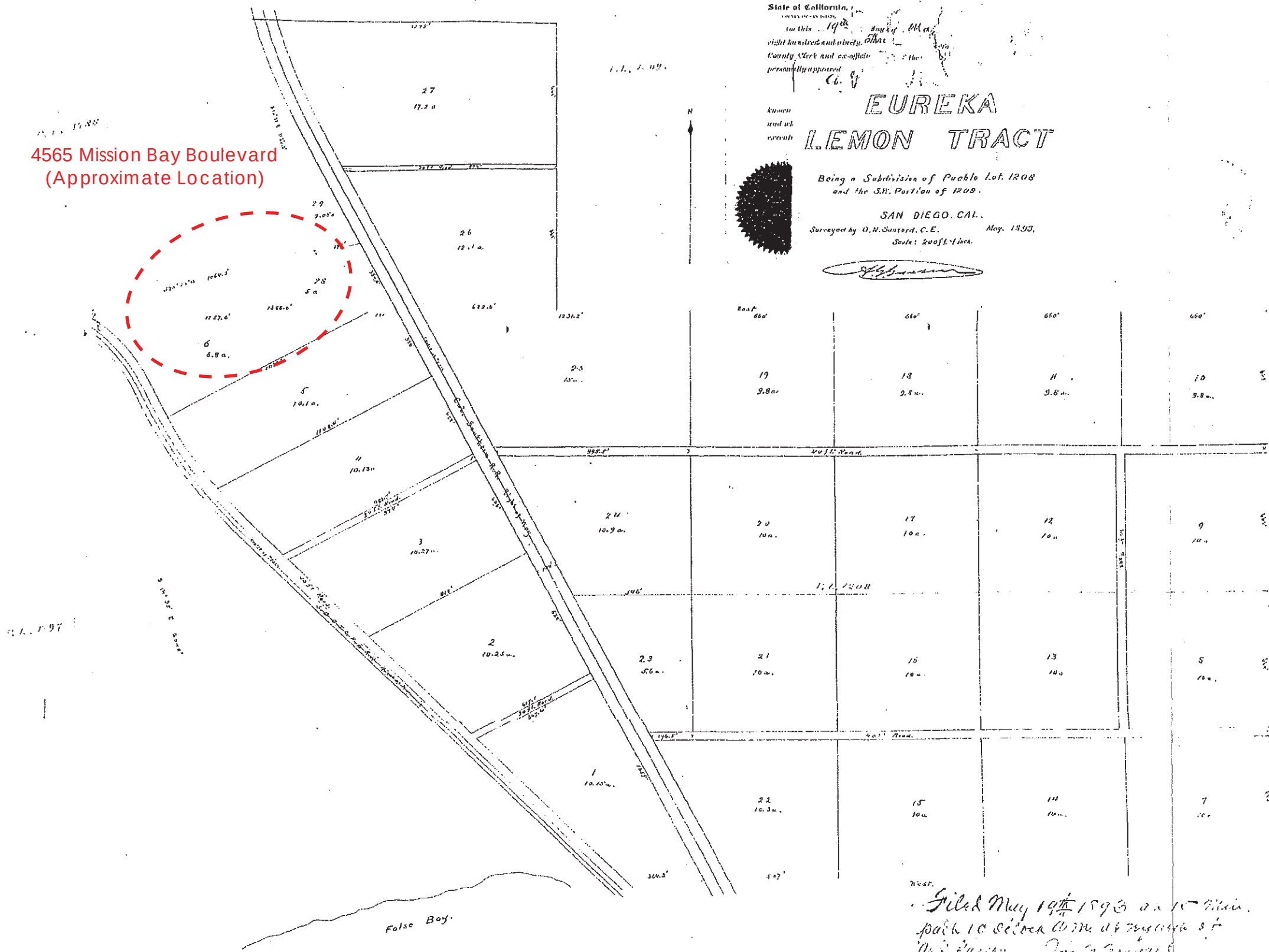
Proprietors Acknowledgment.
San Diego Sept. 11th 1905. I hereby acknowledge and
certify that this map or plat is a true and correct map or
plat of lots 2 and 3 of the Eureka Lumber tract of Pueblo lot
1208 as shown thereon, in the City of San Diego, California
and is known as Stephen's Addition to San Diego.
A. J. Stephens, Proprietor
State of California } ss
County of San Diego } On this 11th day of September 1905 before me,
Jesse Fintzberg, a Notary Public in and for said County,
personally appeared H. J. Stephens, known to me to be the person
whose name is subscribed to the within instrument (Map
of Stephen's Addition to San Diego) and he acknowledged to me
that he executed the same. In witness whereof I
have hereunto set my hand and affixed my official seal,
this day and year first above written. Jesse Fintzberg,
Notary Public
in and for the County of San Diego, Cal.
City of San Diego } ss The Board of Public Works of the City of
County of San Diego } San Diego, California, hereby accepts
State of California } this map and determines that this
map conforms to the surrounding surveys, and hereby allows
and adopts the subdivision shown on this map as "Stephen's
Addition to San Diego". Board of Public Works of the City
of San Diego, California
Dated, Sept. 21st 1905 Secretary
City of San Diego } ss The Common Council of the City of
County of San Diego } San Diego, California, hereby accepts
State of California } on behalf of the public the following named Street, roads,
alleys and highways, also the unnamed alleys shown
on this Map and Plat, viz: Lane Wood, Glen Wood, Rosewood
and Rosewood, Stephens and Lane Streets and unnamed Alley, and
unnamed Alley.
By order of the Common Council
of the City of San Diego, California
J. H. Butler, City Clerk of
the City of San Diego, California and
Member of the Common Council
of said City of San Diego

Filed Nov. 9, 1905 at 10
Min past 2 o'clock PM
at request of Frank M. Warr
Jno. Horwath
County Recorder
San Diego County
Cal.

753

753

4565 Mission Bay Boulevard
(Approximate Location)



State of California,
County of San Diego,
in this 19th day of May,
A.D. 1893, before me,
County Clerk and ex-officio
personally appeared
O. H. Sutter,

known
and at
present

EUREKA LEMON TRACT

Being a Subdivision of Pueblo Lot 1208
and the S.W. Portion of 1209.

SAN DIEGO, CAL.
Surveyed by O. H. Sutter, C. E. May, 1893.
Scale: 200 ft. = 1 in.

O. H. Sutter

Filed May 19th 1893 at 10 o'clock
p.m. before me at my office
W. J. Sutter, County Clerk.

Filed 4th February 1876
McKenstry

MM 36

MAP

of the
Pueblo Lands of San Diego

SAN DIEGO COUNTY

CALIFORNIA

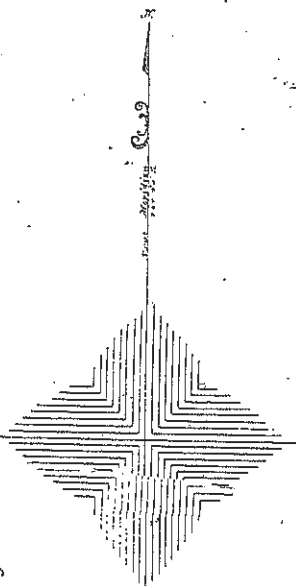
MAY-1870



4708 Mission Bay Boulevard
(Approximate Location)

P
A
C
I
F
I
C

O
C
E
A
N



Scale 30 miles to 1 inch

RANCHO DE LA PACIO

Stop 15.50



APPENDIX D: DPR Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other
Review Code

Reviewer

Date

Listings

Page 1 of 2

*Resource Name or #: (Assigned by recorder) Casa de Figueroa

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; of of Sec ; B.M.

c. Address 2618-2626 Figueroa Boulevard City San Diego Zip 92109

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 417-291-20-00

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

2618-2626 Figueroa Boulevard, "Casa de Figueroa," is a small-scale postwar apartment building with Mission Revival inspired decorative elements. The apartment building is characterized by a visually dominant front wall that features a rounded parapet, decorative tile work and niches. The apartment building itself is U-shaped, arranged around a narrow central courtyard. The rearmost building is two stories in height while the side buildings are one story in height.

The apartment building is arranged to the rear of its lot, and the front of the property has been paved to create a parking area.

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Prop

*P4. Resources Present: ☒ Building

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

P5b. Description of Photo: (view, date, accession #) View looking NE, 2/29/16

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1952; Notice of Completion

*P7. Owner and Address:

T L P TRUST 04-27-99

5693 LA JOLLA BLVD

LA JOLLA CA 92037

*P8. Recorded by: (Name, affiliation, and address) Amanda Yoder Duane

GPA Consulting, 231 California Street

El Segundo, CA 90245

*P9. Date Recorded:

04/06/2016

*P10. Survey Type: (Describe)

Intensive

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



GPA Consulting, "Balboa Avenue Station Specific Plan Historical Resource Technical Report," November 2017.

*Attachments: ☐ NONE ☐ Location 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):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Casa de Figueroa *NRHP Status Code 6Z
Page 2 of 2

B1. Historic Name: 2618-2626 Figueroa Boulevard
B2. Common Name: Casa de Figueroa
B3. Original Use: Apartments B4. Present Use: Apartments
*B5. Architectural Style: Mission Revival influences
*B6. Construction History: (Construction date, alterations, and date of alterations)

Completed 1952; 1980: addition of new units and garages; 1988: 714 square foot addition; 1989: remodel; windows may have been replaced at an unknown date

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

Parking area

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Development of Pacific Beach and its Environs Area Pacific Beach

Period of Significance 1952 Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Casa de Figueroa was evaluated under each of the national, state and local criteria for designation. The property's integrity has been diminished by numerous alterations, and it does not appear to have significant historical or architectural associations at the local, state, or national level.

The motel does not appear to have a significant association with the development of Pacific Beach. Research on the proprietors and owners did not reveal any evidence or contributions to suggest that they are historically significant. Research also did not reveal any association with other significant groups or persons. The Ranch style characteristics of the motel have been diminished by alterations, and it no longer conveys or embodies any particular type, method, or period of construction. It also does not have high artistic value, nor does it represent the work of a master. Lastly, the property does not appear to be part of a potential historic district or distinguishable entity. A full evaluation and detailed description of this resource is included in the report prepared for this study: GPA Consulting, "Balboa Avenue Station Specific Plan Historical Resource Technical Report," November 2017.

B11. Additional Resource Attributes: (List attributes and codes) _____
*B12. References:

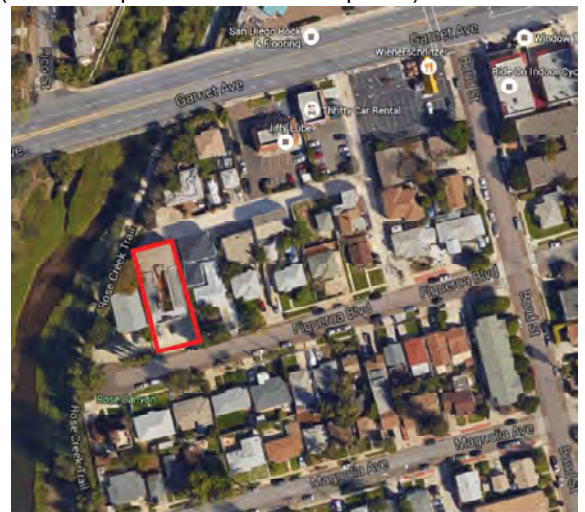
Please see report for a full list of references.

B13. Remarks:
Please see report for a detailed description and full evaluation.

*B14. Evaluator: Amanda Yoder Duane
*Date of Evaluation: 4/6/2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Base image courtesy of Google Maps. Subject property outlined in red.

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S3

Other
Review Code

Reviewer

Date

Listings

Page 1 of 2

*Resource Name or #: (Assigned by recorder) Trade Winds Motel

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; of of Sec ; B.M.

c. Address 4305 Mission Bay Drive City San Diego Zip 92109

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 424-361-09-00

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

The Trade Winds Motel is a small-scale postwar motel. The motel ranges from one to two stories in height and is covered by a flat roof with a shallow overhang. The exterior is clad in smooth stucco and vertical wood siding. Guest rooms are accessed from the exterior, and face the parking lot at the center of the property. Guest doors consist of single wood slab doors. Guest windows vary, ranging from jalousie to multi-light wood fixed.

The motel office is located at the west end of the building and is demarcated by a distinctive angled canopy that forms a porte-cochere. At the southwest corner of the property there is distinctive, palm tree-shaped signage that reads "TRADE WINDS MOTEL," with neon signage to indicate vacancy. There were no building permits on file with the city, but some office and guest room windows appear to have been altered based on visual observation, while others appear to be original.

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/Motel HP39. Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View looking NE, 2/29/16

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1953; Notice of Completion

*P7. Owner and Address:
LEE TRADE WINDS LTD PARTNERSHIP
1751 THURSTON DR
LAGUNA BEACH CA 92651

*P8. Recorded by: (Name, affiliation, and address) Amanda Yoder Duane
GPA Consulting, 231 California Street
El Segundo, CA 90245

*P9. Date Recorded:
04/04/2016

*P10. Survey Type: (Describe)
Intensive

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

GPA Consulting, "Balboa Avenue Station Specific Plan Historical Resource Technical Report," November 2017.

