

***HISTORICAL ASSESSMENT OF THE
RESIDENCES LOCATED AT
1619 J STREET
SAN DIEGO, CALIFORNIA 92101***

Submitted To:

**The City of San Diego
Historical Resources Board
202 C Street, Fourth Floor
San Diego, California 92101**

Prepared For:

**Katalyst LLC
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Prepared By:

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March 2006

National Archaeological Data Base Information

Report Title: Historical Assessment of the Buildings Located at 1619 J Street, San Diego, California 92101

Owner: Katalyst LLC, 103 ½ Avenida Del Mar, San Clemente, CA 92672

Location: 1619 J Street, San Diego, CA 92101

San Diego County Assessor's Parcel Number: 535-394-01

Zoning: Commercial

USGS Quadrangle: Point Loma Quadrangle

Construction Date: ca. 1906

Architect/Builder: Unknown/Unknown

Present Use: Residential

Original Use: Residential

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Date: March 2006

Key Words: Craftsman, J Street, 16th Street, East Village

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**HISTORICAL ASSESSMENT
OF THE 1619 J STREET PROPERTIES
SAN DIEGO, CALIFORNIA 92101**

I. EXECUTIVE SUMMARY

This historical assessment was prepared at the request of Mr. Gary Mueser in order to determine the potential historical and architectural significance of two, one-story residential structures located on Lot 1, Block 34, Sherman's Addition. The address of 1619 J Street is officially used by the San Diego County Assessor's office for both structures; however, the building on the corner of 16th and J Streets also has had an address of 371 16th Street and 1601 J Street. The residences are located in the East Village/Bayside area of downtown San Diego. The 1619 J Street structures are located on Assessor's Parcel Number 535-394-01.

Historical research indicates that the 1619 J Street residential structures are not considered to be historically significant as, over the course of their existence, the buildings were not associated with significant events or individuals. In addition, the ca. 1906 buildings are not considered to be architecturally significant as examples of the Craftsman style of architecture. The structures do not possess high artistic values as an example of the Craftsman architectural style. The buildings do not possess any further information potential.

As resources which are not historically or architecturally significant under CEQA, the 1619 J Street properties are not considered to be eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.

II. INTRODUCTION

This historical assessment was prepared in order to determine the potential historical and architectural significance of the two, one-story residential structures located at 1619 J Street in the East Village area of downtown San Diego, California. The 1619 J Street residential structures were constructed in ca. 1906. Since structures that are at least 45 years of age may be considered historically significant under the California Environmental Quality Act (CEQA), this historical evaluation was prepared in accordance with the City of San Diego's *Historical Resources Guidelines*. The building was researched and evaluated as a potential historical/cultural resource in accordance with National Register of Historic Places Criteria, the California Register of Historic Places Criteria, the City of San Diego Historical Resources Register, and the City of San Diego's *Historical Resources Guidelines* by Kathleen Crawford, M.A., Historical Property Consultant in March 2006. The structures on the property were determined by the present study to not be historically or architecturally significant.

III. METHODOLOGY

Determinations of historical and architectural significance require a number of issues to be considered. Factors of significance include: the property's history, both construction and use; the history of the surrounding community; the potential for important persons or uses to be associated with the property over its life span; the number of resources associated with the property; the potential for the resources to be the work of a master craftsman, architect, landscape gardener or artist; what historical, architectural or landscape influences have shaped the design of the property and its pattern of use; what alterations have taken place over the years and how have any changes affected the historical integrity of the property; and the current condition of the property. These questions and related issues must be answered before a final determination of significance can be achieved.

The California Register of Historical Resources utilizes National Register of Historic Places Criteria, with slight modifications, for determinations of significance in order to form a foundation for the historic evaluation of properties. The California Register's modification of National Register criteria was relevant to the subject property in so far as the California Register substitutes the term "work of an important creative individual" for the term "work of a master," and deals with sites pertaining to the cultural heritage of succeeding generations.

Kathleen A. Crawford, M.A., first visited the property in March 2006 in order to evaluate the property as well as to inspect the surrounding neighborhood. Photographs were taken of the buildings. Subsequently, Kathleen Crawford prepared an architectural description of the property based upon information taken during this site visit. Based upon site inspection information, the buildings were compared to established architectural norms that are currently in use in the United States. Several architectural reference guides were consulted by the author to fully substantiate the architectural details of the buildings.

The author conducted the archival research for the property. The archival record search included Assessor's Parcel Maps obtained at the San Diego County Assessors Office; San Diego City Water and Sewer Department records; Building Permit Records at the City of San Diego Development Services Department; San Diego City Directories at the San Diego Public Library and San Diego Historical Society; the San Diego Historical Society Archives and Photographic Collection; historic maps of various types at the San Diego Public Library and San Diego Historical Society; and San Diego Public Library, California Room Records. Local, state, and federal inventories were reviewed for information related to the buildings. California Department of Parks and Recreation DPR 523 A and B Forms are included as Appendix A; current photographs are included as Appendix B; the Residential Building Record is included as Appendix C; and chain of title research on the property, conducted by California Lot Book, Inc., has been included as Appendix D. A one-quarter mile record search was conducted at the South Coastal Information Center for historic properties within the vicinity of the subject property and is included as Appendix E. The criteria for historical significance was obtained from the National Register of Historic Places Criteria for Evaluation, the Instructions for Recording Historical Resources prepared by the State of California Department of Parks and Recreation and the City of San Diego Historical Resources Board guidelines and

instructions for preparing historical documentation.

IV. PROPERTY SETTING

The property is surrounded by 15th Street on the west, Island Street to the north, 17th Street to the east, and K Street to the south. Inspection of the 1888, 1921, 1940 and 1956 Sanborn Fire Insurance Maps indicates that between these years, the neighborhood setting in and around the 1619 J Street property was mixed commercial and residential. Over the years, the neighborhood setting in and around the property has substantially changed, as the surrounding area has been infilled with an abundance of commercial structures and most of the residential structures were removed. Many of the original structures in the neighborhood have been removed or extensively altered over the preceding decades. Overall, architectural styles in and around the 1619 J Street property reflect Craftsman, Folk Vernacular, Modern, and Contemporary variant designs.

V. HISTORICAL ANALYSIS

East Village History

The following history was prepared by Scott Moomjian for the *East Village Combined Historical Property Survey Report*, 2005. The history of the Bayside and Centre City East areas are inexorably linked to the development of downtown San Diego and its founder, Alonzo Horton. Horton, who came to San Diego in 1867, purchased 960 acres of land for \$265.00 for his "New Town" San Diego development. Horton divided the acres into blocks and lots, a number of which were present in the Bayside and Centre City East areas. Thus, "Horton's Addition" was established. Later subdivisions in the area include "Sherman's Addition," and "Remondino's Subdivision of Sherman's Addition."

During the 1860s and 1870s, the Bayside area, then known as "South San Diego," relied heavily upon the wharf established at the foot of Fifth Avenue. Prior to the establishment of Horton's wharf, a few warehouse structures were located along the bay, but none remain today. These early businesses transported stored grain, honey and other products. They also received incoming shipments of lumber, iron, ore, and other necessities from other parts of the nation. In 1869, McDonald's store (later known as the San Diego Lumber Company) was erected at Sixth Avenue and L Street. Lumber, floated down the bay from Northern California and Oregon was pulled from the bay by Native Americans and stacked at the lumber company building, which was erected on redwood planks in order to protect the wood from muddy soil. In 1872, Bailey's Foundry (later known as San Diego Foundry) was constructed at the corner of 8th Avenue and M Street (now Imperial). This business provided much of the structural ironwork for businesses and commercial buildings in the Gaslamp Quarter (Lia/Brandes 1988:1; Lia/Brandes 1989:1; Lia 1999:1).

During the 1880s, New Town San Diego businesses spread north to H Street (currently Market Street), which was at the time considered the main cross road. Commercial growth was centered around Fifth Avenue and Market Street. Ultimately, San Diego expanded to D Street (currently Broadway) and beyond as merchants moved

northward. With the coming of the railroad, Horton and other prominent business leaders lobbied for a railroad link which would facilitate transportation to the area. In 1885, the California Southern Railroad, a subsidiary of the Atchison, Topeka and the Santa Fe line, established tracks into San Diego from the north. This line greatly increased San Diego's population in the late 1880s. A later link with the Southern Pacific Railroad along the United States/Mexico border proved beneficial as well, particularly to the Bayside and Centre City East areas (Lia/Brandes 1988:1; Lia/Brandes 1989:1-2; Lia 1999:2). San Diegans, however, longed for an eastern railroad connection.

With the 1885 railroad connection, an influx of newcomers to the San Diego area sparked a four-year building boom. In the Bayside and Centre City East area, simple Victorian single-family cottages were erected on 16th and 17th Avenues to accommodate laborers, porters, clerks, and other blue collar workers. The Rood Rental cottage, Bay View Hotel, Sheldon House and Joseph Ireland Building are examples of Victorian structures built during the boom. Standard Iron Works erected its manufacturing business on the corner of 7th Avenue and L Street, and the Silver Gate Warehouse, owned by local entrepreneur John Ginty, was constructed on 8th Avenue and M Street (later Imperial) (Lia/Brandes 1989:2; Lia 1999:2).

In 1886, the San Diego Gas Company enlarged its gas operations. The company, which had started from modest beginnings on 9th Avenue between M and N Streets (Imperial and Commercial) in 1881, expanded to order to supply the needs of San Diego's growing residential and business community. The San Diego Gas Company built a new electric generating plant at 10th Avenue and M (Imperial) adjacent to the old gas plant. In 1887, the San Diego Gas and Electric Light Company was incorporated as a successor to the San Diego Gas Company and began supplying electricity for arc lights on a sundown to midnight basis in downtown San Diego. After the bust of 1889, the gas and electric company found it could easily service the utility needs of San Diego with existing equipment. Therefore, no new major additions were made to the plant until 1905 (Lia/Brandes 1989:2; Lia 1999:2).

After 1900, businesses chose the Centre City East area from which to conduct operations due to the area's proximity to the railroad tracks and the wharf. San Diego's commercial center continued to expand as harbor facilities and the city's population grew. All types of commercial structures were built south of Broadway and along the water's edge. Warehouses, manufacturing centers, bars, restaurants, laundries, and hotels all provided services and goods for city residents and businesses. The entire area south of Broadway from the water to east was a large commercial center for the city. (Crawford 1996:6; Lia 1992:2).

Businesses anticipated the creation of a much needed railroad line that would link San Diego to Arizona and then eastward across the southern part of the United States. It was believed that such a line would encourage the exchange of goods between the West and East Coasts of the United States through Yuma. In 1905, the Southern Pacific Railroad officials approached sugar magnate and San Diego businessman, John D. Spreckels to act as the "front man" for an operation that would build the railroad from San Diego to

Arizona. Although the San Diego and Eastern Arizona Railroad would not be completed until 1919, a railroad line and commercial advantage speculation drew local businessmen to the Centre City East area (Lia/Brandes 1988:2; Lia/Brandes 1989:3; Lia 1999:3).

By 1906, three piers had been constructed in the Centre City East area. One was located at the foot of 6th Avenue, called the San Diego Lumber pier; one at the foot of 7th Avenue called the Sheldon pier; and one at the foot of 9th Avenue called the Bailey Pier. These piers, connected to various railroad spurs, enabled warehouses and commercial enterprises in the vicinity to receive goods from other parts of the nation and world. The railroad spurs themselves extended onto the piers, and goods were unloaded from ships, put on waiting boxcars, and taken directly to businesses, or put on one of the major railroad lines out of San Diego (Lia/Brandes 1988:2; Lia/Brandes 1989:3; Lia 1999:3).

Local companies took advantage of spur line use during the first three decades of the twentieth century. In 1909, the Western Metal Supply Company, located at 215 7th Avenue was constructed. Designed as an up-to-date modern building by Chicago architect, Henry Lord Gay, the company produced "everything in iron and steel from carpet tacks to structural beams." Between 1910-1911, the Schiefer & Sons Warehouse was built on 8th Avenue. In 1911, the Simon-Levi Company building was erected at 7th Avenue and J Street in order to serve the wholesale grocery business. In 1912, development reached J Street. The Julian produce Company, the Hotel Salem (formerly identified as Loring stationers), and the Enid Apartments were all constructed in that same year. In 1913, the Nason and Company building was constructed in order to house the commission and wholesale produce enterprise. During this same year, the impressive Simon Levi Company Building was constructed on J Streets, as were the Broderick Apartments. Finally, in 1922, the San Diego Ice and Cold Storage Company took over the Silver Gate Warehouse, located at 800-822 Imperial Avenue and established "one of the finest plants in the city." The company claimed that it was "located at the heart of the industrial district," and had "excellent shipping facilities afforded by spur tracks to the San Diego and Arizona and Santa Fe railroads as well as to the waterfront"(Lia/Brandes 1988:2; Lia/Brandes 1989:3; Lia 1999:3).

During the 1920s, many San Diego businesses flourished in the Centre City East area. In 1921, the San Diego Broom Works Building was constructed on J Street. Three years later in 1924, the Showley Brothers Candy Factory was constructed at 305 8th Avenue. In 1926, the Ballinger Company warehouse was built at 944 K Street. In 1927, the Levi Wholesale Grocery Building was constructed at 330 8th Avenue, as was the Wheelworks Building on J Street. In 1928, the Qualitee Dairy commercial building was erected. Despite the fact that the Centre City East area of San Diego was affected by the Great Depression during the late 1920s and early 1930s, this area in general continued to benefit from new development. In 1930, the San Diego Gas & Electric Company constructed the San Diego Company Office Building on 10th Avenue. In some instances, however, businesses closed. Structures were left in a state of disrepair as some businesses migrated to locations north of Broadway (Lia/Brandes 1989:4; Lia 1995: 4; Lia 1999:3).