*Attachments: ☐ NONE ☐ Location 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

*Resource Name or # (Assigned by recorder) Trade Winds Motel

*NRHP Status Code 5S3

Page 2 of 2

B1. Historic Name: Trade Winds Motel

B2. Common Name: Trade Winds Motel

B3. Original Use: Motel

B4. Present Use: Motel

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Completed 1953; porte-cochere added between 1953 and 1964, based on historic aerial photographs; windows may have been replaced at an unknown date.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features:

Parking lot, signage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Development of Pacific Beach and its Environs

Area Pacific Beach

Period of Significance 1953

Property Type Commercial

Applicable Criteria A/C (local)

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

The Trade Winds Motel was evaluated under each of the national, state and local criteria for designation. Although it retains a sufficient level of integrity, the subject property does not appear to have significant historical or architectural associations at the state or national level. The motel does not appear to have a significant association with the development of Pacific Beach. Research on the proprietors and longtime owners, the Lee family, did not reveal any evidence or contributions to suggest that they are historically significant. Research also did not reveal any association with other significant groups or persons. The motel is architecturally very simple, and does not convey or embody any particular type, method, or period of construction. It also does not have high artistic value, nor does it represent the work of a master. Lastly, the property does not appear to be part of a potential historic district or distinguishable entity.

However, the palm tree-shaped signage at the southwest corner of the property does appear to be eligible under local criteria A and C; the signage reflects the development of this area as it transitioned to a tourist hub, embodies postwar, automobile-oriented pole signage and appears to be a rare, remaining example for the area. A full evaluation and detailed description of this resource is included in the report prepared for this study: GPA Consulting, "Balboa Avenue Station Specific Plan Historical Resource Technical Report," November 2017.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Please see report for a full list of references.

B13. Remarks:

Please see report for a detailed description and full evaluation.

*B14. Evaluator: Amanda Yoder Duane

*Date of Evaluation: 4/4/2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Base image courtesy of Google Maps. Subject property outlined in red.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other
Review Code

Reviewer

Date

Listings

Page 1 of 2

*Resource Name or #: (Assigned by recorder) Pacific Telephone & Telegram Balboa Garage

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 4565 Mission Bay Drive City San Diego Zip 92109

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 424-141-03-00

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

The Pacific Telephone & Telegram Balboa Garage is a postwar infrastructure building related to telecommunications. The building ranges from one to two stories in height and is covered by a flat roof with a shallow parapet wall. The exterior is clad in brick, smooth stucco and metal siding. There are few openings on the building, and the majority of these openings consist of multi-light steel windows arranged in horizontal bands.

The building shares its parcel with a large asphalt parking lot. There were no building permits on file with the city, but visual observation did not indicate any major alterations.

*P3b. Resource Attributes: (List attributes and codes) HP9. Public Utility Building

*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View looking SE, 2/29/16

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1954; Notice of Completion

*P7. Owner and Address:

PACIFIC BELL

(NO ADDRESS LISTED)

*P8. Recorded by: (Name, affiliation, and address) Amanda Yoder Duane
GPA Consulting, 231 California Street
El Segundo, CA 90245

*P9. Date Recorded:

04/06/2016

*P10. Survey Type: (Describe)

Intensive

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



GPA Consulting, "Balboa Avenue Station Specific Plan Historical Resource Technical Report," November 2017.

*Attachments: ☐ NONE ☐ Location 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): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

*Resource Name or # (Assigned by recorder) Pacific Telephone & Telegram Balboa Garage *NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Pacific Telephone & Telegram Balboa Garage

B2. Common Name: Unknown

B3. Original Use: Telecommunications Facility/Garage

B4. Present Use: Unknown

*B5. Architectural Style: Late Moderne elements

*B6. Construction History: (Construction date, alterations, and date of alterations)

Completed 1954

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Parking lot

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Development of Pacific Beach and its Environs Area Pacific Beach

Period of Significance 1954

Property Type Utility

Applicable Criteria N/A

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

The Balboa Garage was evaluated under each of the national, state and local criteria for designation. Although it retains a sufficient level of integrity, the subject property does not appear to have significant historical or architectural associations at the local, state, or national level.

The facility does not appear to have a significant association with the development of Pacific Beach or San Diego. Research indicates that the facility was just one of over \$90 million in Southern California improvements made by the Pacific Telephone and Telegraph company in 1954 alone, and it does not appear to have any special significance within this context. Research also did not reveal any association with significant groups or persons. While the facility exhibits some characteristics of the Late Moderne style, it is architecturally very simple and utilitarian, and does not convey or embody any particular type, method, or period of construction. It also does not have high artistic value, nor does it represent the work of a master. Lastly, the property does not appear to be part of a potential historic district or distinguishable entity. A full evaluation and detailed description of this resource is included in the report prepared for this study: GPA Consulting, "Balboa Avenue Station Specific Plan Historical Resource Technical Report," November 2017.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Please see report for a full list of references.

B13. Remarks:

Please see report for a detailed description and full evaluation.

*B14. Evaluator: Amanda Yoder Duane

*Date of Evaluation: 4/6/2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Base image courtesy of Google Maps. Subject property outlined in red.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other
Review Code

Reviewer

Date

Listings

Page 1 of 2

*Resource Name or #: (Assigned by recorder) Motel San Diego

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ; R ; of of Sec ; B.M.

c. Address 4780 Mission Bay Drive City San Diego Zip 92109

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 417-250-37-00

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

The Motel San Diego is a postwar motel designed in the Ranch style. The motel is deeply setback, sunken below street level on its lot, and surrounded by heavy, mature vegetation, making it difficult to see from the public right-of-way. Based on what is visible, the U-shaped motel is primarily one story in height with a second-story managers apartment near the center. The building has a low-pitched roof with open, overhanging eaves and the exterior is clad in painted brick with rough mortar joints.

There were no building permits available on file with the City of San Diego Development Services Department to indicate changes to the building; however, based on visual observation, the guest room doors and windows appear to be non-original, and there have been alterations to the second floor apartment, including the installation of a sliding glass door.

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/Motel

*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View looking S, 2/29/16

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1947; Notice of Completion

*P7. Owner and Address:

NOBEL FAMILY TRUST

6435 CAMINITO BLYTHEFIELD #C

LA JOLLA CA 92037

*P8. Recorded by: (Name, affiliation, and address) Amanda Yoder Duane
GPA Consulting, 231 California Street
El Segundo, CA 90245

*P9. Date Recorded:

04/06/2016

*P10. Survey Type: (Describe)

Intensive

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



GPA Consulting, "Balboa Avenue Station Specific Plan Historical Resource Technical Report," November 2017.

*Attachments: ☐ NONE ☐ Location 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):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Motel San Diego Primary #
Page 2 of 2 *NRHP Status Code 6Z

B1. Historic Name: Motel San Diego
B2. Common Name: Motel San Diego
B3. Original Use: Motel/Auto Court B4. Present Use: Motel
*B5. Architectural Style: Ranch
*B6. Construction History: (Construction date, alterations, and date of alterations)

Completed 1947; based on visual observation, guest room windows and doors have been replaced, and there have been a number of alterations to the second floor manager's apartment, including the installation of a non-original sliding glass door.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

Parking lot

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Development of Pacific Beach and its Environs Area Pacific Beach

Period of Significance 1947 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Motel San Diego was evaluated under each of the national, state and local criteria for designation. The property's integrity has been diminished by numerous alterations, and it does not appear to have significant historical or architectural associations at the local, state, or national level.

The motel does not appear to have a significant association with the development of Pacific Beach. Research on the proprietors and owners did not reveal any evidence or contributions to suggest that they are historically significant. Research also did not reveal any association with other significant groups or persons. The Ranch style characteristics of the motel have been diminished by alterations, and it no longer conveys or embodies any particular type, method, or period of construction. It also does not have high artistic value, nor does it represent the work of a master. Lastly, the property does not appear to be part of a potential historic district or distinguishable entity. A full evaluation and detailed description of this resource is included in the report prepared for this study: GPA Consulting, "Balboa Avenue Station Specific Plan Historical Resource Technical Report," November 2017.

B11. Additional Resource Attributes: (List attributes and codes) _____
*B12. References:

Please see report for a full list of references.

B13. Remarks:

Please see report for a detailed description and full evaluation.

*B14. Evaluator: Amanda Yoder Duane
*Date of Evaluation: 4/6/2016

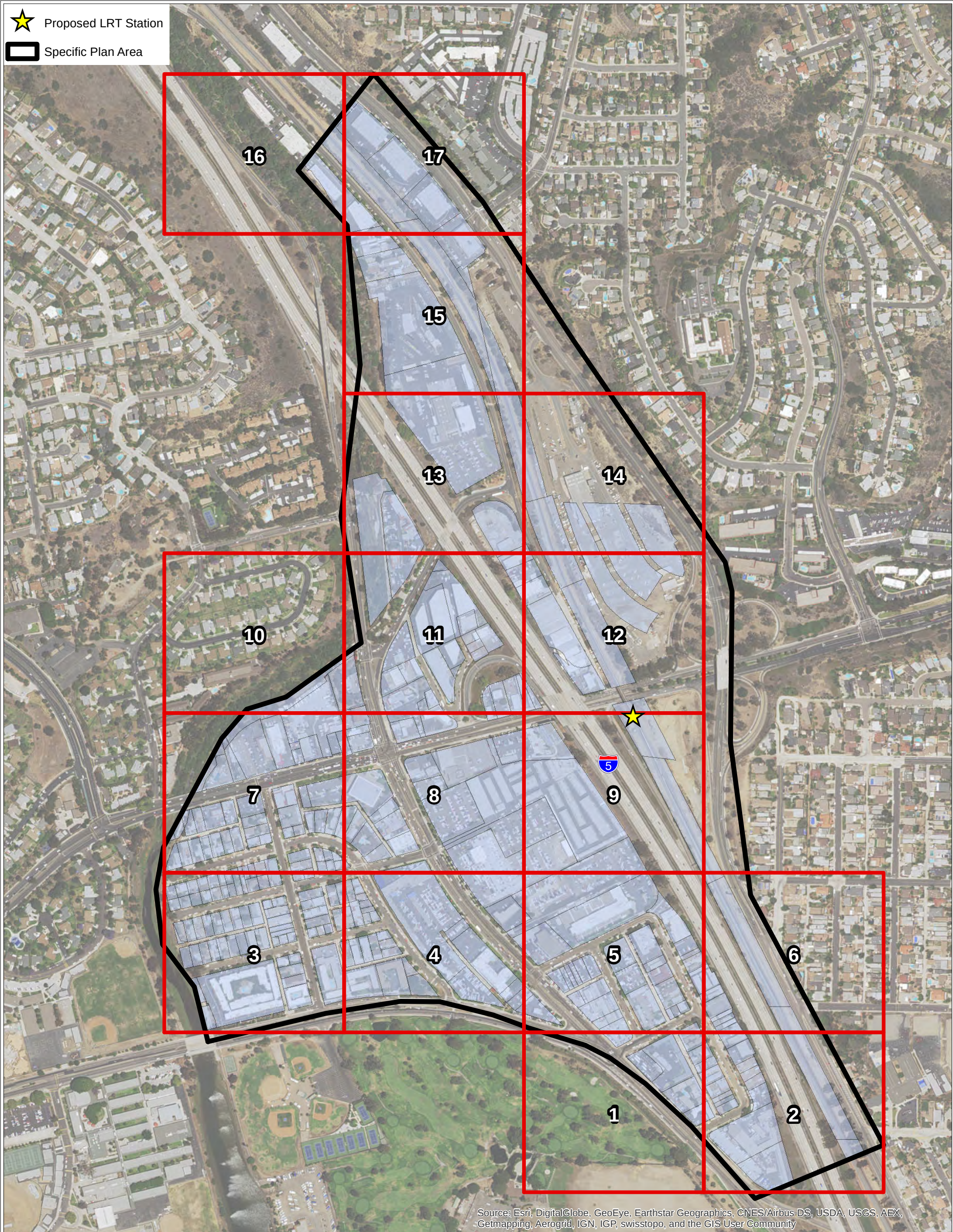
(This space reserved for official comments.)





APPENDIX E: Spreadsheet of Properties in Project Area

★ Proposed LRT Station
▭ Specific Plan Area



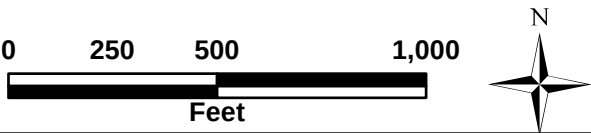
Balboa Avenue Station Area Specific Plan



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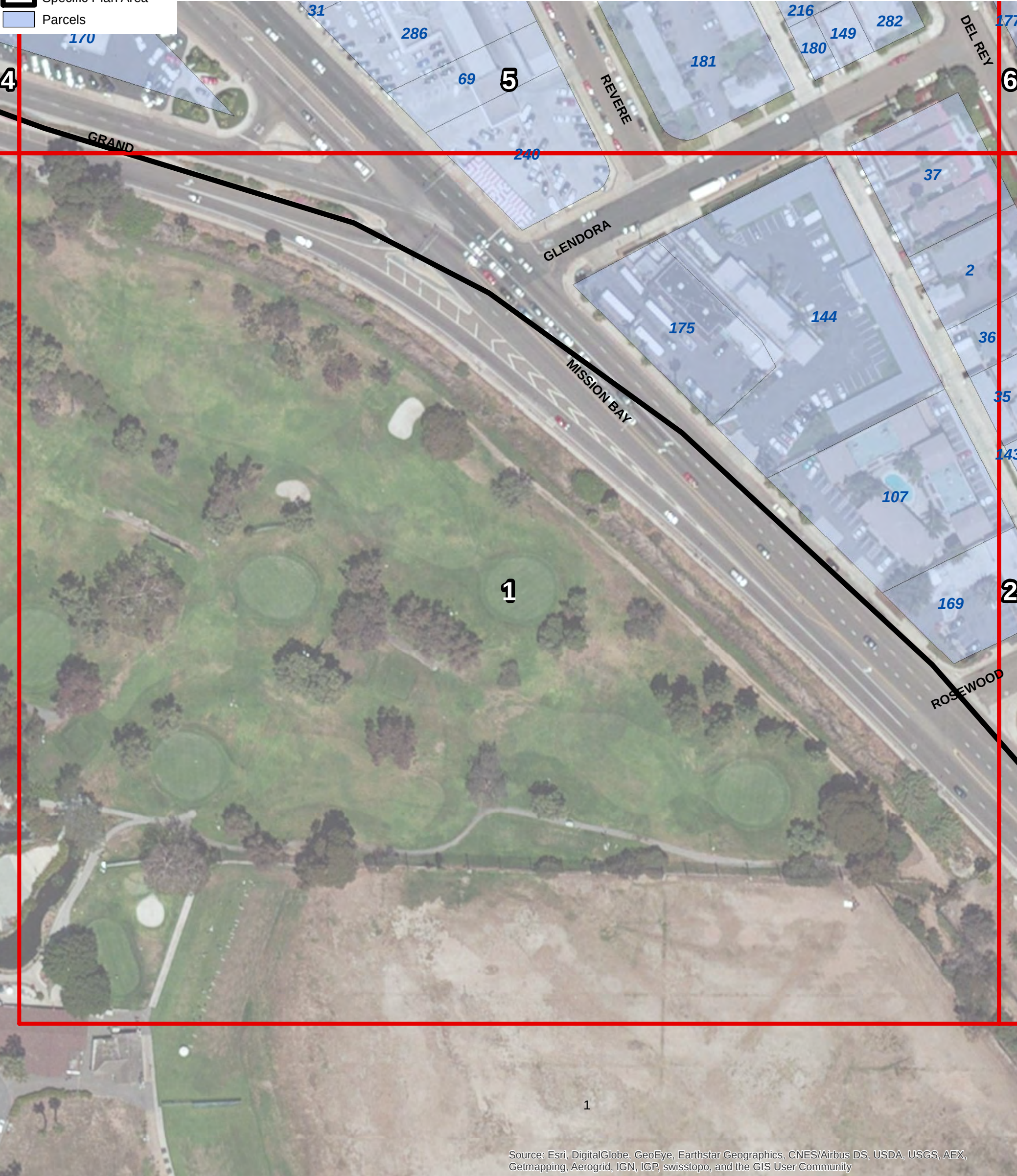


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Overview of Specific Plan Area
Historic Resources

- ★ Proposed LRT Station
- ▭ Specific Plan Area
- ▭ Parcels



Balboa Avenue Station Area Specific Plan



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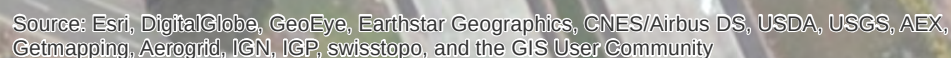
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Specific Plan Area

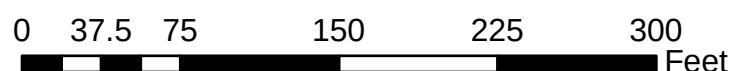
Parcels



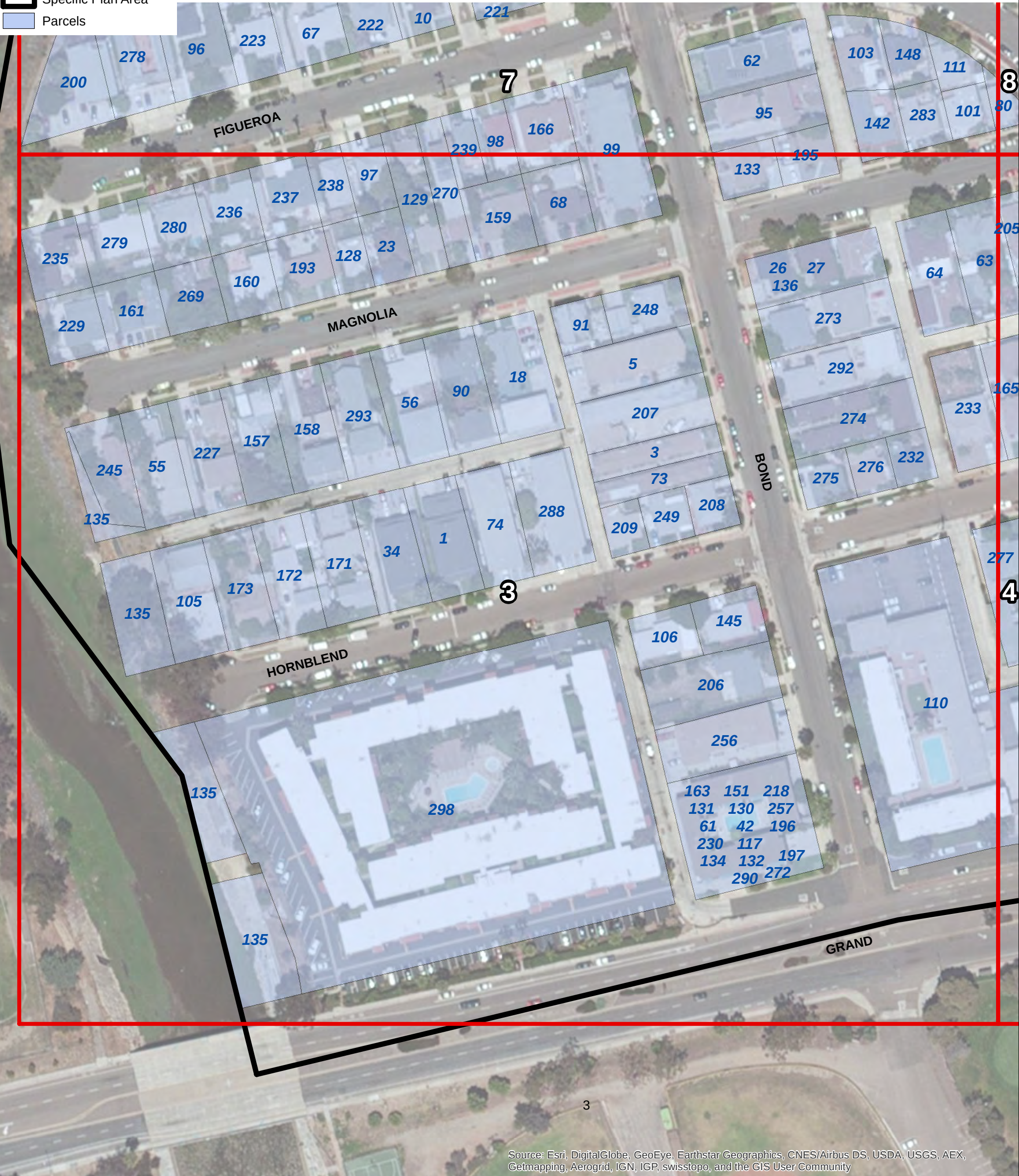
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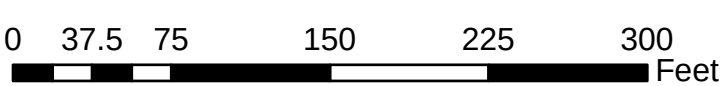
-  Proposed LRT Station
-  Specific Plan Area
-  Parcels



Balboa Avenue Station Area Specific Plan



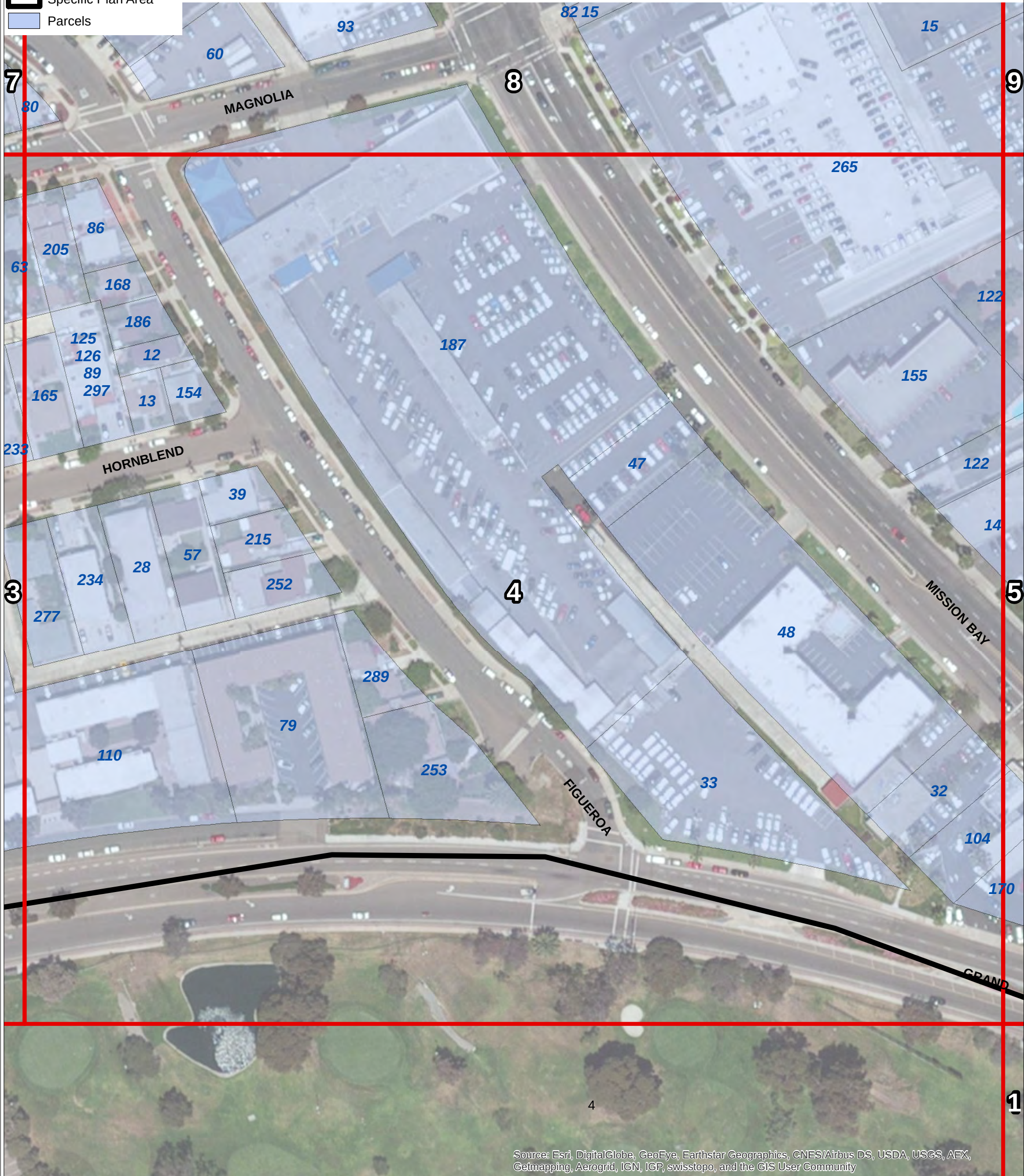
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Proposed LRT Station

Specific Plan Area

Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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0 37.5 75 150 225 300 Feet



-  Proposed LRT Station
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-  Parcels