The Second World War affected the Centre City East area as it did the entire

country. A surge of activity occurred in the Centre City East area. Very few structures were constructed during the war years, and although little new construction took place during the 1940s, many of the Centre City East buildings were drafted into service. The Schiefer & Sons factory, located at 371 8th Avenue, was used by the Standard Parachute Corporation from 1941-1945. Although no longer in existence, the Standard Parachute Corporation also used the building located at 304 11th Avenue as a supply stockroom from 1943-1948. In addition, the San Diego Machine Company, an airline parts manufacturer, operated from 345 15th Avenue between 1934-1958. During the war years, the San Diego Gas & Electric Company had all new utility extensions put on hold, since copper wire and steel pipe were in short supply (Lia/Brandes 1988:4; Lia/Brandes 1989:4; Lia 1995: 4; Lia 1999:4).

During and after the Second World War, as suburbs developed, many businesses relocated to newer communities where land was cheaper and buyers more plentiful. The amount of people residing in the Centre City area also declined, resulting in less local support of goods produced by the downtown businesses. From the late 1970s to the present, Centre City East has slowly become revitalized with the development of the Gaslamp Quarter, which has brought new businesses and life into the old industrial area (Crawford 1996:6-7).

In 1999, portions of the Bayside and Centre City East areas were included in the cultural resources study prepared as part of the *Final Subsequent Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments*. As a result of the 1999 study, one of the sites included in the original November 1988 Centre City East Survey was designated by the City of San Diego Historical Resources Board.

Property History

Previous Assessments

Previous historic surveys were conducted in 1988, 1998, 2001 and 2004 by the Office of Marie Burke Lia, Attorney at Law, in association with Scott Moomjian, Attorney at Law, to determine the nature and scope of historic resources in the East Village area. The property currently under investigation was included in only the 2004 survey. Only the building at 1619 J Street, not the 371 16th Street structure, was assessed. The building was determined to be a 6Z which indicates that it is not considered to have historic or architectural significance. The DPR form stated: "Historical research has determined that the 1619 J Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction. Moreover, the building does not represent the work of a master architect, builder, craftsman, or important, creative individual." The current investigation does concur with the conclusion of the previous survey that this property has neither historic or architectural significance.

Background Information

Sanborn Fire Insurance Maps were reviewed for information related to the property. The 1888 Sanborn map does not indicate the presence of the current structures on the lot. The 1921 Sanborn map indicates that the present structures were on the lot at this time, however, it appears that the corner structure as an additional section on the back which is not there at the present time. The 1940 and 1956 Sanborn maps indicate the presence of the structures under investigation, however, a garage is present between the two structures which has been removed at an unknown time. The corner structure is also listed as 1601 J Street on the 1921, 1940 and 1956 maps.

The Residential Building Record lists the address of the property as 371 16th Street, not 1619 J Street, although the Assessor's records indicate the address of record as 1619 J Street. The Residential Building Record indicates that the structure was built in ca. 1906; however, the second structure is not included in the Record. Only one residential building and the associated garage was included on the Residential Building Record. There was no Record available that used the address of 1619 J Street.

Building Permits were investigated for information related to the property, however, they were so faded that they were unreadable.

The City of San Diego Water Department records indicate that an application for sewer service was filed in 1906 and service was provided in November 1906 to the property. The property owner was listed as R.B. Myers. No water records were located for the property.

The Chain of Title indicates the following owners of the property: Fannie B. Sherman and Matthew B. Sherman (1898); M.C. Willis (1898-1904); Francis L. Willis, Columbus J. Willis, John S. Willis, and Mary S. Honnell (1904); T.K. Moxley (1904); S.B. Myers (1904-1918); Amy W. Myers (1918-1928); Lulu M. Williams (1928-1953); Antonio Covarrubias and Leonides M. de Covarrubias (1953-1982); City of San Diego (1992-1999); Lucinda Covarrubias Arreola (2002); Angelica and Hector M. Zamaro (2002-2005); and Katalyst, LLC (2005-Present). It appears from the Chain of Title information and the following San Diego City Directory information that the property was owner occupied by one owner but used primarily as rental property by the owners. The only owner who occupied the property during the last 100 years was Lulu Mary Williams who resided at 371 16th Street from 1935 until her death in 1952.

San Diego City Directory research indicates that the following occupants occupied the building located at 1619 J Street:

1926-1936 – Alberto Labitoria

1926 - Alvarez Gomez

Jose Conejos, laborer

1931 – Bernardo and Clarice Bagoris, USN

1937-1938 – “Oriental”
1939-1959 – Reginald and Miriam Robinson, janitor
1960-1967 – Miguel and Elvira Coronado, baker
1968 – Jose and Maria Villasenor, landscaper
1969-1970 – Victoria Uribe
1971-1984 – Jose Uribe, student

San Diego City Directory research indicates that the following occupants occupied the building located at 1619 J/1601 J Street and 371 16th Street:

1926-1927 – Mrs. Maria Palacios, widow, laundry worker, Munger’s Laundry
1928 – Antonio Gonzalez, laborer
1929 – Raymond Lerma
1930 – Fausto Amarzo
1931 – Marcus Goodson, physician
1932 – Mrs. Delfina Garcia, laundry worker
1933-1934 – “Oriental”
1935-1952 – Lulu Mary Williams
1953-1954 – Jewel and Junie Landers, construction worker
1955-1957 – Mrs. Dilcie Sykes, maid, La Jolla Beach Club
1958-1959 – John M. Sanchez
1960 – Mrs. Josephine Sanchez
1961 – Ernest Garibay, driver, Butler’s Mill
1962- Vacant
1963-1974 – Daniel and Guillermina Estrada, porter, Rudy’s Hearthside
1975-1984 – No Listing

VI. ARCHITECTURAL ANALYSIS

Craftsman Architectural Style

The Craftsman style architecture was a product of Southern California’s concept of sunshine, ease of living, and a desire to connect with a more natural environment. Partially a reaction to the machine age and the excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing “ultimate bungalows” for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the early 1930s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many

cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. The roof has a wide eave overhang and along horizontal edges the actual rafter ends are exposed or false rafter ends are added. Many times the rafter edges are cut into decorative shapes. Triangular knee braces are also used for decorative and supportive elements. Multiple roof planes are common.

Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times the columns have sloping, or battered, sides. Materials used for the porch can be combined and often use stone, clapboard, brick, concrete block, and stucco.

Large numbers of windows that vary in size and shape are used to continue the airy, natural feel of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

Description Of Physical Appearance

1601 J Street/371 16th Street

The resource is a one-story, asymmetrical, irregular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding, and a front gabled roof with a narrow eave overhang and asphalt shingles. The entrance to the residence is accessed by a short flight of wood stairs leading to a small porch. The porch has a half height wall with a square wood post supporting the roof. A single wood door is the main entrance to the house and a metal security door is present. Windows vary in size, shape and placement around the facades and include wood or metal framed windows. The windows are primarily slider style with metal security grilles. A single wood door provides rear access to the structure. The building is located on the corner of the property, facing 16th Street, and shares the lot with another Craftsman style residence. Little landscaping is present. The yard is partially fenced with chain link fencing mixed with wood fencing. The building is in fair condition.

1619 J Street

The resource is a one-story, asymmetrical, irregular shaped, Craftsman style, single-family residence. The building has a concrete foundation, wood horizontal shiplap siding, and a hipped roof with a narrow eave overhang and asphalt shingles. The entrance to the

residence is accessed by a short flight of wood stairs with a wood railing leading to a small porch. The porch has a half height wall with a square wood post supporting the roof. A single wood door is the main entrance to the house and a metal security door is present. Windows vary in size, shape and placement around the facades and include wood or metal framed windows. The windows are double hung sash, slider and casement with metal security grilles. The building is located on the south end of the property, facing J Street, and shares the lot with another Craftsman style residence. Little landscaping is present. The yard is partially fenced with chain link fencing mixed with wood fencing. A concrete driveway is present between the two structures. The building is in fair condition.

VII. APPLICATION OF NATIONAL AND CALIFORNIA REGISTER CRITERIA

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation—A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Criterion A: Event

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.

Historical research has determined that the 1619 J Street structures do not qualify under National Register Criterion A: Event, as historical research failed to reveal any historically significant event at either the local, state, or national level associated in any manner with the buildings.

Context

National Register guidelines for context include several important statements. "To qualify for the National Register, a property must be significant, that is, it must represent a significant part of the history, architecture, archaeology, engineering or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past."¹

National Register Bulletin 15 states the five elements necessary to determine if a property is important within the historic context.

¹National Register Bulletin 15, p.7.

1. The facet of prehistory or history of the local area, State, or the nation that the property represents;
2. Whether that facet of prehistory or history is significant;
3. Whether it is a type of property that has relevance and importance in illustrating the historic context;
4. How the property illustrates that history; and finally;
5. Whether the property possess the physical features necessary to convey the aspects of prehistory or history with which it is associated.

The Bulletin states that: "A local historic context represents an aspect of the history of a town, city, county, cultural area or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property."²

According to National Register Bulletin 15, "The event or trends, however, must clearly be important within the associated context... Moreover, the property must have an important association with the event or historic trends and it must retain historic integrity. The property you are evaluating must be documented, through accepted means of historical or archaeological (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is not eligible if its associations are speculative... Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well... An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices..."³

Significance within the historic context

There is no evidence to conclude that the construction of two residential buildings during a period when buildings are under construction all over the city can be considered to be an important event. The construction of these structures was simply part of the larger process of expansion of the city and it has not been demonstrated that it was a significant or important part of that expansion process. As the Bulletin states, "mere association" is not enough to convey significance.

In addition, during the building's period of significance, ca. 1906-1960, the buildings were used as residences and as rental property. There is no evidence to indicate that these buildings played an important or significant role in the development of residential buildings in the East Village area of San Diego.

These structures were not the first structures in the neighborhood, or a structure which set trends for the surrounding development. They remain at this time simply because the owners chose not to remove them in order to maintain their investment

²National Register Bulletin 15, p. 9.

³National Register Bulletin 15, p. 12.

potential, not because of their importance or significance to the neighborhood, city or historic architecture. There has been no demonstration of a link to other industrial or residential buildings in the area and/or if that link can be considered to be important or significant. There is no demonstration of a link to any significant historic event. The city has grown steadily for over 130 years, with the construction of residences and rental properties as part of the overall pattern of city development. This property is one of thousands who underwent the same process of construction and use.

There is no evidence to determine that the construction of these structures is considered to be important as part of the development of the East Village area in the history of the development of San Diego. While the development of the East Village area is important in the overall context of San Diego's history, there is no evidence to suggest that these particular buildings were an important part of this process under Criterion A.

Criterion B: Person

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

Historical research has determined that the 1619 J Street structures have not been associated with important individuals at the federal, state, or local level. Consequently, the buildings do not qualify under National Register Criterion B: Person.

Criterion C: Design/Construction

Properties may be eligible under Criterion C if they 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. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type,

period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

Architectural style

The Craftsman architectural style includes the following characteristics: long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. The roof has a wide eave overhang and along horizontal edges the actual rafter ends are exposed or false rafter ends are added. Many times the rafter edges are cut into decorative shapes. Triangular knee braces are also used for decorative and supportive elements. Multiple roof planes are common.

Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times the columns have sloping, or battered, sides. Materials used for the porch can be combined and often use stone, clapboard, brick, concrete block, and stucco.

Large numbers of windows that vary in size and shape are used to continue the airy, natural feel of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

The two Craftsman style buildings under investigation include several of the main characteristics of the Craftsman style, such as: low-pitched, gable roof; partial-width porch with a square column; horizontal wood siding; and various window sizes and styles. These buildings are modest examples of the Craftsman style and are missing many of the key features of the style, such as: exposed rafter tails, wide eave overhang, porch piers, multiple roof planes, knee braces, dormer windows, mixture of building materials, brick chimneys, and the buildings have few decorative elements. Alterations to the structure include the

replacement of all doors and windows, the addition of metal security grilles and doors and the removal of a garage from the property.

Period Characteristics

The buildings do embody the distinctive characteristics of a period, but the buildings are simple Craftsman structures that do not rise to a level of distinction. The period when it was constructed, ca. 1906, included structures designed in various styles, including Craftsman, Colonial Revival, transitional styles, and others. They are simple Craftsman style structures with a limited use of the Craftsman vocabulary. The use of plain vernacular forms is present throughout San Diego's history and does not constitute significance. Construction during a particular period does not necessarily convey significance; mere association with a time frame is not enough to convey significance.

Type/Method of Construction

In addition, the buildings do not embody the distinctive characteristics of a particular type or method of construction. According to the Commercial-Industrial Building Record and visual inspection, the buildings are of standard construction techniques and styling. No unusual features, construction details, or styling are present in these structures. No innovative design elements were used in their construction or their architectural styling.