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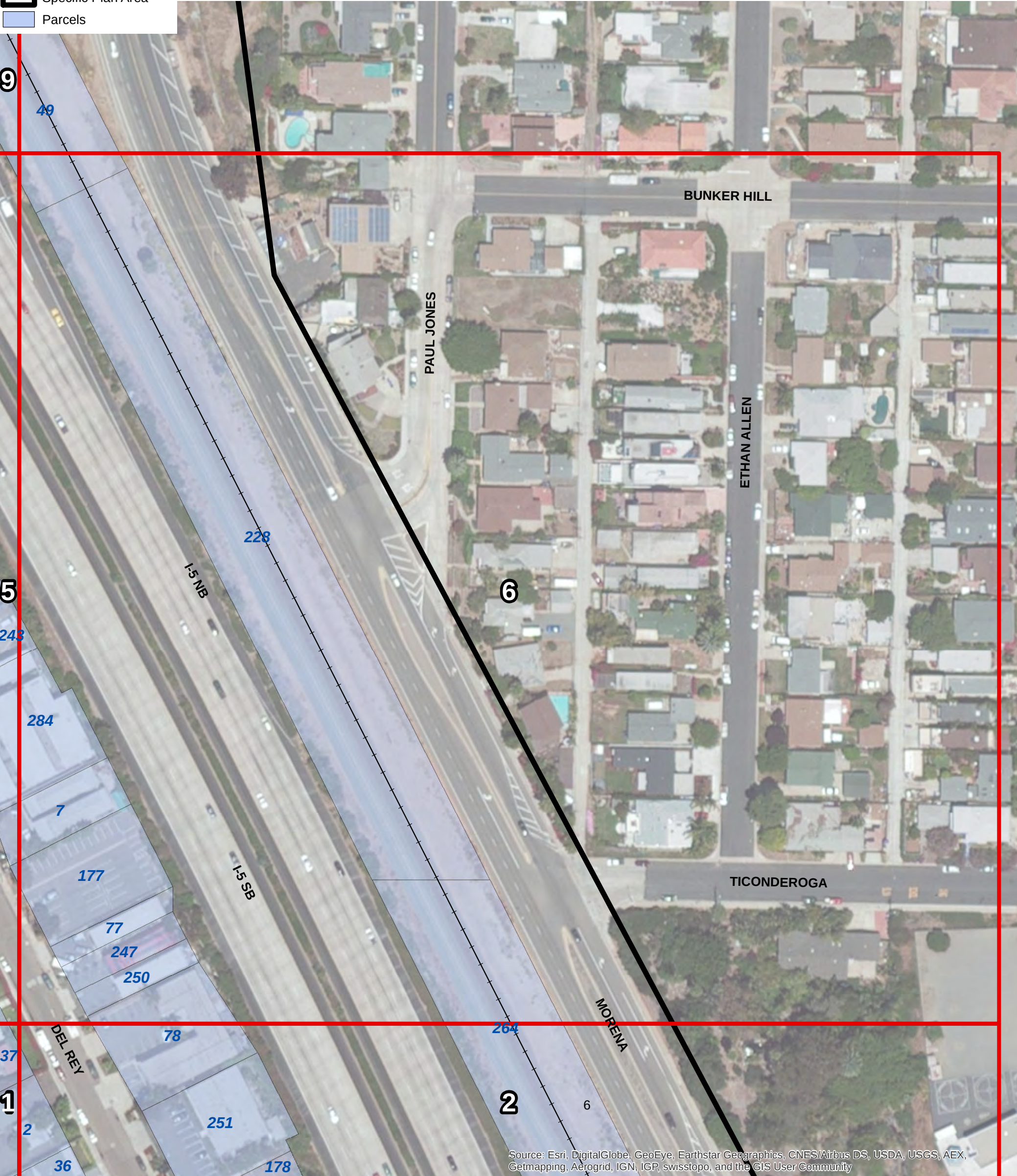


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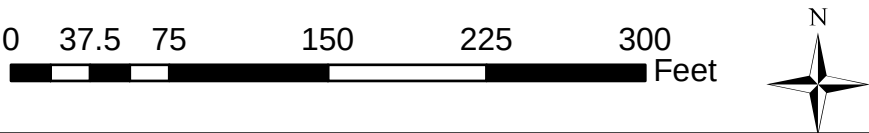
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-  Proposed LRT Station
-  Specific Plan Area
-  Parcels



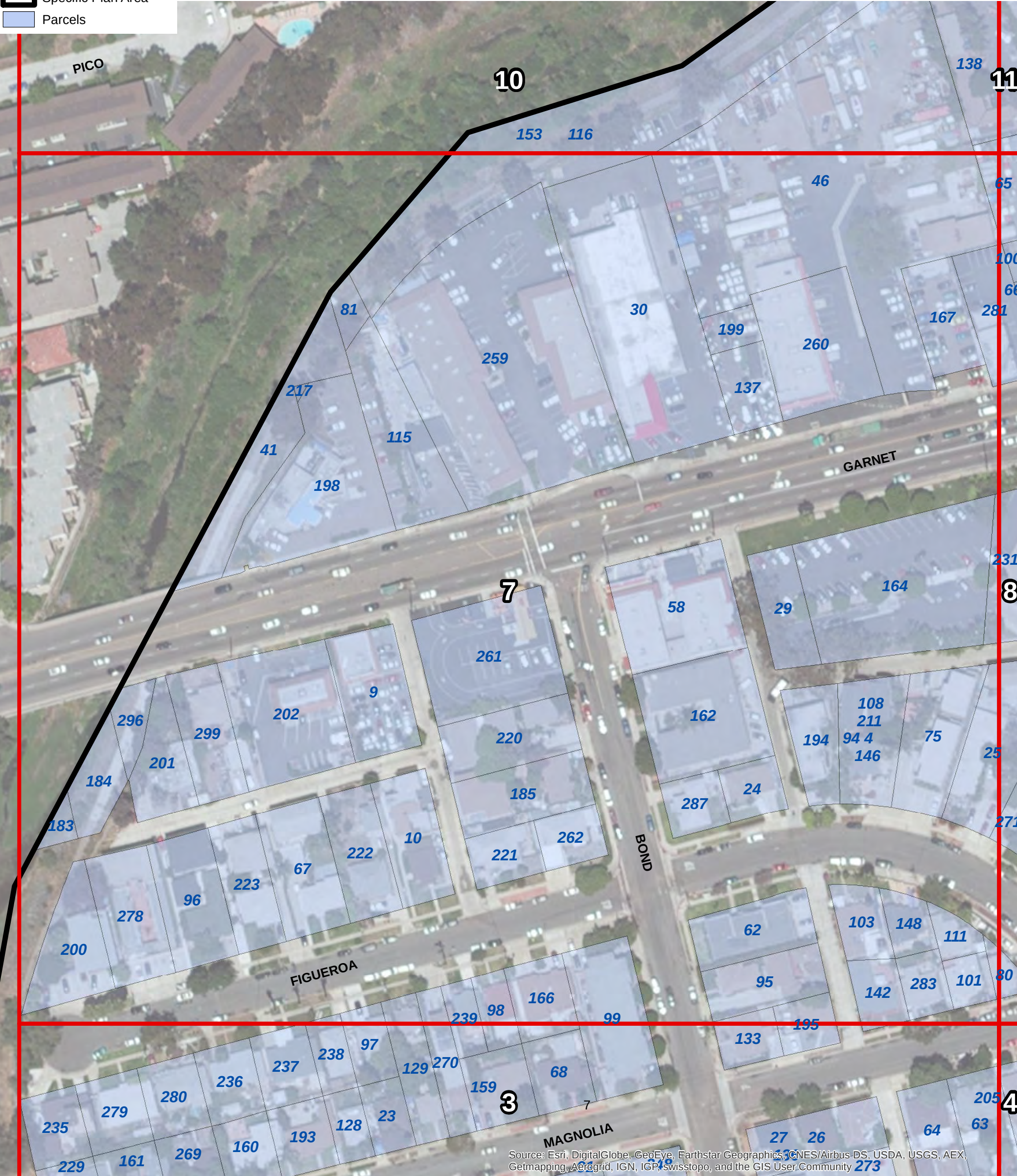
Balboa Avenue Station Area Specific Plan



Proposed LRT Station

Specific Plan Area

Parcels



Balboa Avenue Station Area Specific Plan

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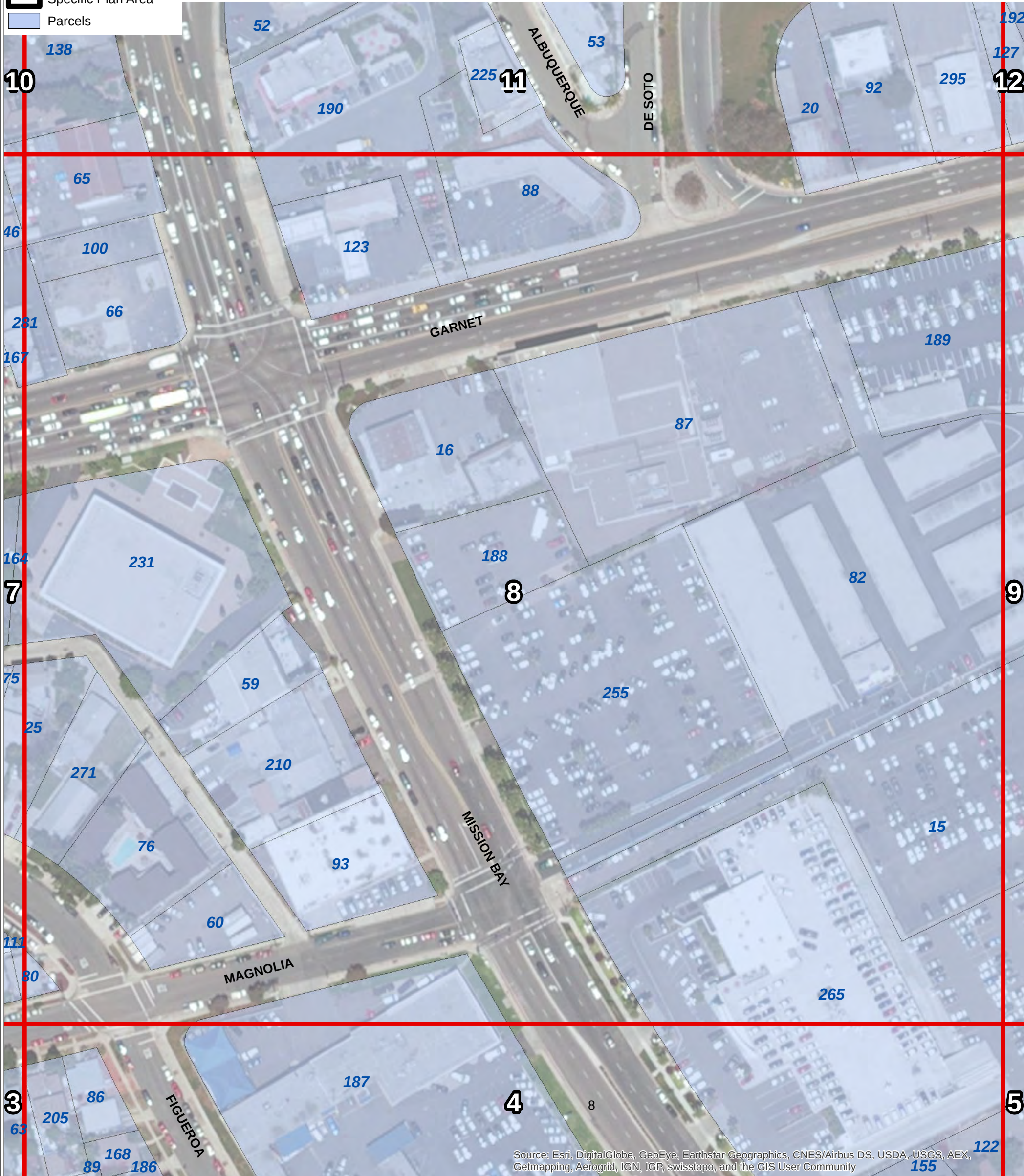
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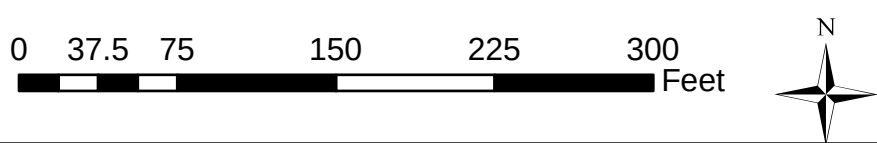
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Feet

-  Proposed LRT Station
-  Specific Plan Area
-  Parcels



Balboa Avenue Station Area Specific Plan

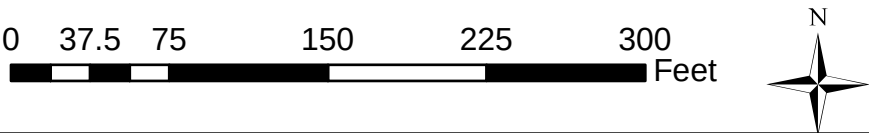


- ★ Proposed LRT Station
- ▭ Specific Plan Area
- ▭ Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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- Specific Plan Area
- Parcels



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0 37.5 75 150 225 300 Feet



Proposed LRT Station

Specific Plan Area

Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Balboa Avenue Station Area Specific Plan



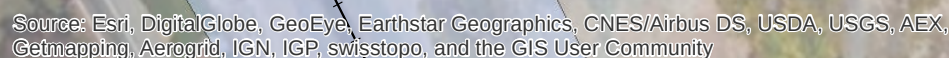
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0 37.5 75 150 225 300 Feet

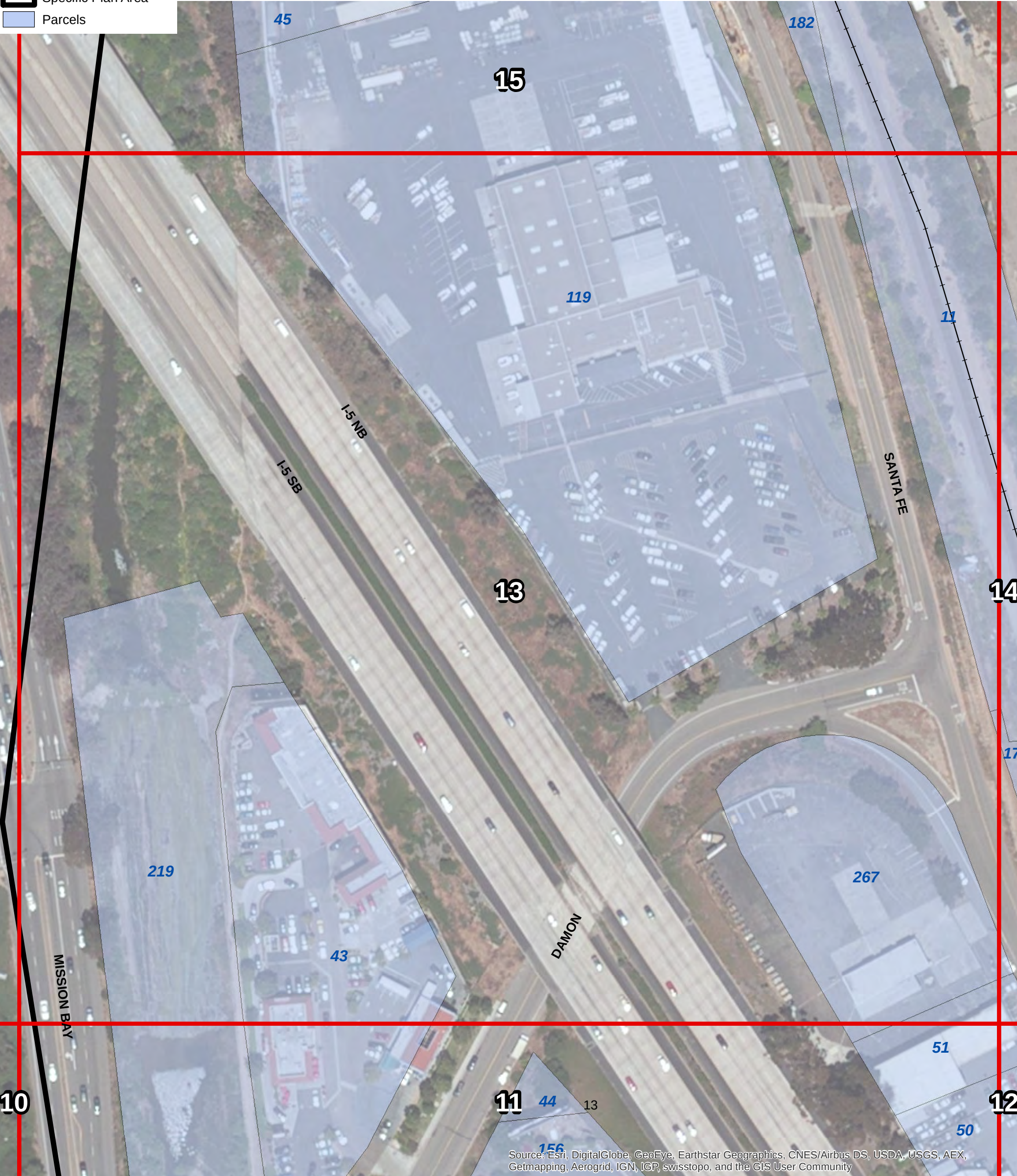




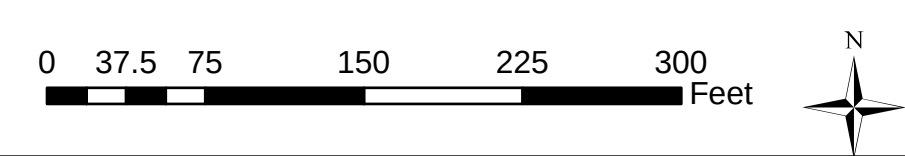
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- ▭ Parcels



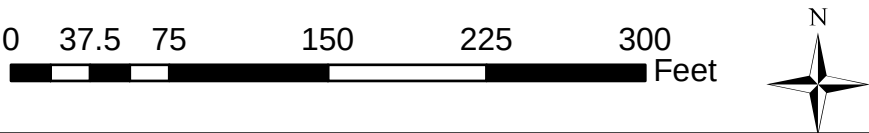
Balboa Avenue Station Area Specific Plan



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Balboa Avenue Station Area Specific Plan





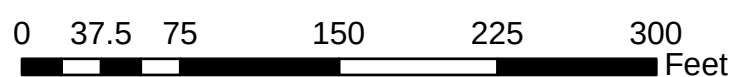
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



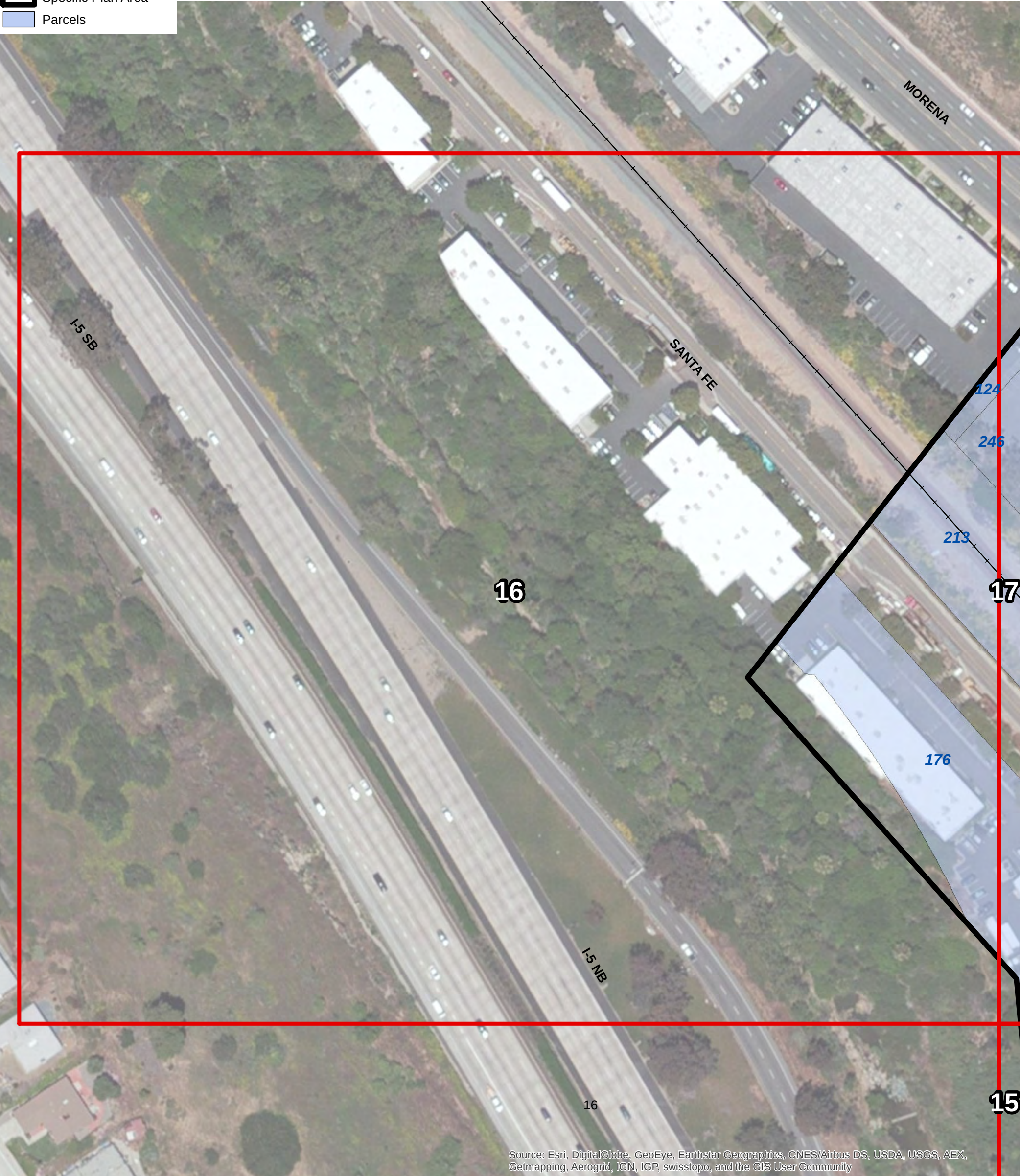
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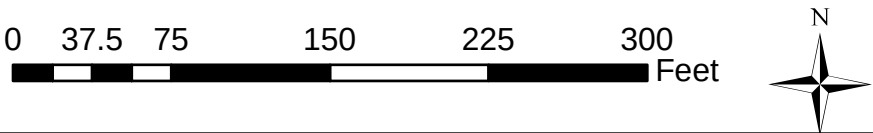
Historic Resources



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Balboa Avenue Station Area Specific Plan



- ★ Proposed LRT Station
- ▭ Specific Plan Area
- ▭ Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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Balboa Avenue Station Specific Plan
Historical Resource Technical Report
 Reconnaissance Survey Spreadsheet

Map Ref. No.	Grid No.	APN	Address	Zip Code	Legal Description	Status Code	Notes
1	3	4241112100	2654 HORNBLEND ST	92109	BLK 18*LOT 17*	7R	
2	1	4243614100	3450 DEL REY ST	92109	PAR 2\	7R	
3	3	4241111400	4464 BOND ST	92109	BLK 18*LOT 13*NLY 1/2*	7R	
4	7	4173012104	0		LOT 1*US 4 PER DOC07-472712&UND INT IN\	7R	
5	3	4241111200	4476 BOND ST	92109	BLK 18*LOT 11*	7R	
6	17	6761501800	4090 MORENA BLVD	92117	LOT 3\	7R	
7	6	4243622700	3503 DEL REY ST	92109	PAR 1*ST CLSD&\	7R	
8	11	4245721200	0		BLK 3*POR*	7R	
9	7	4172910800	2667 GARNET AVE	92109	BLK 16*LOT 8*E 10 FT LOT 7 & ALL*	7R	
10	7	4172911400	2672 FIGUEROA BLVD	92109	BLK 16*LOT 14*	7R	
11	13	4245711600	0		LOT 1209*1.92 AC M/L IN\	7R	
12	4	4241320700	4482 FIGUEROA BLVD	92109	BLK 29*LOT 7*NLY 27 FT OF SLY 84 FT MA WLY LI*	7R	
13	4	4241320800	2752 HORNBLEND ST	92109	BLK 29*LOT 7*SLY 57 FT OF WLY 40 FT*	7R	
14	5	4241400600	4501 MISSION BAY DR	92109	LOT 4*POR*	7R	
15	8	4241401300	4565 MISSION BAY DR	92109	PAR 1\	6Z	While the property retains many aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for listing on the National, California or local registers under any criterion.
16	8	4241410100	2805 GARNET AVE	92109	LOTS 6 & 28 28*POR*	7R	
17	14	4245712600	0		LOT 1209*1.18 AC M/L IN\	7R	
18	3	4241110900	2669 MAGNOLIA AVE	92109	BLK 18*LOT 9*	7R	
19	11	4245721300	4625 DE SOTO ST	92109	BLK 3*DOC113407REC70 IN\	7R	
20	11	4245721400	2918 GARNET AVE	92109	BLK 6*LOT 1*/EXC ST OP/ WLY 50 FT OF ELY 200 FT MEAS ON S LI*	7R	
21	12	4245721800	4760 SANTA FE ST	92109	BLK 5*LOTS 1 & 2*/EXC HWY OP/ STS CLSD ADJ & DOC193267REC68 &*	7R	
22	12	4245721900	2974 GARNET AVE	92109	BLK 6*LOTS 3 & 4*/EXC OPS/ ST CLSD ADJ & DOC193267REC68 &*	7R	
23	3	4172921500	2652 MAGNOLIA AVE	92109	BLK 17*LOT 6*S 71 FT OF E 40 FT*	7R	
24	7	4173010400	2712 FIGUEROA BLVD	92109	BLK 31*LOT 5*POR*	7R	
25	8	4173011600	2740 FIGUEROA BLVD	92109	BLK 31*LOT 23*	7R	
26	3	4241210101	4485 BOND ST	92109	PAR 1*US 1 PER DOC82-111353&UND INT IN\	7R	
27	3	4241210103	2717 MAGNOLIA AVE	92109	PAR 1*US 3 PER DOC82-111353&UND INT IN\	7R	
28	4	4241220800	2741 HORNBLEND ST	92109	BLK 28*LOT 8*	7R	
29	7	4173012300	0		BLK 31*LOT 6*(EX ST WID)\	7R	
30	7	4172503500	2724 GARNET AVE	92109	LOT 1788*DOC58420REC72 IN\	7R	