The design concepts used in these structures are common to other residential buildings and are typical elements of Craftsman design. However, thousands of buildings across the county have these exact same elements and therefore, the simple inclusion of these elements within the building's design do not raise it to a level of significance. Merely having these elements does not create a notable or significant building design, one worthy of historic designation. There is no indication that these structures' design is a prime example of any particular style of structure; it is a common type with minimal elements.

As such, the buildings do not embody the distinctive characteristics of a style, type, period, or method of construction to qualify under National Register Criterion C: Design/Construction.

Example of a Master Craftsman

Historical research determined that the 1619 J Street structures do not qualify under National Register Criterion C: Design/Construction as structures which serve as an example of the work of a master architect or craftsman. No architect or contractor was identified in association with the structures. Therefore, the buildings are not considered to be an example of the work of a master architect, craftsman, or builder.

Possessing High Artistic Values

The structures located at 1619 J Street do embody some of the main characteristics

of the Craftsman building style. The buildings do not articulate the key design concepts of the Craftsman architectural style to a level of significance and the buildings do not serve as good examples of the Craftsman architectural style.

Significant and Distinguishable Entity

The structures located at 1619 J Street do embody some of the main characteristics of the Craftsman architectural style but are not considered to represent significant and distinguishable entities whose components may lack individual distinction. The buildings do not articulate the key design concepts of the Craftsman architectural style to a level of significance and the buildings do not serve as good examples of the Craftsman architectural style.

Historical research determined that the 1619 J Street structures do not qualify under National Register Criterion C: Design/Construction as structures which possess high artistic values. The buildings do not articulate a particular concept of architectural design, type or method of construction, do not possess high artistic values and are not considered to be the work of a master architect, craftsman, or builder to the extent that an aesthetic ideal is expressed.

Criterion D: Information Potential

Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

Subsequent study of the 1619 J Street structures are not likely to lead to further information regarding the historical or architectural significance of the structures. As such, the buildings are unlikely to yield further information important to the study of prehistory, or to the study of local, state, or national history.

VIII. INTEGRITY

In addition to determining the significance of a property under the National Register criteria, a property must also must possess integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the National Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

The 1619 J Street structures have remained in their original location since they were

originally constructed in ca. 1906. Therefore, the buildings retain their location element for integrity purposes.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The 1619 J Street structures have retained their original design elements since they were constructed. However, the doors and windows have been replaced. As such, the buildings do retain their design element for integrity purposes.

Setting

Setting is the physical environment of a historic property.

The setting in and around the 1619 J Street structures originally consisted of single- and multiple family residential construction mixed with commercial/industrial construction. Today, the surrounding area is largely commercial, interspersed with empty lots, and a few remaining residential buildings. The buildings do not retain their setting element for integrity purposes.

Materials

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.

The 1619 J Street structures do not contain any unusual materials used in their construction. The materials used in the buildings have been identified as normal, customary types of wood and construction elements. Therefore, the buildings still retain the materials element for integrity purposes.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship demonstrated in the construction of the 1619 J Street structures is apparent from the materials analysis. The level of workmanship is of average quality for the structures. The buildings retain their integrity of workmanship.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The 1619 J Street structures have remained in their original location since they were

constructed in 1906. In their current condition, the structures do convey a sense of the period during which they were constructed, i.e., ca. 1906. The buildings, therefore, have retained their feeling element for integrity purposes.

Association

Association is the direct link between an important historic event or person and a historic property.

The 1619 J Street structures have been determined to not have been directly linked to historically significant individuals or important events. Consequently, the buildings do not have an associative element for integrity purposes.

IX. APPLICATION OF SAN DIEGO HISTORICAL RESOURCES BOARD REGISTER SIGNIFICANCE CRITERIA

According to the City of San Diego Land Development Code Historical Resources Guidelines (Adopted September 1999; Amended June 2000; Amended April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following criteria:

1. *If it exemplifies or reflects elements of a city's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;*

No historical evidence was identified which would support the determination that the 1619 J Street structures exemplify or reflect elements of San Diego's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.

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

No historical evidence was identified which would support the determination that the 1619 J Street structures were identified or associated with persons or events significant in local, state, or national history.

3. *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;*

The buildings at 1619 J Street include a limited number of the Craftsman characteristics. The buildings were designed in the Craftsman style with few distinguishing features and few decorative elements. The buildings must have more elements present to become a significant or notable example of the Craftsman style. Construction during a particular period does not necessarily convey significance; mere association with a time frame is not enough to convey significance.

In addition, the buildings do not embody the distinctive characteristics of a particular type or method of construction. While the buildings had a residential use, the basic design of the buildings is a rectangle which is the form for the vast majority of buildings designed across the nation. According to the Residential Building Record and visual inspection, the buildings are of standard construction techniques and styling. No unusual features, construction details, or styling are present in these structures. No innovative design elements were used in their construction or their architectural styling.

The 1619 J Street structures do not embody the distinctive characteristics of a style, type, period, or method of construction. The buildings are not a valuable example of the use of indigenous materials or craftsmanship.

4. Is representative of the able work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

Historical research did not reveal the person responsible for the design or construction of the 1619 J Street buildings. Therefore, the buildings are not representative of the work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

5. Is listed on 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

The 1619 J Street structures are not listed on the National Register or California Register of Historic Places. Moreover, the buildings have not been determined to be eligible for listing on either register by the National Park Service or the State Historical Preservation Office.

6. 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 1619 J Street structures are not part of a finite group of resources related together in a clearly distinguishable way. The buildings cannot be considered to be related to other buildings in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value. Therefore, the buildings cannot be considered to be significant under this criteria.

X. APPLICATION OF CITY OF SAN DIEGO CEQA SIGNIFICANCE CRITERIA

According to the City of San Diego Land Development Code Historical Resources Guidelines (Adopted September 1999; Amended June 2000; Amended April 30, 2001), the determination of potential significance for historic buildings, structures, and objects, and landscapes is based on age, location, context, association with an important person or

event, uniqueness, and integrity.

Age

The 1619 J Street structures were constructed in ca. 1906. As such, they are approximately 100 years of age.

Location

The 1619 J Street structures have remained in their current location since their original construction in ca. 1906.

Context

The physical environment surrounding the 1619 J Street buildings has substantially changed over the years to the extent that the original context has been considerably altered.

Association–Event

Historical research failed to reveal any historically important event at the local, state, or national level ever having been associated with the 1619 J Street buildings.

Association–Person

Historical research did not reveal a locally significant individual at the local, state, or national level as having been associated with the 1619 J Street buildings.

Uniqueness–Architecture

The 1619 J Street buildings were designed in a Craftsman architectural style. This style is common and is not considered unique as many examples are present in San Diego.

Uniqueness–Use

Over the course of its existence, the 1619 J Street buildings have been used as residences since their construction. This use is not considered unique.

Structural Integrity

The 1619 J Street structures are considered to have retained a sufficient degree of structural integrity.

XI. APPLICATION OF CEQA

Public Resources Code

CEQA Public Resources Code §21084.1 provides that any project 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. Public Resources Code Section §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code Section §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

a) Event Association:

The 1619 J Street structures do not qualify under event association as resources which are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Historical research indicates that the buildings were never associated with any event or events that have made a significant contribution to California's history and cultural heritage.

b) Individual Association:

The 1619 J Street structures do not qualify under individual association as resources which are associated with the lives of persons important in our past. Therefore, these structures do not meet the criteria for inclusion under Criterion B.

c) Design/Construction:

The 1619 J Street structures do not embody the distinctive characteristics of a type, period, region, or method of construction, and do not represent the work of an important creative individual, master architect or builder. The buildings are not considered to possess high artistic values. Therefore, these buildings do not meet the criteria for inclusion under Criterion C.

d) Information Potential:

The 1619 J Street structures do not qualify under information potential as resources which have yielded, or may be likely to yield, information important in prehistory or history.

As resources which are not historically or architecturally significant under CEQA, the 1619 J Street structures are not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.

CEQA Guidelines

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The 1619 J Street structures have not been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The buildings, therefore, do not qualify as historic resources under CEQA Guidelines §15064.5(a)(3).

XII. CONCLUSION

This historical assessment was prepared at the request of Mr. Gary Mueser in order to determine the potential historical and architectural significance of two, one-story residential structures located on Lot 1, Block 34, Sherman's Addition. The address of 1619 J Street is officially used by the San Diego County Assessor's office for both structures; however, the building on the corner of 16th and J Streets also has had an address of 371 16th Street and 1601 J Street. The residences are located in the East Village/Bayside area of downtown San Diego. The 1619 J Street structures are located on Assessor's Parcel Number 535-394-01.

Historical research indicates that the 1619 J Street residential structures are not considered to be historically significant as, over the course of their existence, the buildings were not associated with significant events or individuals. In addition, the ca. 1906 buildings are not considered to be architecturally significant as examples of the Craftsman style of architecture. The structures do not possess high artistic values as an example of the Craftsman architectural style. The buildings do not possess any further information potential.

As resources which are not historically or architecturally significant under CEQA, the 1619 J Street properties are not considered to be eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.

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FIGURE 1

**CITY OF SAN DIEGO ENGINEER'S MAP
800:1 SCALE**

FIGURE 2

POINT LOMA QUADRANGLE MAP

POINT LOMA QUADRANGLE
CALIFORNIA-SAN DIEGO CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)

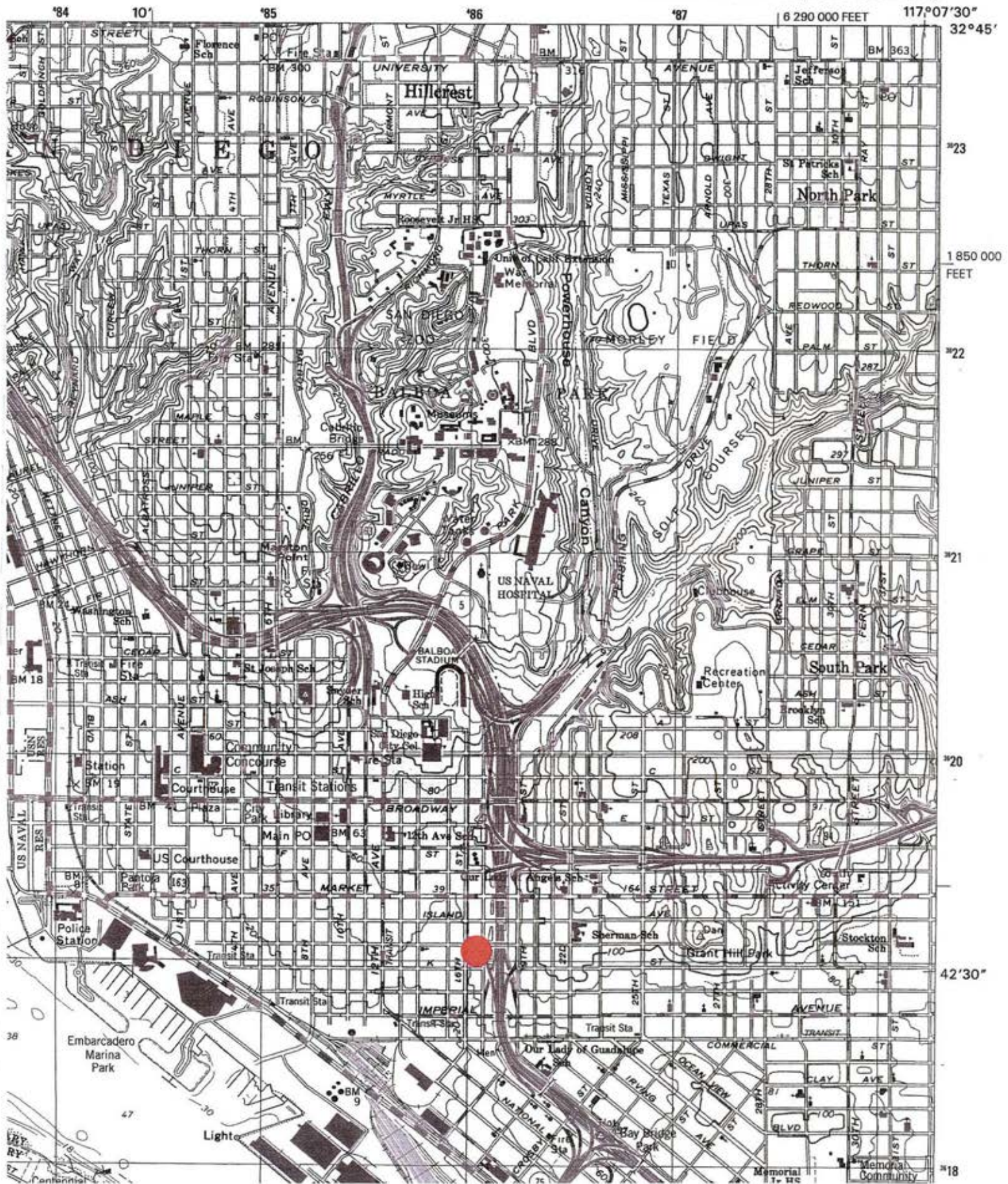
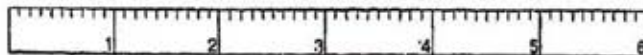


FIGURE 3

SAN DIEGO COUNTY ASSESSORS PARCEL MAP

28



SCALE IN 1/10 OF AN INCH

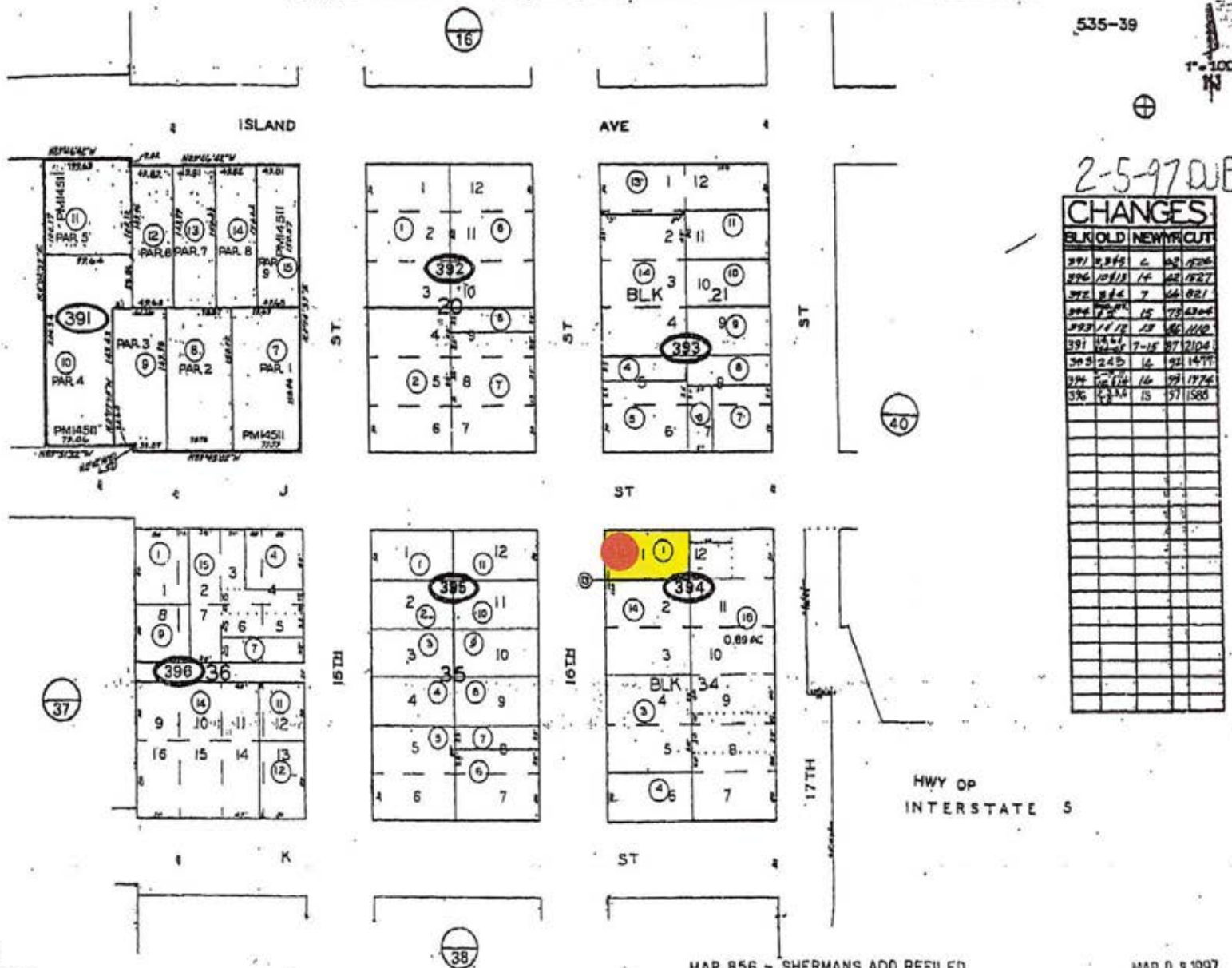
535-39

1"=100'
N

535-401 416

2-5-97 DUB

CHANGES				
BLK	OLD	NEW	CUT	
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396	10, 11	14	62	1527
392	8, 9	7	64	821
394	1, 2	15	73	6304
393	1, 2	13	86	1110
391	14, 15	7-15	87	2104
303	2, 4, 5	12	92	1477
394	1, 2, 3, 4	16	99	1774
396	1, 2, 3, 4	13	57	1580



MAP 856 - SHERMANS ADD REFILED

MAR 0 8 1997

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 838 PAGE 32

FIGURE 4

SANBORN FIRE INSURANCE MAP, 1888

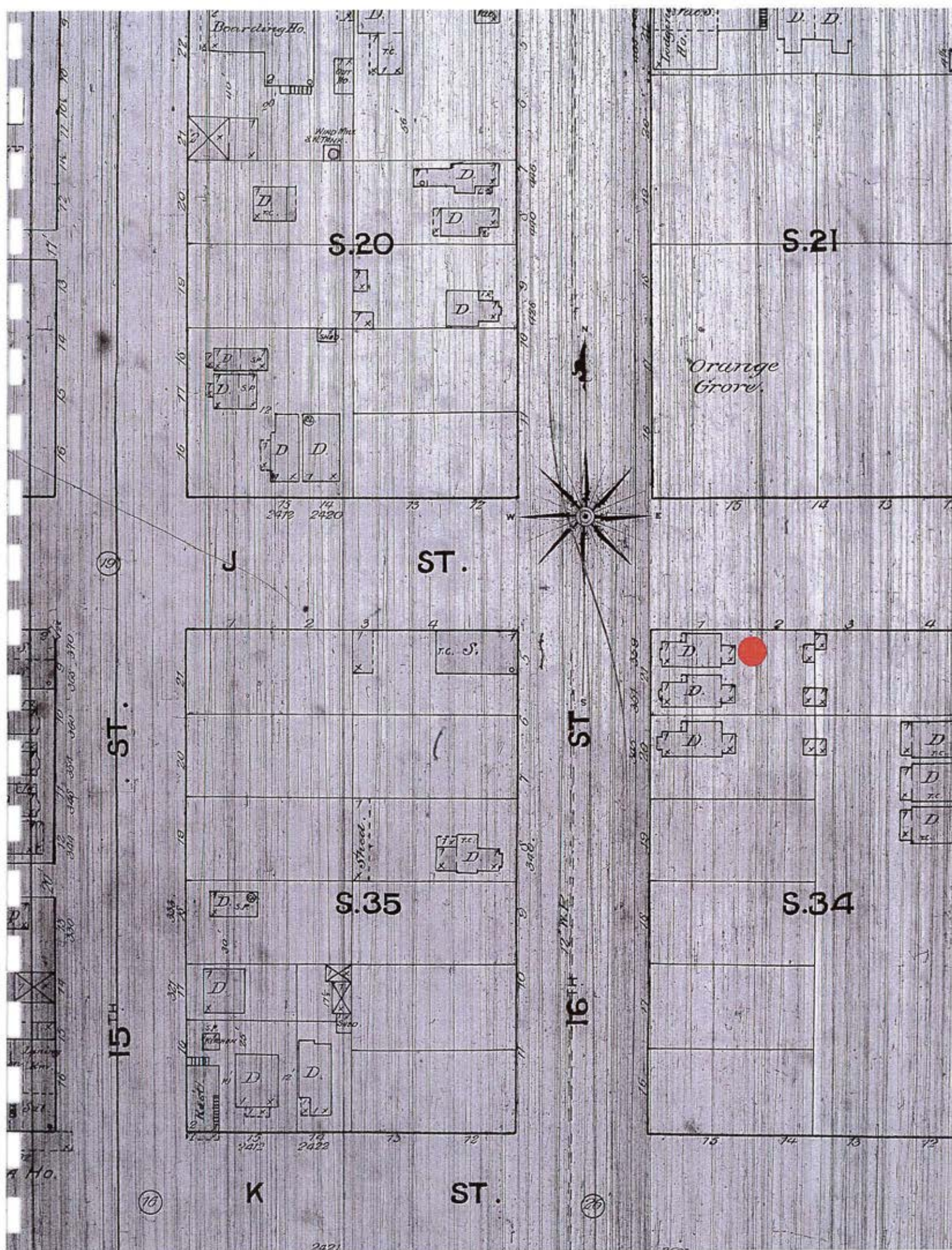


FIGURE 5

SANBORN FIRE INSURANCE MAP, 1921

16TH

17TH

ST.

ST.

Scale of Feet

50 40 30 20 10 0 50 100 150

Copyright 1931 by the Sanborn Map Co.

80

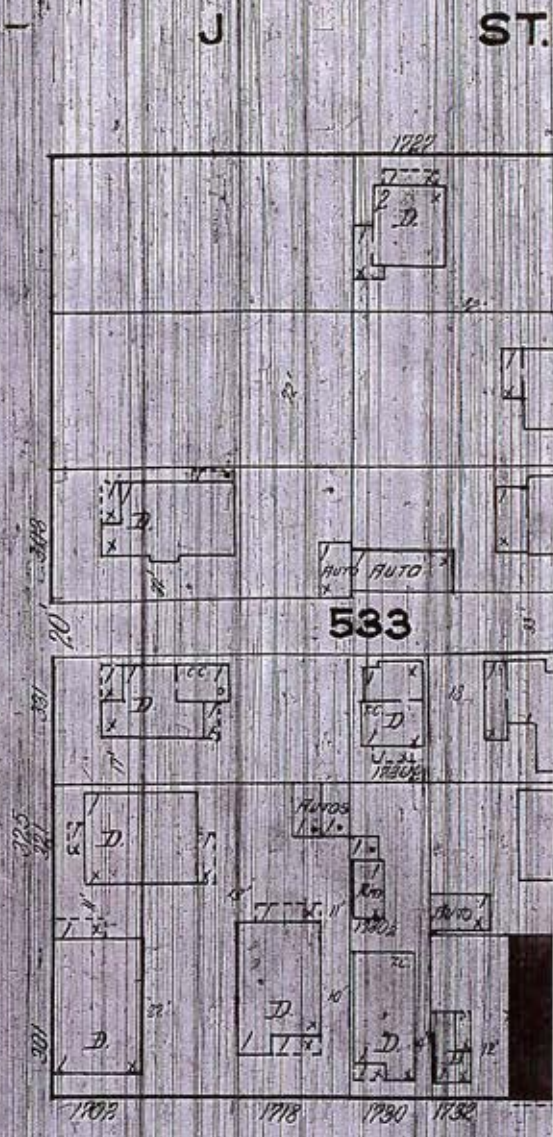
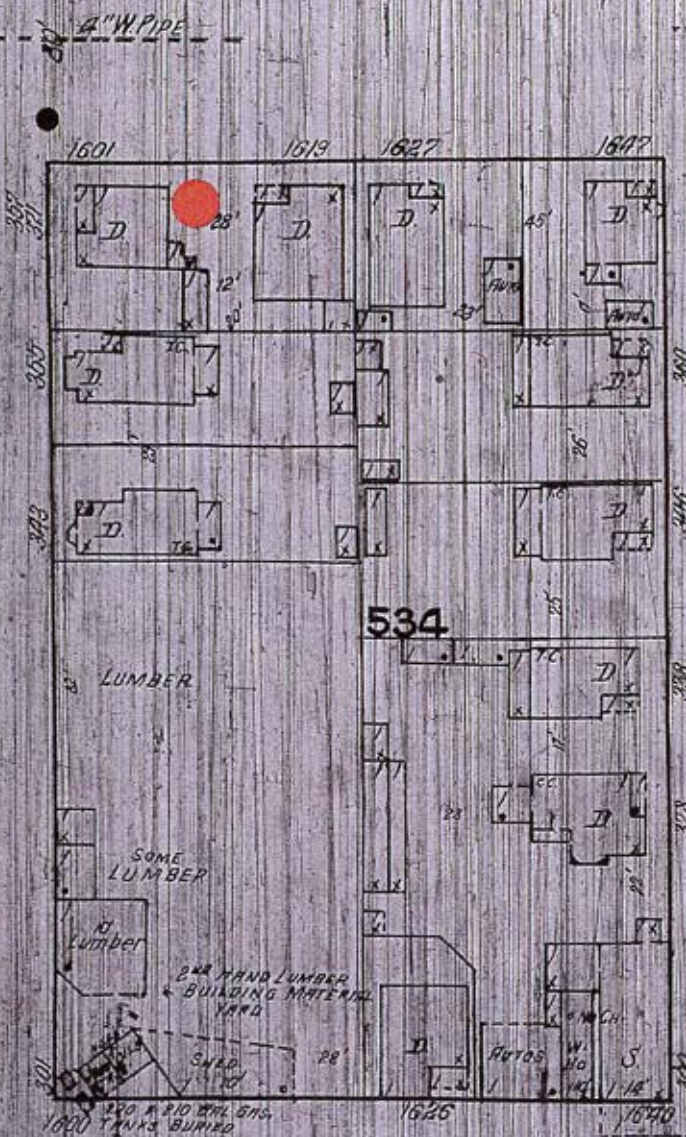
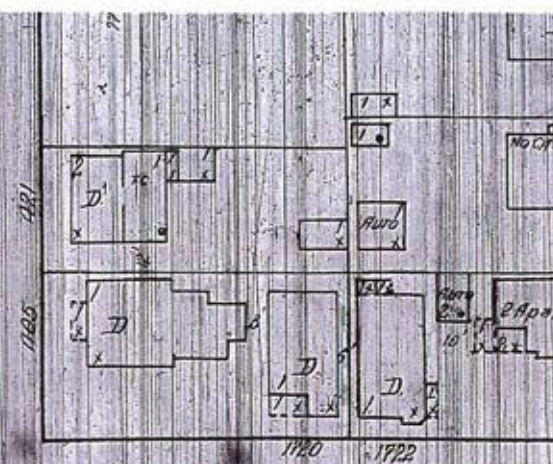
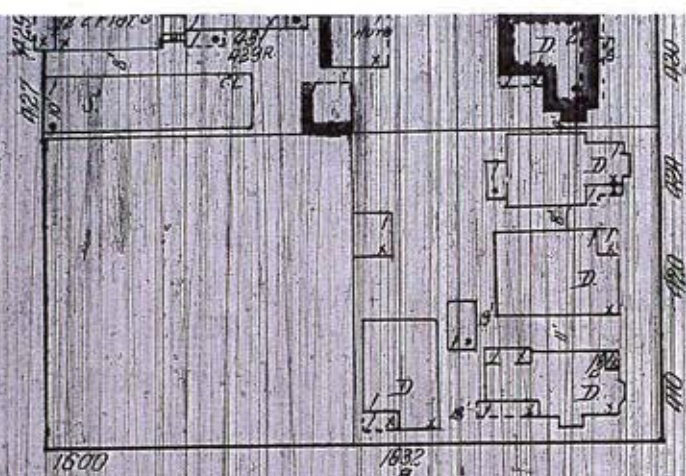