Balboa Avenue Station Specific Plan
Historical Resource Technical Report
Reconnaissance Survey Spreadsheet

Map Ref. No.	Grid No.	APN	Address	Zip Code	Legal Description	Status Code	Notes
31	5	4243212300	4453 MISSION BAY DR	92109	BLK 3*LOT 10*(EX MP 5303)ALLEY CLSD ADJ&\	7R	
32	4	4243120500	4508 MISSION BAY DR	92109	BLK 32*LOT 14*	7R	
33	4	4243121100	0		LOT 1\	7R	
34	3	4241112200	2644 HORNBLEND ST	92109	BLK 18*LOT 18*	7R	
35	2	4243611400	3436 DEL REY ST	92109	PAR 1\	7R	
36	2	4243611500	3444 DEL REY ST	92109	PAR 3\	7R	
37	1	4243613500	3484 DEL REY ST	92109	PAR 1\	7R	
38	2	4243623200	3411 DEL REY ST	92109	PAR 4\	7R	
39	4	4241221000	4468 FIGUEROA BLVD	92109	BLK 28*LOT 10*N 45 FT OF*	7R	
40	5	4243223100	3033 BUNKER HILL ST	92109	PAR A\	7R	
41	7	4172421300	0		PAR A\	7R	
42	3	4241123303	4404 BOND ST	92109	BLK 19*US 3PER DOC73-36389&UND INT IN LOTS13&14\	7R	
43	13	4245710100	2920 DAMON AVE	92109	LOT 1788*PAR PER ROS 8824 IN\	7R	
44	11	4245710700	0		LOT 1788*POR OF\	7R	
45	15	4245711200	4950 SANTA FE ST	92109	LOT 1788*POR*	7R	
46	7	4172504300	0		PAR 1\	7R	
47	4	4241330900	4558 MISSION BAY DR	92109	BLK 32*LOT 7*	7R	
48	4	4241331700	4540 MISSION BAY DR	92109	PAR 1\	7R	
49	9	4241400700	0		LOT 1208*1.64 AC M/L IN\	7R	
50	11	4245712300	4700 SANTA FE ST	92109	LOT 1788*POR DOC70-70372 IN LOT 29 MAP 753&IN\	7R	
51	11	4245712400	4730 SANTA FE ST	92109	LOT 1788*POR DOC70-70372 IN\	7R	
52	11	4245720100	4745 MISSION BAY DR	92109	BLK 1*LOT 1*PAR 1 AS PER ROS 6161 IN*	7R	
53	11	4245720700	4647 ALBUQUERQUE ST	92109	BLK 2*LOTS 1&2*(EX ST WID)DOC72-335111 IN\	7R	
54	11	4245720900	4640 DE SOTO ST	92109	BLK 2*LOTS 1 & 2*POR*	7R	
55	3	4241110200	2615 MAGNOLIA AVE	92109	BLK 18*LOT 2*	7R	
56	3	4241110700	2653 MAGNOLIA AVE	92109	BLK 18*LOT 7*	7R	
57	4	4241220900	2751 HORNBLEND ST	92109	BLK 28*LOT 9*	7R	
58	7	4173010100	2707 GARNET AVE	92109	BLK 31*LOTS 1&2\	7R	
59	8	4173010800	4630 MISSION BAY DR	92109	BLK 31*LOT 14*	7R	
60	8	4173011200	0		BLK 31*LOT 19*	7R	
61	3	4241123312	4404 BOND ST	92109	BLK 19*US12PER DOC73-36389&UND INT IN LOTS13&14\	7R	
62	7	4173020100	2701 FIGUEROA BLVD	92109	BLK 30*LOT 1*	7R	
63	3	4241211000	2731 MAGNOLIA AVE	92109	BLK 29*LOT 5*	7R	
64	3	4241211100	2725 MAGNOLIA AVE	92109	BLK 29*LOT 4*	7R	
65	8	4172500600	4730 MISSION BAY DR	92109	LOT 1788*POR*	7R	
66	8	4172502200	2780 GARNET AVE	92109	LOT 1*(EX ST)\	7R	
67	7	4172912400	2652 FIGUEROA BLVD	92109	BLK 16*LOT 16*LOT 17(EX W 50 FT)&ALL OF\	7R	
68	3	4172921300	2686 MAGNOLIA AVE	92109	BLK 17*LOT 9*S 72.77 FT*	7R	

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Map Ref. No.	Grid No.	APN	Address	Zip Code	Legal Description	Status Code	Notes
69	5	4243211900	0		LOT 2*ST CLSD ADJ&\	7R	
70	2	4243611000	3404 DEL REY ST	92109	BLK 5*LOTS 19 & 20*	7R	
71	5	4243210200	2905 BUNKER HILL ST	92109	BLK 3*LOT 7\	7R	
72	5	4243210300	0		BLK 3*LOT 6*	7R	
73	3	4241111500	4458 BOND ST	92109	BLK 18*LOT 13*SLY 1/2*	7R	
74	3	4241112000	2660 HORNBLEND ST	92109	BLK 18*LOT 16*	7R	
75	7	4173011700	2736 FIGUEROA BLVD	92109	BLK 31*LOT 24*	7R	
76	8	4173012000	2750 FIGUEROA BLVD	92109	BLK 31*LOTS 20 & 21*	7R	
77	6	4243621500	3485 DEL REY ST	92109	BLK 6*LOT 40*/EXC SLY 1 FT/ LOT 39 & SLY 4.5 FT*	7R	
78	2	4243621600	3455 DEL REY ST	92109	PAR A\	7R	
79	4	4241222100	2750 GRAND AVE	92109	BLK 28*LOTS 14 THRU 16*	7R	
80	8	4241310300	2761 FIGUEROA BLVD	92109	BLK 30*LOT 4*/EXC WLY 84 FT/*	7R	
81	7	4172422400	0		LOT 22*PAR 16 PER SCC311859 IN\	7R	
82	9	4241410900	4571 MISSION BAY DR	92109	PAR 2\	7R	
83	11	4245721100	4631 DE SOTO ST	92109	BLK 3*POR*	7R	
84	12	4245710800	4670 SANTA FE ST	92109	LOT 1788*DOCS127879REC65&193267 REC68 IN LOT 29 MAP 753& IN\	7R	
85	11	4245712000	4654 DE SOTO ST	92109	LOT 1788*(EX ALLEY OP)PARS 1&3 OF DOC03-061177 IN\	7R	
86	4	4241321000	2745 MAGNOLIA AVE	92109	BLK 29*LOT 6*/EXC W 40 FT/ & /EXC S 28 FT/*	7R	
87	8	4241410300	2825 GARNET AVE	92109	LOT 28*1.30 AC M/L IN\	7R	
88	8	4245720400	2830 GARNET AVE	92109	LOT 1*(EX ST WID)\	7R	
89	4	4241320502	0		PAR 1*US 2 PER DOC05-661848&UND INT IN\	7R	
90	3	4241110800	2661 MAGNOLIA AVE	92109	BLK 18*LOT 8*	7R	
91	3	4241111000	2689 MAGNOLIA AVE	92109	BLK 18*LOT 10*WLY 50 FT OF*	7R	
92	11	4245721500	2926 GARNET AVE	92109	BLK 6*LOT 1*POR*	7R	
93	8	4173011100	4606 MISSION BAY DR	92109	BLK 31*LOTS 17 & 18*	7R	
94	7	4173012105	0		LOT 1*US 5 PER DOC07-472712&UND INT IN\	7R	
95	7	4173020200	4509 BOND ST	92109	BLK 30*LOT 2*	7R	
96	7	4172911900	2636 FIGUEROA BLVD	92109	BLK 16*LOT 18*	7R	
97	3	4172920700	2655 FIGUEROA BLVD	92109	BLK 17*LOT 6*/EXC S 71 FT/ E 40 FT*	7R	
98	7	4172921000	2671 FIGUEROA BLVD	92109	BLK 17*LOT 8*ELY 1/2 OF NLY 1/2*	7R	
99	7	4172921200	2694 MAGNOLIA AVE	92109	BLK 17*LOT 10*	7R	
100	8	4172502300	0		LOT 2*	7R	
101	7	4241310400	2736 MAGNOLIA AVE	92109	BLK 30*LOT 4*ELY 42 FT OF WLY 84 FT OF SLY 50 FT*	7R	
102	5	4243233701	3565 DEL REY ST	92109	PAR 1*US101 PER DOC09-102910&UND INT IN\	7R	

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Map Ref. No.	Grid No.	APN	Address	Zip Code	Legal Description	Status Code	Notes
103	7	4173020600	2725 FIGUEROA BLVD	92109	BLK 30*LOT 5*POR*	7R	
104	4	4243120900	4504 MISSION BAY DR	92109	BLK 32*LOT 15*	7R	
105	3	4241112600	2614 HORNBLEND ST	92109	BLK 18*LOT 22*	7R	
106	3	4241121100	2681 HORNBLEND ST	92109	BLK 19*LOT 10*W 1/2*	7R	
107	1	4243613900	4323 MISSION BAY DR	92109	PAR 1*ST CLSD&\	7R	
108	7	4173012103	0		LOT 1*US 3 PER DOC07-472712&UND INT IN\	7R	
109	2	4243622400	3405 DEL REY ST	92109	PAR C\	7R	
110	3	4241222000	2710 GRAND AVE	92109	BLK 28*LOTS 1 THRU 5 & 11 THRU 13*ALLEY CLSD ADJ &*	7R	
111	7	4241310200	2743 FIGUEROA BLVD	92109	BLK 30*LOT 4*/EXC SLY 50 FT/ & /EXC WLY 42 FT/ WLY 84 FT*	7R	
112	5	4243224000	3545 REVERE AVE	92109	PAR 2\	7R	
113	5	4243224400	3548 DEL REY ST	92109	PAR 1\	7R	
114	5	4243231800	3555 DEL REY ST	92109	PAR A\	7R	
115	7	4172422300	2680 GARNET AVE	92109	LOT 22*(EX PAR 16 PER SCC311859)POR OF\	7R	
116	10	7601038300	0		LEASE RR-266863(86)(PARKING LOT)IN LOT 1788 MM36\	7R	
117	3	4241123305	4404 BOND ST		BLK 19*US 5PER DOC73-36389&UND INT IN LOTS13&14\	7R	
118	2	4252930100	0		LOT 1208*1.65 AC M/L IN\	7R	
119	13	4245711100	4848 SANTA FE ST	92109	LOT 1788*6.84 AC M/L IN\	7R	
120	15	4245711300	5002 SANTA FE ST	92109	LOT 1788*POR*	7R	
121	15	4245711400	5050 SANTA FE ST	92109	LOT 1788*POR*	7R	
122	5	4241400400	4535 MISSION BAY DR	92109	LOT 1*	7R	
123	8	4245720300	2804 GARNET AVE	92109	BLK 1*LOT 3*POR*	7R	
124	17	6761501600	4170 MORENA BLVD	92117	LOT 5\	7R	
125	4	4241320501	2744 HORNBLEND ST	92109	PAR 1*US 1 PER DOC05-661848&UND INT IN\	7R	
126	4	4241320503	0		PAR 1*US 3 PER DOC05-661848&UND INT IN\	7R	
127	12	4245721700	2950 GARNET AVE	92109	BLK 6*LOT 2*/EXC FRWY WID/ & /EXC FRWY OP/ & /EXC ST OP/*	7R	
128	3	4172921600	2648 MAGNOLIA AVE	92109	BLK 17*POR*	7R	
129	3	4172922200	2661 FIGUEROA BLVD	92109	PAR A\	7R	
130	3	4241123308	4404 BOND ST	92109	BLK 19*US 8PER DOC73-36389&UND INT IN LOTS13&14\	7R	
131	3	4241123309	4404 BOND ST	92109	BLK 19*US 9PER DOC73-36389&UND INT IN LOTS13&14\	7R	
132	3	4241123310	4404 BOND ST	92109	BLK 19*US10PER DOC73-36389&UND INT IN LOTS13&14\	7R	
133	3	4173020300	4503 BOND ST	92109	BLK 30*LOT 3*WLY 65 FT*	7R	
134	3	4241123316	4404 BOND ST	92109	BLK 19*US16PER DOC73-36389&UND INT IN LOTS13&14\	7R	