FIGURE 6

SANBORN FIRE INSURANCE MAP, 1940

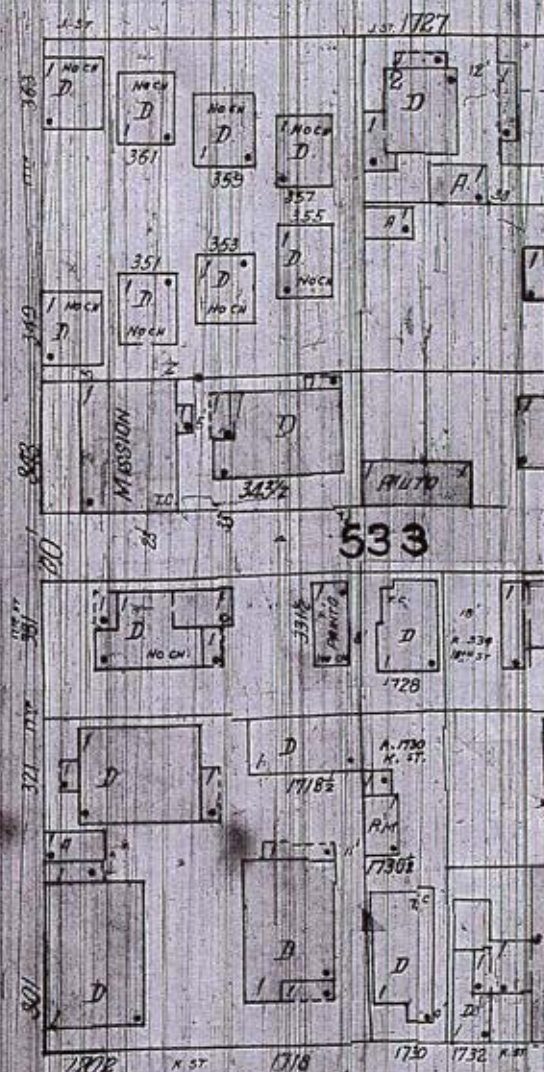
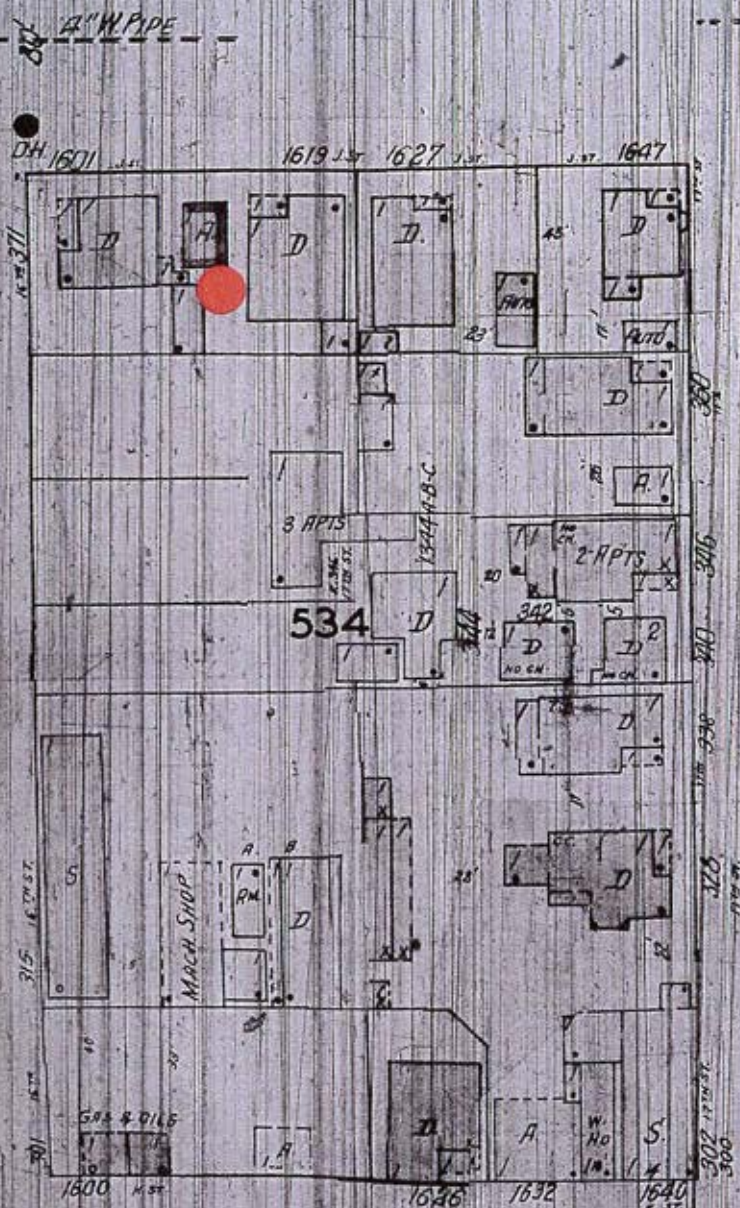
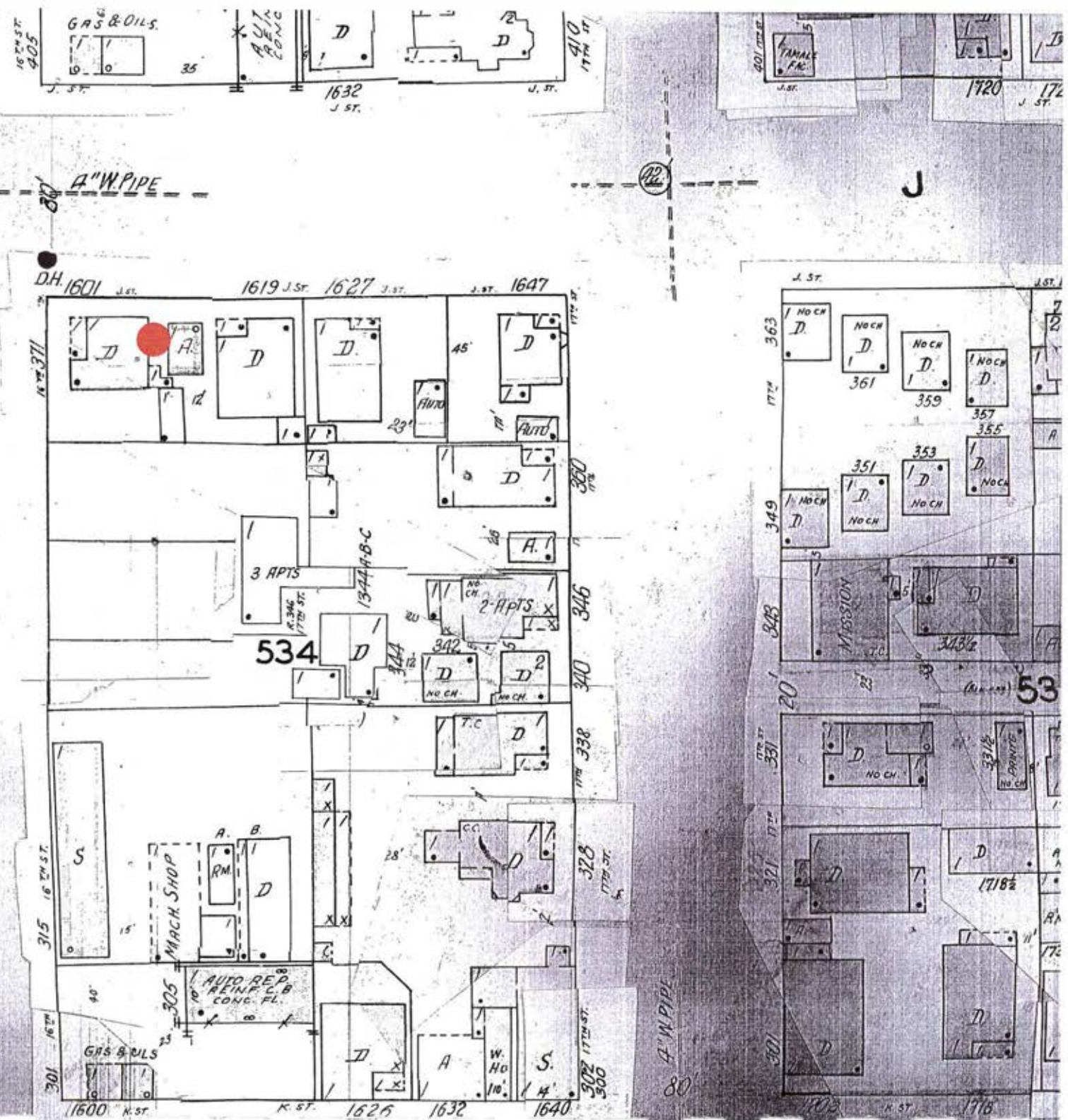


FIGURE 7

SANBORN FIRE INSURANCE MAP, 1956



APPENDIX A

**CALIFORNIA DEPARTMENT OF PARKS AND RECREATION
523 A AND 523B FORMS**

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1619 J Street

P1. Other Identifier: R.B. Myers Rental Property

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County San Diego

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

*b. USGS 7.5' Quad Point Loma Date 1975 T _____; R _____; _____ % of _____ % of Sec _____; _____ B.M.

c. Address 1619 J Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

APN: 535-394-01, Lot 1, Block 34, Sherman's Addition

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):
The resource is a one-story, asymmetrical, irregular shaped, Craftsman style, single-family residence. The building has a concrete foundation, hipped roof with narrow eave overhang and asphalt shingles, and a horizontal wood siding exterior. The building has an offcenter front porch which is accessed by a short flight of wood stairs with a wood railing. The front porch has a half height wall and a square wood post supports the roof area. The main entrance is a single wood door with a metal security door. The windows vary in size, shape and placement around the facade and are primarily wood framed, double hung sash style windows. The windows have metal security grilles. The building has little landscaping and is partially surrounded by a chain link fence and a wood fence. The building is in fair condition. Another residence is present on the property to the south of the corner building. A concrete driveway is present between the two structures.

P3b. Resource Attributes: (List attributes and codes) HP 2 - Single Family Property



*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District ☐

Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

View Southeast/March 2006

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

ca. 1906 Per Previous Survey

*P7. Owner and Address:

Katalyst LLC

103 1/2 Avenida Del Mar

San Clemente, CA 92672

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

Kathleen A. Crawford,

Crawford Historic Services,

P.O. Box 3693, La Mesa,

California 91944

*P9. Date Recorded: March 2006

*P10. Type of Survey: (Describe)

Intensive

P11. Report Citation (Cite survey report and

othersources, or enter "none".) Historic

Assessment of the Residences Located at 1619 J Street, San Diego, California 92101

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other

(List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1619 J Street

B1. Historic Name: R.B. Myers Rental Property

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations):

The building was constructed in ca. 1906. Windows have been replaced and metal security grilles have been added to the windows. Doors have been replaced; dates unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Another Craftsman residence

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Craftsman Architecture Area San Diego Period of Significance 1906-Present 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 property was used by R.B. Myers as rental property and in ca. 1906, he constructed two single, Craftsman style residences. The property was used as rental/income property by various owners and at times, the owners lived in the residence on the east portion of the lot; at other times, both structures were used as rentals. Occupants included a variety of Hispanic, Asian, and African American residents. The San Diego City Directories indicate that these residents worked at blue collar jobs as laundry workers, laborers, drivers, bakers and gardeners. The building is not considered historically significant as the building was not connected with historically significant people or events at the local, state, or national level. The building does embody the distinctive characteristics of a type, period, or method of Craftsman construction, however, it is a simple Craftsman structure seen by the hundreds across San Diego and its design does not rise to a level of significance to meet the criteria.

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References: (partial list)

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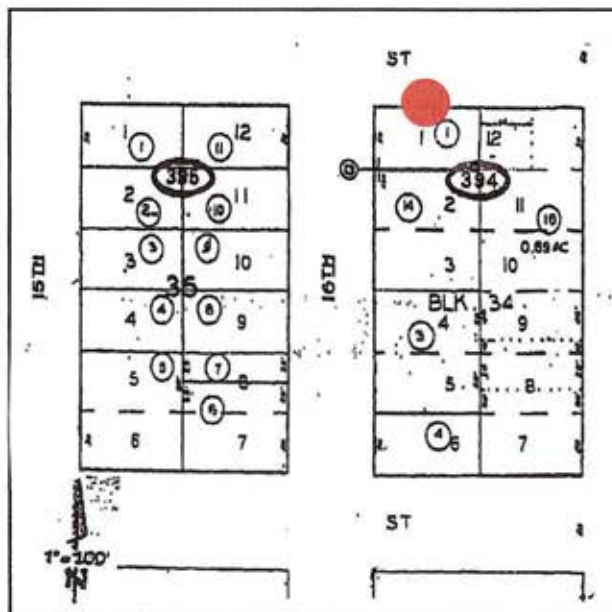
Residential Building Records
San Diego City and County Directories.

B13. Remarks:

*B14. Evaluator: K. A. Crawford

Date of Evaluation: March 2006

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1619 J Street

P1. Other Identifier: R.B. Myers Rental Property

*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County San Diego

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

*b. USGS 7.5' Quad Point Loma Date 1975 T _____; R _____; $\frac{1}{4}$ of _____ $\frac{1}{4}$ of Sec _____; _____ B.M.

c. Address 1619 J Street/371 16th Street City San Diego Zip 92101

d. UTM: (Give more than one for large or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

APN: 535-394-01, Lot 1, Block 34, Sherman's Addition

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):
The resource is a one-story, asymmetrical, irregular shaped, Craftsman style, single-family residence. The building has a concrete foundation, front gable roof with narrow eave overhang and asphalt shingles, and a horizontal wood siding exterior. The building has an offcenter front porch which is accessed by a short flight of wood stairs. The front porch has a half height wall and a square wood post supports the roof area. The main entrance is a single wood door with a metal security door. The windows vary in size, shape and placement around the facade and are primarily wood framed, metal slider style windows. The windows have metal security grilles. The rear of the residence is accessed by a single wood door. The building has little landscaping and is partially surrounded by a chain link fence and a wood fence. The building is in fair condition. Another residence is present on the property to the south of the corner building.

P3b. Resource Attributes: (List attributes and codes) HP 2 - Single Family Property

*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District ☐

Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) View Southeast/March 2006

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

ca. 1906 Per Previous Survey

*P7. Owner and Address:

Katalyst LLC

103 1/2 Avenida Del Mar

San Clemente, CA 92672

P8. Recorded by (Name, affiliation, and address): Kathleen A. Crawford,

Crawford Historic Services,

P.O. Box 3693, La Mesa,

California 91944

*P9. Date Recorded: March 2006

*P10. Type of Survey: (Describe)

Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none"). Historic

Assessment of the Residences Located at 1619 J Street, San Diego, California 92101

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other

(List): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1619 J Street/371 16th Street

B1. Historic Name: R.B. Myers Rental Property

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations):

The building was constructed in ca. 1906. Windows have been replaced and metal security grilles have been added to the windows. Doors have been replaced; dates unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Another Craftsman residence

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Craftsman Architecture Area San Diego Period of Significance 1906-Present 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 property was used by R.B. Myers as rental property and in ca. 1906, he constructed two single, Craftsman style residences. The property was used as rental/income property by various owners and at times, the owners lived in the residence on the east portion of the lot; at other times, both structures were used as rentals. Occupants included a variety of Hispanic, Asian, and African American residents. The San Diego City Directories indicate that these residents worked at blue collar jobs as laundry workers, laborers, drivers, bakers and gardeners. The building is not considered historically significant as the building was not connected with historically significant people or events at the local, state, or national level. The building does embody the distinctive characteristics of a type, period, or method of Craftsman construction, however, it is a simple Craftsman structure seen by the hundreds across San Diego and its design does not rise to a level of significance to meet the criteria.

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References: (partial list)
City of San Diego, Building Department Permits.
McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.

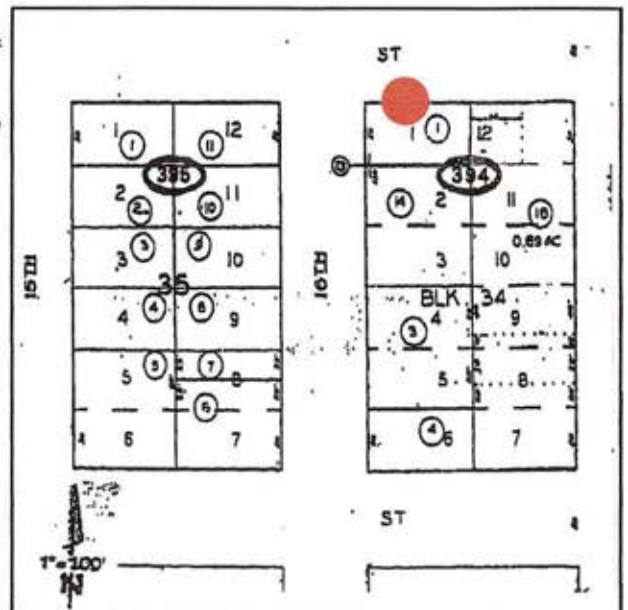
Residential Building Records
San Diego City and County Directories.

B13. Remarks:

*B14. Evaluator: K. A. Crawford

Date of Evaluation: March 2006

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

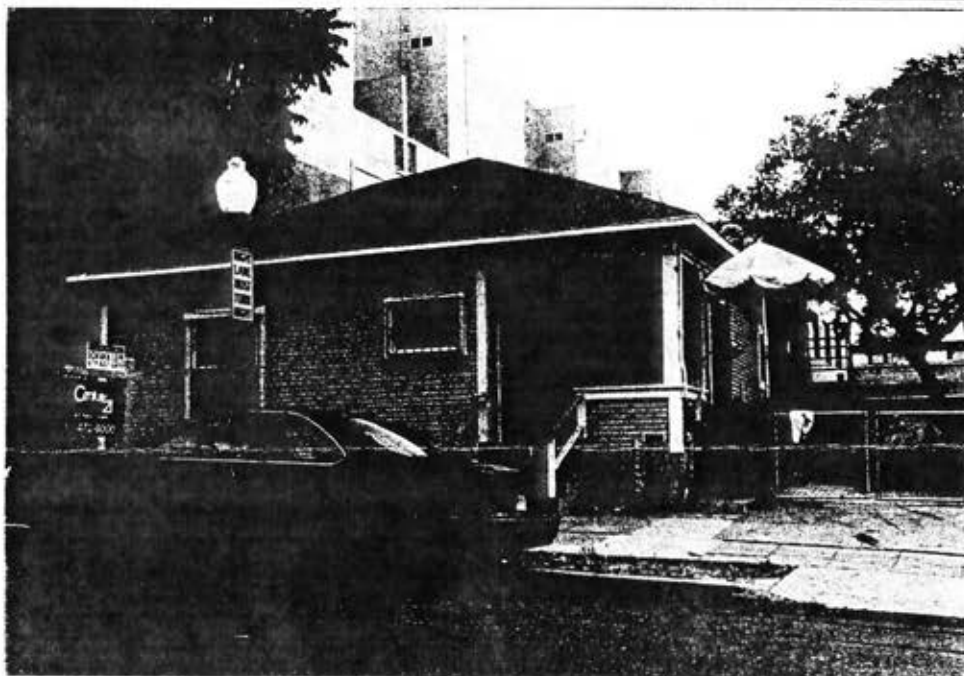
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 1619 J Street
P1. Other Identifier: R.B. Mevers House
*P2. Location: ☐ Not for Publication ☒ Unrestricted * a. County San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Point Loma Date _____ T _____; R _____; _____ % of _____ % of Sec _____; _____ B.M.
c. Address 1619 J Street City San Diego Zip 92101
d. UTM: (Give more than one for large or linear resources) Zone _____; _____ mE/ _____ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
Block 34, Lot 1, Map: 856, APN: 535-394-01

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

This one-story, Craftsman single-family residence is believed to have been constructed in 1906. Rectangular in shape, the building features a hipped roof with eave overhang and composition roofing. Along the northwest corner of the building, there is a partial porch formed by the roof overhang, supported by square wood columns. The exterior is composed of horizontal clapboard siding. Thicker clapboard exists along the main (north) elevation. Fenestration consists of double-hung and casement, most of which have wrought iron security grilles. Overall, the building appears to be in good condition.

P3b. Resource Attributes: (List attributes and codes) HP2



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, accession #) _____
*P6. Date Constructed/Age and Sources:
☒ Historic
☐ Prehistoric ☐ Both
1906
Sanborn Fire Insurance Maps
Sewer Department Records
*P7. Owner and Address:
Hector M. Zamaro
1057 2nd Avenue
Chula Vista, CA 91911
P8. Recorded by (Name, affiliation, and address): Office of Marie Burke
Lia, 427 C Street, Suite 416,
San Diego, California 92101
*P9. Date Recorded: May 2004

*P10. Type of Survey: (Describe)
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none".) Historic Resources Inventory
Update Of The East Village Area For Centre City Development Corporation

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 62

*Resource Name or # (Assigned by recorder) 1619 J Street

B1. Historic Name: R.B. Meyers House

B2. Common Name: _____

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alternations, and date of alterations)

Building believed constructed in 1906.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area East Village/Centre City

Period of Significance N/A 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.)

This one-story, single-family residence is believed to have been constructed in 1906. Inspection of 1888 and 1906 Sanborn Fire Insurance Maps does not depict the presence of the structure during these years. However, a Sewer Department Record indicates that the property was connected to the City Sewer System in November, 1906 for owner R.B. Meyers. As such, it is believed that the residence was constructed at this time. Inspection of 1921 and 1956 Sanborn Maps reveals the presence of the building as a one-story, dwelling with partial porch. San Diego City Directories indicate that occupants of the property over the years included Alvarez Gomez (1926), Alberto Labitoria (1930-1935), Reginald T. Robinson (1940-1955), Walter Horton (1945), and Miguel Coronado (1960).

Historical research has determined that the 1619 J Street building is not historically or architecturally significant. The building is not associated with any important events or individuals in terms of local, state, or national history. The building does not embody the distinctive characteristics of a type, period, or method of construction. Moreover, the building does not represent the work of a master architect, builder, craftsman, or important, creative individual.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: (partial list)

City of San Diego, Building Department Permit Records.

City of San Diego, Water & Sewer Records.

McAlester, Virginia & Lee, *A Field Guide To American Houses*, 2000.

Sanborn Fire Insurance Maps, 1888, 1906, 1921, 1940, 1956.

San Diego City and County Directories.

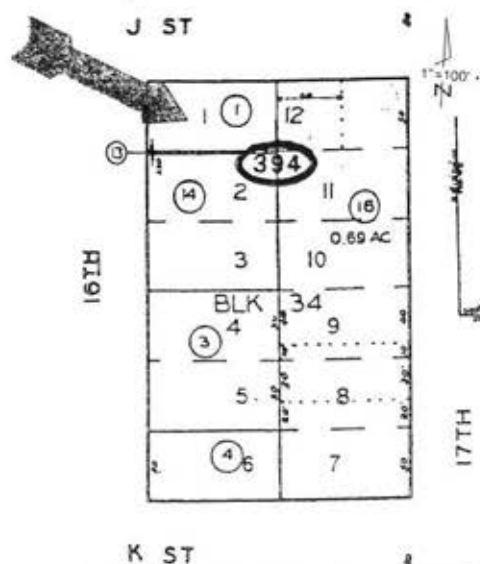
B13. Remarks:

*B14. Evaluator: Office of Marie Burke Lia

Date of Evaluation: May 2004

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



APPENDIX B

CURRENT PHOTOGRAPHS



1. 1619 J Street
View South/North Facade
March 16, 2006

Handwritten red mark, possibly a signature or initials.