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135	3	4241123400	0		BLK 19*0.60 AC M/L IN BLK 18&IN\	7R	
136	3	4241210102	2711 MAGNOLIA AVE	92109	PAR 1*US 2 PER DOC82-111353&UND INT IN\	7R	
137	7	4172501600	2726 GARNET AVE	92109	LOT 1788*POR*	7R	
138	11	4172503700	4780 MISSION BAY DR	92109	LOT 1788*DOC78-240437 IN\	6Z	While the motel retains some aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for listing on the National, California or local registers under any criterion.
139	5	4243232500	3545 DEL REY ST	92109	PAR 1\	7R	
140	5	4243233702	0		PAR 1*US102 PER DOC09-102910&UND INT IN\	7R	
141	2	4243611100	3414 DEL REY ST	92109	BLK 5*LOT 18*	7R	
142	7	4173020500	2724 MAGNOLIA AVE	92109	BLK 30*LOT 5*POR*	7R	
143	2	4243611300	3428 DEL REY ST	92109	BLK 5*LOTS 14 THRU 16*	7R	
144	1	4243614000	4345 MISSION BAY DR	92109	PAR 2*ST CLSD&\	7R	
145	3	4241121200	2687 HORNBLEND ST	92109	BLK 19*LOT 10*E 1/2*	7R	
146	7	4173012101	2732 FIGUEROA BLVD	92109	LOT 1*US 1 PER DOC07-472712&UND INT IN\	7R	
147	17	6761501900	4060 MORENA BLVD	92117	LOT 2\	7R	
148	7	4241310100	2731 FIGUEROA BLVD	92109	BLK 30*LOT 4*/EXC SLY 64.2 FT/ WLY 42 FT MEAS ON SLY LI*	7R	
149	5	4243224900	0		PAR 3*DOC93-821229 IN\	7R	
150	2	4243800700	4255 MISSION BAY DR	92109	PAR A\	7R	
151	3	4241123304	4404 BOND ST	92109	BLK 19*US 4PER DOC73-36389&UND INT IN LOTS13&14\	7R	
152	11	4245710300	2909 DAMON AVE	92109	LOT 1788*PAR PER ROS 9937 IN\	7R	
153	10	4172504000	0		LOT 1788*3.28 AC M/L BEING POR OF PAR 17&18&12 PER SCC311859 IN\	7R	
154	4	4241320900	2758 HORNBLEND ST	92109	BLK 29*LOT 7*/EXC WLY 40 FT/ SLY 57 FT MA WLY & SLY LOT LIS IN*	7R	
155	4	4241400300	4545 MISSION BAY DR	92109	LOT 2*	7R	
156	11	4245712100	4667 DE SOTO ST	92109	LOT 1788*0.85 AC M/L IN\	7R	
157	3	4241110400	2627 MAGNOLIA AVE	92109	BLK 18*LOT 4*	7R	
158	3	4241110500	2637 MAGNOLIA AVE	92109	BLK 18*LOT 5*	7R	
159	3	4172921400	2670 MAGNOLIA AVE	92109	BLK 17*LOT 8*S 1/2*	7R	
160	3	4172921800	2634 MAGNOLIA AVE	92109	BLK 17*LOT 4*/EXC N 68 FT/ E 5 FT LOT 3 & /EXC N 68 FT/ W 50 FT*	7R	
161	3	4172922000	2612 MAGNOLIA AVE	92109	BLK 17*LOT 2*/EXC N 1/2/*	7R	
162	7	4173010200	4555 BOND ST	92109	BLK 31*LOTS 3 & 4*	7R	
163	3	4241123306	4404 BOND ST	92109	BLK 19*US 6PER DOC73-36389&UND INT IN LOTS13&14\	7R	

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164	7	4173012600	0		BLK 31*LOTS 7 THRU 9*(EX ST WID)\	7R	
165	4	4241210900	2734 HORNBLEND ST	92109	BLK 29*LOT 9*	7R	
166	7	4172921100	2685 FIGUEROA BLVD	92109	BLK 17*LOT 9*/EXC S 72.77 FT/*	7R	
167	7	4172500900	2758 GARNET AVE	92109	LOT 1788*(EX RD)PAR PER ROS 11344 IN\	7R	
168	4	4241320400	4494 FIGUEROA BLVD	92109	BLK 29*LOT 6*DOC80-80363 IN ALLEY CLSD ADJ&IN\	7R	
169	1	4243610900	4305 MISSION BAY DR	92109	BLK 5*LOTS 21 THRU 24*ST CLSD ADJ &*	5S3	The Trade Winds Motel sign appears to be eligible for local designation under Criterion A and C for its association with the postwar period of development in the Pacific Beach area and its distinctive design. Its location, orientation towards a major road, programmatic shape, bright colors, and exterior neon tubing embody the type of signage used to attract passing motorists in the postwar era. The sign retains sufficient integrity to convey this significance. The sign does not appear to be eligible for the National or California Registers. While the motel retains many aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for listing on the National, California or local registers under any criterion.
170	5	4243121000	2830 GRAND AVE	92109	BLK 32*LOT 18*LOTS 16 & 17 & /EXC ST OP/*	7R	
171	3	4241112300	2634 HORNBLEND ST	92109	BLK 18*LOT 19*	7R	
172	3	4241112400	2632 HORNBLEND ST	92109	BLK 18*LOT 20*	7R	
173	3	4241112500	2620 HORNBLEND ST	92109	BLK 18*LOT 21*	7R	
174	2	4243611200	0		BLK 5*LOT 17*	7R	
175	1	4243612300	4365 MISSION BAY DR	92109	PAR 1*ST CLSD&\	7R	
176	16	6760100600	5080 SANTA FE ST	92109	LOT 1787*ALL LY ELY&SLY&WLY OF FRONTAGE RDS ST HWY X1-SD-2-SD IN\	7R	
177	6	4243622800	0		PAR 2*ST CLSD&\	7R	
178	2	4243623000	3423 DEL REY ST	92109	PAR 2\	7R	
179	2	4243800600	4275 MISSION BAY DR	92109	LOT 1*ST CLSD ADJ &*	7R	
180	5	4243222900	3028 GLENDORA ST	92109	PAR 1\	7R	
181	5	4243224500	3010 GLENDORA ST	92109	PAR 4\	7R	
182	15	4245711500	0		LOT 1788*1.72 AC M/L IN\	7R	
183	7	4172910200	0		BLK 16*LOT 2*	7R	
184	7	4172910300	0		BLK 16*LOT 3*(EX ALLEY OP)\	7R	
185	7	4172911100	4548 BOND ST	92109	BLK 16*LOT 12*	7R	
186	4	4241320600	4488 FIGUEROA BLVD	92109	BLK 29*LOT 7*(EX NLY 9 FT)ALLEY CLSD ADJ&(EX SLY 84 FT)ALL OF\	7R	
187	4	4241331600	4566 MISSION BAY DR	92109	LOT 1*	7R	
188	8	4241410200	4635 MISSION BAY DR	92109	LOTS 6 & 28*POR*	7R	
189	9	4241410400	2951 GARNET AVE	92109	LOTS 6 & 28*/EXC 15 FT ST OP/ 1.424 AC PAR AS PER ROS 3061*	7R	
190	11	4245720200	4711 MISSION BAY DR	92109	BLK 1*LOT 3*(EX ST WID)PAR PER ROS 9623 IN LOT 2&IN\	7R	

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191	11	4245720800	4610 DE SOTO ST	92109	BLK 2*LOT 1*POR*	7R	
192	12	4245722000	0		BLK 6*LOTS 2&3*DOC87-387082 IN\	7R	
193	3	4172921700	2642 MAGNOLIA AVE	92109	BLK 17*LOT 5*/EXC N 68 FT/ E 10 FT LOT 4 & /EXC N 68 FT/ W 45 FT\	7R	
194	7	4173012200	2720 FIGUEROA BLVD	92109	BLK 31*LOT 26*	7R	
195	3	4173020400	2716 MAGNOLIA AVE	92109	BLK 30*LOT 3*ELY 50 FT*	7R	
196	3	4241123313	4404 BOND ST	92109	BLK 19*US13PER DOC73-36389&UND INT IN LOTS 13&14\	7R	
197	3	4241123314	4404 BOND ST	92109	BLK 19*US14PER DOC73-36389&UND INT IN LOTS13&14\	7R	
198	7	4172423800	2710 GARNET AVE	92109	LOT 1*(EX ST)DOC86-520651 IN LOTS 21&22 MAP 1359&IN\	7R	
199	7	4172501500	0		LOT 1788*POR*	7R	
200	7	4172912100	2612 FIGUEROA BLVD	92109	BLK 16*LOTS 20 & 21*/EXC ST OP/*	7R	
201	7	4172912200	2625 GARNET AVE	92109	BLK 16*LOT 4*(EX PAR 8 PER SCC311859)\	7R	
202	7	4172912500	2651 GARNET AVE	92109	BLK 16*LOT 6*W 40 FT OF LOT 7&(EX W 50 FT)LOT 5&ALL OF\	7R	
203	5	4243221900	3534 DEL REY ST	92109	PAR 2\	7R	
204	5	4243210400	0		BLK 3*LOT 5*	7R	
205	4	4241320100	2739 MAGNOLIA AVE	92109	BLK 29*LOT 6*WLY 40 FT*	7R	
206	3	4241121300	4434 BOND ST	92109	BLK 19*LOT 11*	7R	
207	3	4241111300	4470 BOND ST	92109	BLK 18*LOT 12*	7R	
208	3	4241111600	4450 BOND ST	92109	BLK 18*LOT 14*ELY 45 FT*	7R	
209	3	4241111800	2676 HORNBLEND ST	92109	BLK 18*LOT 14*/EXC ELY 90 FT/*	7R	
210	8	4173011900	4620 MISSION BAY DR	92109	BLK 31*LOTS 15 & 16*	7R	
211	7	4173012102	0		LOT 1*US 2 PER DOC07-472712&UND INT IN\	7R	
212	12	6760300100	3809 MORENA BLVD	92117	PAR A\	7R	
213	17	6760100500	0		LOT 1787*5.13 AC M/L IN\	7R	
214	2	4243623100	3417 DEL REY ST	92109	PAR 3\	7R	
215	4	4241221100	4462 FIGUEROA BLVD	92109	BLK 28*LOT 10*S 45 FT OF N 90 FT OF*	7R	
216	5	4243225000	3038 GLENDORA ST	92109	PAR 3*DOCS93-0821227&93-0821228 IN\	7R	
217	7	4172423400	0		LOT 22*DRAINAGE CHANNEL PER DOC120319REC69 IN\	7R	
218	3	4241123302	4404 BOND ST	92109	BLK 19*US 2PER DOC73-36389&UND INT IN LOTS13&14\	7R	
219	13	4245710200	2904 DAMON AVE	92109	LOT 1788*PAR 22 PER SCC311859 IN\	7R	
220	7	4172911000	4562 BOND ST	92109	BLK 16*LOT 11*	7R	
221	7	4172911300	2680 FIGUEROA BLVD	92109	BLK 16*LOT 13*W 1/2*	7R	

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222	7	4172911500	2660 FIGUEROA BLVD	92109	BLK 16*LOT 15*	7R	
223	7	4172911800	2646 FIGUEROA BLVD	92109	BLK 16*LOT 17*W 50 FT*	7R	
224	15	4245712200	0		LOT 1788*(EX D78-502044)LD LY BET MP8046&RR&MORENA BLVD IN\	7R	
225	11	4245720500	4626 ALBUQUERQUE ST	92109	BLK 1*LOTS 2&4*(EX ST WID)DOC82-192000 IN\	7R	
226	11	4245720600	0		BLK 1*LOT 1*PAR 2 AS PER ROS 6161 IN*	7R	
227	3	4241110300	2619 MAGNOLIA AVE	92109	BLK 18*LOT 3*	7R	
228	6	4250340100	0		LOT 1208*1.74 AC M/L IN\	7R	
229	3	4172922100	2604 MAGNOLIA AVE	92109	BLK 17*LOT 1*SLY 1/2*	7R	
230	3	4241123315	4404 BOND ST		BLK 19*US15PER DOC73-36389&UND INT IN LOTS13&14\	7R	
231	8	4173012500	4650 MISSION BAY DR	92109	PAR A*ST CLSD&\	7R	This bank was constructed in 1977, and is therefore outside the 45-year threshold for potential historical resources; however, it features intact mural mosaics by celebrated artist Millard Sheets depicting the history of San Diego. As such, this bank has the potential to be considered a historical resource once sufficient time has passed to adequately evaluate it. It would potentially be significant under Criterion C for its high artistic value and embodiment of a property type. As the property may come of age during the development and construction of the proposed project, it should be treated as a potential historical resource for the purposes of CEQA. The proposed project could cause a substantial adverse change to the bank and murals if it resulted in the demolition, destruction, relocation, or alteration of the resource, thereby impairing its historical significance.
232	3	4241210700	2718 HORNBLEND ST	92109	BLK 29*LOT 11*ELY 40 FT*	7R	
233	3	4241210800	2724 HORNBLEND ST	92109	BLK 29*LOT 10*	7R	
234	4	4241220700	2735 HORNBLEND ST	92109	PAR 1\	7R	
235	3	4172920100	2603 FIGUEROA BLVD	92109	BLK 17*LOT 1*NLY 1/2*	7R	
236	3	4172920400	2635 FIGUEROA BLVD	92109	BLK 17*LOT 4*E 5 FT OF N 68 FT LOT 3 & W 50 FT OF N 68 FT*	7R	
237	3	4172920500	2645 FIGUEROA BLVD	92109	BLK 17*LOT 5*E 10 FT OF N 68 FT LOT 4 & W 45 FT OF N 68 FT*	7R	
238	3	4172920600	2649 FIGUEROA BLVD	92109	BLK 17*POR*	7R	
239	7	4172920900	2669 FIGUEROA BLVD	92109	BLK 17*LOT 8*W 1/2 OF N 1/2*	7R	
240	5	4243211600	4409 MISSION BAY DR	92109	BLK 3*LOTS 20 THRU 22*ST&ALLEY CLSD ADJ&\	7R	
241	5	4243212100	0		PAR 3\	7R	
242	5	4243212200	0		PAR 4\	7R	
243	5	4243233200	3537 DEL REY ST	92109	PAR 1\	7R	
244	5	4243210100	4471 MISSION BAY DR	92109	BLK 3*LOT 8 & 9*	7R	
245	3	4241112800	2605 MAGNOLIA AVE	92109	BLK 18*LOT 1*(EX PAR 4 PER SCC311859)\	7R	
246	17	6761501700	4140 MORENA BLVD	92117	LOT 4\	7R	
247	6	4243620300	3481 DEL REY ST	92109	BLK 6*LOT 39*NLY 0.5 FT OF LOT 37 & ALL LOT 38 & S 1 FT OF*	7R	