2. 1619 J Street
View Southeast/West and North Facades
March 16, 2006



3. 1619 J Street
View Southeast/West and North Facades
March 16, 2006



4. 1619 J Street
View South/North and East Facades
March 16, 2006



5. 1619 J Street
View South/East and North Facades
March 16, 2006



6. 1619 J Street/371 16th Street
View South/North and East Facades
March 16, 2006



**7. 1619 J Street/371 16th Street
View East/West Facade
March 16, 2006**



**8. 1619 J/371 16th Street
View East/West Facade
March 16, 2006**



**9. 1619 J Street/371 16th Street
View East/West Facade Porch Detail
March 16, 2006**



**10. 1619 J Street/371 16th Street
View North/West and South Facades
March 16, 2006**



**11. 1619 J Street/371 16th Street
View Southwest/East and North Facades
March 16, 2006**



**12. 1619 J Street/371 16th Street
View Southwest/East Facade
March 16, 2006**

APPENDIX C

RESIDENTIAL BUILDING RECORDS

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL							
		Light	X Frame	Stucco on	Flat Pitch	X Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH		
		Sub-Standard	" " "	" " "	X Gable 1/4 M	N.T.	Conduit	Forced	Electric	B I 2	Material	Grade	Walls	Ceilings	
D3.5 +2		Standard	Sheathing	X Siding NOV	X Hip 1/4	B.X.	Cable	Gravity <td>Humid.</td> <td>All</td> <td>X</td> <td>PINE</td> <td>A-</td> <td>PL</td>	Humid.	All	X	PINE	A-	PL	
1 Stories		Above-Standard	Concrete Block		Shed 1/4	Fixtures		Wall Unit							
TYPE		Special	B & B. T & G.		Cut Up	Few	Cheap	X PP		Ent. Hall					
Use Design		FOUNDATION	Brick	Shingle	Dormers	X Avg.	X Med.	Floor Unit		Living					
X Single		X Concrete	X Floor Joist	B & B. T & G.	Gutters	PLUMBING		Central		Dining					
Double		Reinforced	1" " "			X Per. Sh. Sps				Bed					
Duplex		Brick	2" " "	Brick	Shingle					Bed					
Apartment		X Wood	Sub-Floor	Stone	Shake			Oil Burner							
Flat-Court		Piers	Concrete Floor	WINDOWS	Tile	Sink									
Motel				X D.H. Casement	Tile Trim	Laundry		M-B.T.U.							
1 Units		X Light Heavy	Insulated Ceilings	Metal Sash	Compa.	X Water Htr. Auto.	Fireplace	Kitchen							
			Insulated Walls	Screens	X Compa. Shingle	Water-Softner		Drain Bd.	Material:	Lgth:	Ft.	Splash:			

CONSTRUCTION RECORD				EFFEC. YEAR			APPR. YEAR			NORMAL % GOOD			RATING (E, G, A, F, P)					BATH DETAIL						
Permit No.	For	Amount	Date	Year	Year	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con- form	Storage Space	Work- Cupbd Closet	Fl. No.	FINISH		FIXTURES			SHOWER		
																	Floors	Walls	Wc. La. Tub	Type	Grade	St. AT. G.D.	Finish	
			1906	1906	1961	52	12	R55	40	A-	A-	F+	A-	E	F	A	1	1	PINE	T&G	1	1	OLD	F
				1906	1966	60	8	R55	26	A-	A-	F	F			A								
					1973					G														
																	SPECIAL FEATURES							
																	Book Cases		Built in Rerrig.		Venetian Blinds			
																	Shutters		" " Oven & Plate					
																	Vent Fan		" " Dishwasher					

Appraiser & Date		Sole 10/14/60		Schmidt 10/14/60		Giles 10/14/60		COMPUTATION							
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
DWG	826	5.80	4791												
WCP (+)	118	1.80	212												
G	180	2.40	432												
TOTAL			5435		5435										
NORMAL % GOOD			40		26										
R.C.L.N.D. Myr			2174		1413										

500

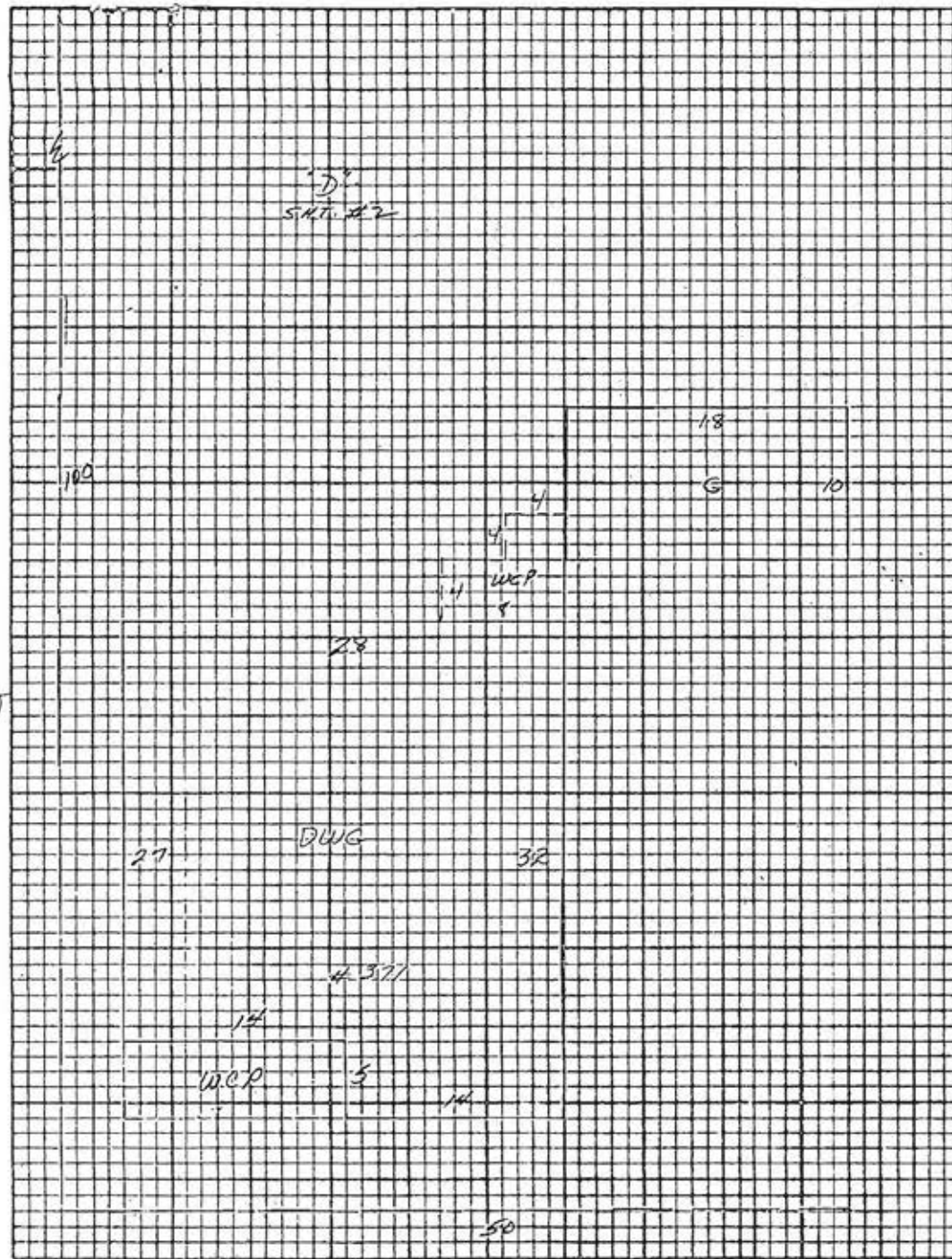
[illegible]

COMPUTATIONS

$14 \times 5 =$	70	B.F.	5.80
$28 \times 27 =$	756	2 CoR @ 02	.04
A =	826	ADJ B.F.	5.84
P =	120		

Remarks: ① G IS CONVERTED TO BATH HOUSE. PLMG FOR DWG IS IN HERE, BUT FIGURED IN DWG

(2) NO FAILURE 8/10/65 (JED)



16 TH

APPENDIX D

CHAIN OF TITLE

PREPARED BY CALIFORNIA LOT BOOKS INC.

Kern County
Orange County
Ventura County
Riverside County

California Lot Book, Inc.
dba California Title Search Co.
P.O. Box 9004
Rancho Santa Fe, CA 92067
(858) 278-8797, (800) 553-7167, Fax (858) 278-8393
WWW.LOTBOOK.COM

San Diego County
Los Angeles County
Santa Barbara County
San Bernardino County

Scott Moomjian
427 "C" Street, Ste. 220
San Diego, CA 92101

CTS Reference No.:0306214

Title Search Through: March 13, 2006
Property Address: 1619 J St.
San Diego, CA 92101
Assessor's Parcel No.: 535-394-01-00
Assessed Value: \$264,954
Exemption: None

Property Characteristics

Use: Duplex
Improvements: 1,916 square feet
Bedrooms:
Bathrooms:

Short Legal Description

LOT 1, BLOCK 34 OF SHERMAN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 18, 1899.

Chain of Title
(September 17, 1898 through March 13, 2006)

1. Deed

Grantor: Fannie B. Sherman and Matthew B. Sherman
Grantee: M.C. Willis
Recorded: September 17, 1898, Book 272 Page 454, of Deeds

2. Deed

Grantor: Francis L. Willis, Columbus J. Willis, John S. Willis and
Mary S. Honnell
Grantee: T.K. Moxley
Recorded: April 5, 1904, Book 341 Page 218, of Deeds

3. Deed

Grantor: T.K. Moxley and Lucy A. Moxley
Grantee: S.B. Myers
Recorded: April 27, 1904, Book 344 Page 65, of Deeds

4. Deed

Grantor: S.B. Myers
Grantee: Amy W. Myers
Recorded: July 15, 1918, Book 762 Page 53, of Deeds

5. Decree of Final Distribution

In the Matter of
the Estate of: Amy W. Myers, Deceased
Recorded: December 21, 1928, Book 1564 Page 209, of Deeds

6. Order Confirming Sale of Real Property

In the Matter of
the Estate of: Lulu M. Williams, Deceased
Recorded: June 11, 1953, Records File No. 53-79803

**Please be advised that this is not Title Insurance. The information provided herein
reflects matters of public record which impart constructive notice in accordance
with California Insurance Code 12340.10**

7. Executrix's Deed

Grantor: Ruth Parker, acting Executrix
Grantee: Antonio Covarrubias and Leonides M. de Covarrubias
Recorded: June 11, 1953, Records File No. 53-79804

8. Judgment for Allowance of Fees for Ordinary Services, for Allowance of Fees for Extraordinary Services and for Final Distribution

In the Matter of

the Estate of: Antonio Covarrubias
Recorded: June 18, 1982, Records File No. 82-188338

9. The Redevelopment Agency of the City of San Diego Description of Land Within the Centre City Redevelopment Project Area and Statement that Redevelopment Proceedings are Continuing and/or Have Been Instituted

Recorded: May 12, 1992, Records File No. 92-287642

10. Notice of Completion

Recorded: June 14, 1994, Records File No. 94-382211

11. Regulatory Agreement

Recorded: May 31, 1995, Records File No. 95-226670

12. The Redevelopment Agency of the City of San Diego Description of Land Within the Centre City Redevelopment Project Area and Statement that Redevelopment Proceedings are Continuing

Recorded: December 6, 1999, Records File No. 99-794656

13. Grant Deed

Grantor: Lucinda Covarrubias Arreola
Grantee: Hector M. Zamaro
Recorded: May 30, 2002, Records File No. 02-461385

14. Interspousal Transfer Grant Deed

Grantor: Angelica L. Zamaro
Grantee: Hector M. Zamaro
Recorded: May 30, 2002, Records File No. 02-461386

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

15. Grant Deed

Grantor:	Hector M. Zamaro
Grantee:	Katalyst, LLC
Recorded:	June 8, 2005, Records File No. 05-479050

– End of Report –

Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

This INDENTURE made the 19th day of March in the year of our Lord one thousand nine hundred and four BETWEEN Francis L. Willis, Columbus J. Willis, and Francis L. Willis as Trustee for Columbus J. Willis, William D. Willis, John S. Willis and Mary S. Monnell, the parties of the first part, and T. K. Moxley the party of the second part, WITNESSETH: That the said parties of the first part for and in consideration of the sum of Five hundred (500) Dollars in Gold coin of the United States of America to them in hand paid by the said party of the second part the receipt whereof is hereby acknowledged do by these presents grant, bargain and sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all that certain real property situate in the County of San Diego, State of California and particularly described

219

as follows:-

Lot One (1) Block Thirty-four (34) of Sherman's Addition to the City of San Diego, according to the official map of said Addition.

TOGETHER with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said party of the second part and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year in this indenture first above written.

Signed, sealed and delivered in the presence of)
A.F. Johannes, Witness)
to signature of Columbus J. Willis.

Francis L. Willis. (Seal)
his
Columbus J. - X - Willis (Seal)
mark
Mary S. Monnell. (Seal)
John S. Willis. (Seal)
William D. Willis. (Seal)
Francis L. Willis (Seal)
Trustee for Columbus J. Willis.

State of Kansas,)
County of Brown.)

On this 19th day of March in the year 1904, before me, A.F. Johannes, a Notary Public in and for said County of Brown State of Kansas, personally appeared Francis L. Willis and Columbus J. Willis, and Francis L. Willis as Trustee for Columbus J. Willis, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the use and purpose therein set forth

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

A.F.
JOHANNES.
NOTARY PUBLIC,
WILLIS,
BROWN CO. KAN.

A.F. Johannes,
Notary Public in and for the County of
Brown, State of Kansas.
My Commission expires May 7, 1906.

State of Kansas,)
County of Brown.)

On this 21 day of March, in the year 1904, before me, F.E. Hovey, a Notary Public in and for the said County of Brown, State of Kansas, personally appeared Mary S. Monnell, known to me to be the person 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, the day and year in this certificate first above written.

F.E. HOVEY,
NOTARY PUBLIC.
SEAL.
BROWN COUNTY

F. E. Hovey,
Notary Public in and for the Count. of
Brown, State of Kansas.
My Commission expires December 23, 1905.

J. H. Moxley et ux

J. B. Myers

One J. H. Moxley and Lucy A. Moxley,
husband and wife of San Diego, California.

For and in consideration of the sum of Ten Dollars,
DO HEREBY Grant to J. B. Myers of the same place.

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 (1) in Block Thirty-four (34) of Sherman's
Addition to San Diego, as per map thereof now on
file in the office of the County Recorder of San Diego
County, State of California.

We Have and to Hold, the above granted and described premises, unto the said grantees, their
heirs and assigns forever.

Witness our hand and seal this 27th day of Apr.
Signed and executed in presence of J. H. Moxley
C. H. Brown } Lucy A. Moxley

STATE OF CALIFORNIA.
COUNTY OF SAN DIEGO.