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248	3	4241111100	4484 BOND ST	92109	BLK 18*LOT 10*/EXC WLY 50 FT/*	7R	
249	3	4241111700	2686 HORNBLEND ST	92109	BLK 18*LOT 14*WLY 45 FT OF ELY 90 FT*	7R	
250	6	4243620400	3477 DEL REY ST	92109	BLK 6*LOT 37*/EXC N 0.5 FT/*	7R	
251	2	4243622900	3431 DEL REY ST	92109	PAR 1\	7R	
252	4	4241221200	4460 FIGUEROA BLVD	92109	BLK 28*LOT 10*/EXC N 90 FT/*	7R	
253	4	4241221400	4426 FIGUEROA BLVD	92109	BLK 28*LOT 17*POR*	7R	
254	5	4243224600	3023 BUNKER HILL ST	92109	PAR 1\	7R	
255	8	4241410800	4603 MISSION BAY DR	92109	PAR 1\	7R	
256	3	4241121400	4418 BOND ST	92109	BLK 19*LOT 12*	7R	
257	3	4241123301	4404 BOND ST	92109	BLK 19*US 1PER DOC73-36389&UND INT IN LOTS13&14\	7R	
258	11	4245710500	4645 DE SOTO ST	92109	LOT 1788*POR*	7R	
259	7	4172504200	0		LOT 1788*DOC12-0179082 IN\	7R	
260	7	4172504400	0		PAR 2\	7R	
261	7	4172910900	2669 GARNET AVE	92109	BLK 16*LOTS 9 & 10*	7R	
262	7	4172911200	2686 FIGUEROA BLVD	92109	BLK 16*LOT 13*E 1/2*	7R	
263	15	6761502400	4010 MORENA BLVD	92117	LOT 1*PAR PER ROS 8875 IN PL1788&IN PL1209 MM0036&ALL\	7R	
264	2	4251500600	0		LOT 1208*1.74 AC M/L IN\	7R	
265	8	4241401200	4551 MISSION BAY DR	92109	PAR 2\	7R	
266	5	4241401400	3040 BUNKER HILL ST	92109	LOT 1*ST CLSD ADJ&ALL OF\	7R	
267	13	4245712500	4774 SANTA FE ST	92109	LOT 1788*1.11 AC M/L IN DOC70-70372 IN\	7R	
268	12	4245722100	0		LOT 1209*2.21 AC M/L IN\	7R	
269	3	4172921900	2624 MAGNOLIA AVE	92109	BLK 17*LOT 3*/EXC N 68 FT/ W 55 FT*	7R	
270	3	4172922300	2664 MAGNOLIA AVE	92109	PAR B\	7R	
271	8	4173011500	2746 FIGUEROA BLVD	92109	BLK 31*LOT 22*	7R	
272	3	4241123307	4404 BOND ST	92109	BLK 19*US 7PER DOC73-36389&UND INT IN LOTS13&14\	7R	
273	3	4241210200	4475 BOND ST	92109	BLK 29*LOT 2*	7R	
274	3	4241210400	4421 BOND ST	92109	BLK 29*LOT 12*	7R	
275	3	4241210500	2704 HORNBLEND ST	92109	BLK 29*LOT 11*WLY 50 FT*	7R	
276	3	4241210600	2710 HORNBLEND ST	92109	BLK 29*LOT 11*/EXC ELY 40 FT/ & /EXC W 50 FT/*	7R	
277	4	4241220600	2725 HORNBLEND ST	92109	BLK 28*LOT 6*	7R	
278	7	4172912000	2618 FIGUEROA BLVD	92109	BLK 16*LOT 19*	6Z	While 2618 Figueroa retains many aspects of integrity, it lacks significant historical and architectural associations and therefore does not appear to be eligible for listing on the National, California or local registers under any criterion.
279	3	4172920200	2611 FIGUEROA BLVD	92109	BLK 17*LOT 2*N 1/2 OF*	7R	
280	3	4172920300	2625 FIGUEROA BLVD	92109	BLK 17*LOT 3*W 55 FT OF N 68 FT*	7R	

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281	7	4172502400	2772 GARNET AVE	92109	LOT 3*	7R	
282	5	4243221400	3506 DEL REY ST	92109	BLK 2*LOTS 19 & 20*SLY 1/2 OF E 55 FT LOT 18 & ELY 55 FT*	7R	
283	7	4241310500	2730 MAGNOLIA AVE	92109	BLK 30*LOT 4*S 64.2 FT OF W 42 FT OF*	7R	
284	5	4243233600	3517 DEL REY ST	92109	LOT 1\	7R	
285	5	4243233703	0		PAR 1*US103 PER DOC09-102910&UND INT IN\	7R	
286	5	4243211800	4433 MISSION BAY DR	92109	LOT 1*ST CLSD ADJ&\	7R	
287	7	4173010300	4545 BOND ST	92109	BLK 31*LOT 5*POR*	7R	
288	3	4241111900	2674 HORNBLEND ST	92109	BLK 18*LOT 15*	7R	
289	4	4241221300	4436 FIGUEROA BLVD	92109	BLK 28*LOT 17*POR*	7R	
290	3	4241123311	4404 BOND ST	92109	BLK 19*US11PER DOC73-36389&UND INT IN LOTS13&14\	7R	
291	5	4243212400	2927 BUNKER HILL ST	92109	BLK 3*LOT 4*LOT 3&\	7R	
292	3	4241210300	4471 BOND ST	92109	BLK 29*LOT 3*	7R	
293	3	4241110600	2645 MAGNOLIA AVE	92109	BLK 18*LOT 6*	7R	
294	11	4245721000	4639 DE SOTO ST	92109	BLK 3*POR*	7R	
295	11	4245721600	2938 GARNET AVE	92109	BLK 6*LOT 1*/EXC HWY OP/ & /EXC ST OP/ ELY 75 FT M/O S LI*	7R	
296	7	4172912300	0		BLK 16*LOT 4*PAR 8 PER SCC311859 IN\	7R	
297	4	4241320504	0		PAR 1*US 4 PER DOC05-661848&UND INT IN\	7R	
298	3	4241123200	2667 HORNBLEND ST	92109	PAR A\	7R	
299	7	4172910500	2645 GARNET AVE	92109	BLK 16*LOT 5*W 50 FT*	7R	



APPENDIX F: Preparers' Qualifications



LAURA O'NEILL is a Senior Architectural Historian at GPA. She has been professionally involved in the field of historic preservation since 2006. Laura uses her educational background in architecture to assist clients in rehabilitating historic buildings in compliance with the Secretary of the Interior's Standards. Her recent projects have included: preparing environmental compliance documents for the Nelles Correctional Facility and Mira Loma Detention Center; preparing a Historic Structures Report for the John Anson Ford Theatres; and completing the Federal Rehabilitation Tax Credit application for the Rosslyn Hotel Annex in Los Angeles. Laura is also adept at a number of software programs including ArcGIS, AutoCAD, Adobe InDesign, Adobe Photoshop, and Microsoft Access. She uses these skills to provide technical support, maps, illustrations, graphics layouts, and photo simulations on various projects.

Educational Background:

- M.Arch. I, California State Polytechnic University, Pomona, 2009
- B.A., Political Science, Lehigh University, 2002

Professional Experience:

- GPA Consulting, Senior Architectural Historian, 2008-Present
- Philadelphia Historical Commission, Graduate Intern, 2008
- Caldwell Architects, Architectural Intern, 2007
- California State Polytechnic University, Graduate Assistant, 2007-2008

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history and historic architecture pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Santa Monica Landmarks Commissioner, 2014-present

Selected Projects:

- Villa Carlotta, Los Angeles, Character-Defining Features Analysis and Historical Resource Report, 2014-2015
- Nelles Correctional Facility Specific Plan, Whittier, CEQA Historical Resource Report, 2014-2015
- Mira Loma Detention Center Women's Facility, Los Angeles County, CEQA Historical Resource Report, 2014-2015
- Evanston Inn, Pasadena, Window Survey and CEQA Historical Resource Report, 2013
- 500 Broadway, Santa Monica, CEQA Historical Resource Report, 2013
- 21200 Victory Boulevard, Los Angeles, CEQA Historical Resource Evaluation Report, 2013
- 1318 2nd Street, Santa Monica, CEQA Historical Resource Evaluation Report, 2012
- 213 Pomona Avenue, Fullerton, CEQA Historical Resource Report, 2012
- 1012 Cliff Drive, Laguna Beach, CEQA Historical Resource Report, 2011
- 1051 Marine Drive, Laguna Beach, CEQA Historical Resource Report, 2011
- House of Hope, Duarte, CEQA Historical Resource Report, 2010
- Moore House, Palos Verdes Estates, CEQA Historical Resource Report, 2010
- Hollywood Center Studios, Los Angeles, CEQA Historical Resource Evaluation Report, 2010
- Caroline Severance Manor, Los Angeles, CEQA Historical Resource Report, 2009
- Wilshire Grand Hotel, Los Angeles, CEQA Historical Resource Report, 2009



AMANDA YODER DUANE is an Associate Architectural Historian at GPA. She has been professionally involved in the field of historic preservation since 2011. At GPA, Amanda carries out fieldwork, research, and documentation for a variety of different projects. Recent projects have included the Part I Federal Rehabilitation Tax Credit application for the Bank of Italy and Foreman Buildings in Los Angeles, the Los Angeles Historic-Cultural Monument application for the Bartlett Building in Los Angeles, and the Historic Resource Evaluation Report for the California Street Off-ramp Relocation Project in Ventura. Amanda has participated in historic resource surveys in Long Beach, Riverside, Huntington Beach, Whittier, and Los

Angeles, including the Groups 4, 5, and 6 areas for SurveyLA. She is currently assisting with the development of Historic District Design Guidelines for the City of Long Beach. Amanda is also adept at a number of graphics-editing software programs including Adobe Photoshop and Adobe Illustrator. She uses these skills to create maps, illustrations, and graphics for various projects.

Educational Background:

- B.F.A, Historic Preservation, Savannah College of Art and Design, 2011

Professional Experience:

- GPA Consulting, Architectural Historian, 2012-Present
- Architectural Resources Group, Intern, 2012
- City of Los Angeles, Office of Historic Resources, Intern, 2011-2012

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Projects:

- Nelles Correctional Facility Specific Plan, Whittier, CEQA Historical Resource Report, 2014
- Coca Cola Building, Los Angeles, CEQA Historical Resource Report, 2014
- City Market of Los Angeles, CEQA Historical Resource Report, 2014
- Hollywood and Cherokee, Los Angeles, CEQA Historical Resource Report, 2014
- Silver Lake/Echo Park/Elysian Valley Historic Resource Survey, SurveyLA, 2013-2014
- Whittier Historic Context Statement and Non-Residential Historic Resource Survey, 2013-2014
- Willys Knight Building, Los Angeles, CEQA Historical Resource Report, 2013
- Evanston Inn, Pasadena, Window Survey, 2013
- High Desert Corridor, Los Angeles County, Historical Resource Evaluation Report, Section 106 Review, 2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- 8899 Beverly Boulevard, West Hollywood, CEQA Historical Resource Report, 2013
- LABioMed, Torrance, CEQA Historical Resource Report, 2013
- 824 22nd Street, Santa Monica, CEQA Historical Resource Report, 2013
- Bel Air/Beverly Crest Historic Resource Survey, SurveyLA, 2012-2013