On this 27th day of April A. D. nineteen hundred and four,
before me, Charles H. Brown, a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared J. H. Moxley and his wife Lucy

A. Moxley,
the persons described in and whose names are subscribed to the within instrument, and
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
the City of San Diego, County of San Diego, State of California, the day and year in this
certificate first above written.



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

Recorded at Request of C. H. Brown, Apr. 27, 1904, at 2:30 p.m.

Fee, \$ 80¢

By Montgomery W. Martin, Deputy Recorder.

*D. S. Myers of the City of San Diego,
California.*

For and in consideration of the sum of *Ten no. 100 Dollars.*

DO HEREBY *Grant to Amy N. Myers of same place.*

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

County of San Diego.

*Lot One (1) Block Thirty-four (34) Sherman
Addition to the City of San Diego California as
per the official map thereof now on file in the
office of the County Recorder of San Diego County
State of California.*

Do Grant and to hold the above *granted* and described premises unto the said grantee, *her*
heirs and assigns forever,

Witness my hand and seal this *24th* day of *February* 1918
Signed and executed in presence of *D. S. Myers*

STATE OF CALIFORNIA.

COUNTY OF *San Diego*

On this *24th* day of *February* 1918, A. D. nineteen hundred and *Eight*
before me, *L. N. Craig*, a Notary Public in and for said County,
residing therein, duly commissioned and sworn, personally appeared *D. S. Myers*

known to me to be the person whose name
subscribed to the within instrument, and *he* 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
San Diego County of *San Diego* State of California, the day and
this certificate first above written.



Notary Public in and for the county *San Diego* and State *California*

Recorded at Request of *Grantee* Feb 10, 1918

at *9* min. past *11* o'clock, A. M.

JOHN H. FERRY, County Recorder

11722

Fee \$ *60*

By *N. C. Carson*

Deputy

Edmund

In the Matter of the Estate)

of)

Amy W. Myers, Deceased.)

DECREE OF FINAL DISTRIBUTION.

Lulu M. Williams, the executrix of the last will and testament of Amy W. Myers, deceased, having filed herein her petition for final distribution of the estate of the said decedent, and said petition coming on regularly to be heard on this day, proof having been made to the satisfaction of the court that the clerk of this court had given notice of said hearing in the manner, form and for the time required by law; and

It appearing to the court that said decedent died testate in the city of San Diego, county of San Diego, state of California, on the 12th day of January, 1928, and at the time of her death said decedent was a resident of said county of San Diego, and left estate therein; that due and legal notice to the creditors of said estate has been given; that all claims presented and allowed against said estate have been paid, and that all taxes, all expenses of administration, all funeral expenses and the expenses of the last illness of said decedent, and all other charges that have attached to or accrued against said estate, have been paid in full and discharged; and

It further appearing to the court that the inheritance tax due to the state of California, has been fixed and determined by this court at the sum of three hundred forty-seven and 23/100 dollars (\$347.23), and that said tax has been paid and discharged; that no account has been filed in this matter by said executrix as she is the sole legatee and devisee under the last will and testament of said decedent and is entitled, as such, to have the entire residue of said estate distributed to her, absolutely and forever, and therefore the rendition and settlement of her account as such executrix is not necessary, would be superfluous and is useless; and

It appearing to the court that the said executrix has, during the course of the administration of said estate, paid in full the amounts due under the contracts of purchase, and secured deeds to said estate for, Lot thirteen (13), in Block six (6), Tract seven hundred ninety-three (793), San Clemente, Spanish Village, in Orange County, California, and for lots one (1), two (2) and five (5), block thirty-seven (37), unit No. 2, Kentwood-in-the-Pines, San Diego County, California;

That said estate is now in a condition to be closed and the property of said estate distributed according to the last will and testament of said decedent; and no person appearing to object to or contest the said petition for final distribution of said estate;

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that due and legal notice to the creditors of said decedent, and that sufficient notice of the hearing of the petition for final distribution of this estate, have been given in all respects as required by law; that the payment in full by said executrix of the amounts due under the contracts for purchase of lot thirteen (13), in Block six (6), Tract 793, San Clemente, Spanish Village, in Orange County, California, and lots one (1), two (2) and five (5), in Block thirty-seven (37), Unit No. 2, Kentwood-in-the-Pines, San Diego County, California, is hereby approved; that the residue of the estate of said decedent, as hereinafter described, remaining in the hands of said executrix for distribution at this time, and also any other property not now known or discovered belonging to said estate, or in which said estate may have any interest, be, and the same hereby is distributed in accordance with the provisions of the last will and testament of said Amy W. Myers, deceased, as follows, to-wit:

To LULU M. WILLIAMS, sister of said decedent, the whole thereof.

The property of said estate, distribution of which is hereby ordered, is described as follows, to-wit:-

Cash,

\$1268.78

One Liberty Bond, No. K-00084270, 4½% Gold Bond 1932-1947, par value, \$100.00, with coupons;

One Liberty Bond, No. A-00084271, 4½% Gold Bond, 1932-1947, par value, \$100.00, with coupons;

Certificate No. P1765 for 3 shares of preferred stock of the San Diego Consolidated Gas & Electric Company, par value \$100.00; certificate No. P2718 for 2 shares of preferred stock, certificate No. P19w9 for 5 shares of preferred stock, all of the San Diego Consolidated Gas & Electric Company, and all of the par value of \$100.00 each.

Certificate No. 2269 for 2 shares of preferred stock, certificate No. 2295 for 2 shares of preferred stock, certificate No. 2270 for 2 shares of preferred stock, certificate No. 2296 for 2 shares of preferred stock, all of the Second National Securities Company, and all of the par value of \$100.00 each.

Certificate No. 2269 for 1 share of common stock, certificate No. 2295 for 1 share of common stock, certificate No. 2270 for 1 share of the common stock, and certificate No. 2296 for 1 share of the common stock, all of the Second National Securities Company, and all of the par value of \$100.00 each.

Note in the original amount of \$1100.00, executed by Harry F. Crothers to Amy W. Myers, dated May 25, 1923, payable \$15.00 per month, commencing July 1, 1923, interest from July 1, 1923 at 7%, secured by a trust deed on Lot 14, of Sherman's Subdivision of Block 63 of Sherman's Addition.

Lot one (1), Block thirty-four (34), Sherman's Addition, with improvements, in the city of San Diego, county of San Diego, state of California.

Lots thirty-two (32) and thirty-three (33), Block one hundred seventy-five (175), San Diego Land & Town Company's Addition, with improvements, in the city of San Diego, county of San Diego, state of California.

Lots one (1), two (2) and five (5), Block thirty-seven (37), Unit No. 2, Kentwood-in-the-Pines, San Diego County, California

Lot thirteen (13), Block six (6), Tract 793, San Clemente, Spanish Village, Orange County, California.

All of said real property above described being according to the official maps of said additions on file in the offices of the County Recorders of the respective counties designated.

Done in open Court this 21st day of December, 1928.

Charles C. Haines

Judge of the Superior Court.

The foregoing instrument is a full, true and correct copy of the original on file in this office. Attest Dec 21 1928.

J. B. McLees, County Clerk and Clerk of the Superior Court, of the State of California, in and for the County of San Diego.

Recorded at Request of S. Howe Dec 21 1928 at 20 Min. past 11 o'clock A. M.

John H. Ferry, County Recorder
By L. B. Woodard, Deputy

76574 Fee \$2.20

Attorneys for Plaintiff

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

No. 47480

IN THE MATTER OF THE ESTATE
-of-
LULU M. WILLIAMS,
Deceased.

ORDER CONFIRMING SALE OF
REAL ESTATE

The return of Ruth Parker, Executrix of the Last Will and Testament of Lulu M. Williams, deceased, setting forth her proceedings upon the sale of certain real property of said estate in said return and hereinafter particularly described, coming on regularly to be heard this 29th day of May, 1953.

It is proved to the satisfaction of the Court and the Court FINDS:

That the time for the hearing of said return was regularly set by the Clerk for this day; that notice of the time and place of said hearing has been regularly given for the period and in the manner required by Section 1200 of the Probate Code; that said Executrix gave notice of said sale as prescribed by the Probate Code;

That said sale was regularly held on the 11th day of May, 1953; that at such sale the real property described as

Follows, to wit:

Lot 1 in Block 34 of Sherman's Addition
in the City of San Diego, County of San
Diego, State of California, according to
map thereof No. 856, filed in the Office
of the Recorder of said County of San
Diego, February 18, 1899,
was sold to Antonio Covarrubias and Leonides M. de Covarrubias,
husband and wife as joint tenants, for the sum of \$10,800.00;
they being the highest and best bidders; and said sum being the
highest and best sum bid; that the said sum is 90% of the appraised
value of said property.

That there is reason for the sale of said real property
herein described upon the ground that it is for the advantage,
benefit and best interests of the estate and of those interested
therein that the said real estate so described be sold; that said
sale was legally made and fairly conducted.

That said property was appraised within one year of the
time of such sale; that the sum bid for said real property is
not disproportionate to the value of the property sold, and
that a sum exceeding such bid by at least 10%, exclusive of the
expenses of a new sale, cannot be obtained.

That an additional bond in the sum of \$11,000.00 has been
given and filed herein as required by the order of this Court.

It is, therefore,

ORDERED, ADJUDGED AND DECREED that the said sale be and
the same is hereby confirmed, and that the said Ruth Parker,
Executrix of the Last Will and Testament of David M. Williams,
deceased, be and she is hereby empowered and directed to execute
to said purchasers a conveyance of the said land which is described
as follows, to wit:

Lot 1 in Block 34 of Sherman's Addition
in the City of San Diego, County of San
Diego, State of California, according to
map thereof No. 856, filed in the Office
of the Recorder of said County of San
Diego, February 18, 1899;

Done in open Court this 29th day of May, 1953.

JOHN A. HEWICKER

Judge of the Superior Court.

RECORDED
INDEXED
MAY 30 1953
CLERK OF SUPERIOR COURT
SAN DIEGO, CALIF.

conveyed and by these presents does grant, bargain, sell and convey unto the said parties of the second part all of the right, title, interest and estate of said Lulu M. Williams, deceased, at the time of her death, and also all the right, title and interest that the said estate may have acquired by operation of law or otherwise, other than, or in addition to, that of said decedent at the time of her death, in and to all that certain lot, piece or parcel of land situated, lying and being in the County of San Diego, State of California, and more particularly described as follows:

Lot 1 in Block 34 of Sherman's Addition in the City of San Diego, County of San Diego, State of California, according to map thereof No. 856, filed in the office of the Recorder of said County of San Diego, February 18, 1899,

together with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in otherwise appertaining.

Subject to all conditions, restrictions and reservations of record.

IN WITNESS WHEREOF the party of the first part as such Executrix has hereunto set her hand and seal the day and year first above written.

Ruth Parker

Ruth Parker, Executrix of the Last Will and Testament of Lulu M. Williams, deceased.

When recorded, mail to:

NOON & NOON
810 Fifth National Bank Building
San Diego, 1, California

NOON & NOON
810 FIFTH NATIONAL BANK BLDG
SAN DIEGO, CALIF. 92101

4886 222

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

Attorney
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 E. N. Da Mouda, Deputy

MAY 29 1953

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RECORDED IN BOOK OF
JUL 17 1953
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COUNTY OF SAN DIEGO, CALIF.
JUL 10 1953
JUL 10 1953
JUL 10 1953

EXECUTRIX' DEED

THIS INDENTURE made this 5th day of June, 1953, in the City of San Diego, County of San Diego, State of California, by and between RUTH PARKER, the duly appointed, qualified and acting Executrix of the Last Will and Testament of Lulu M. Williams, deceased, party of the first part, and ANTONIO COVARRUBIAS and LEONIDES M. de COVARRUBIAS, husband and wife as joint tenants, parties of the second part, WITNESSETH:

WHEREAS, pursuant to notices given thereof the said party of the first part did sell, subject to the confirmation of the Superior Court of the State of California, in and for the County of San Diego, the real estate hereinafter described situated in the said County and at such sale the said parties of the second part became the purchasers of the said real estate for the sum of TEN THOUSAND EIGHT HUNDRED and 00/100 DOLLARS (\$10,800.00) cash, and

WHEREAS, the Superior Court, upon return of said sale on May 14, 1953, and upon notice of at least ten days having been given, did on the 29th day of May, 1953, make an order confirming said sale and directing conveyance to be executed to the said parties of the second part, a certified copy of said order of confirmation is recorded concurrently herewith in the office of the County Recorder of San Diego County, California, wherein said lands are situated.

NOW, THEREFORE, said RUTH PARKER, as Executrix of the Last Will and Testament of Lulu M. Williams, deceased, as aforesaid, the party of the first part, pursuant to the order aforesaid of said Superior Court, for and in consideration of the sum of TEN THOUSAND EIGHT HUNDRED and 00/100 DOLLARS (\$10,800.00) cash to her in hand paid by the said parties of the second part, receipt whereof is hereby acknowledged has granted, bargained, sold and

NOON & NOON
ATTORNEYS AT LAW
810 FIRST NATIONAL BANK BUILDING
SAN DIEGO 1, CALIFORNIA
Main 7181

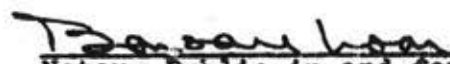


1 STATE OF CALIFORNIA }
2 COUNTY OF SAN DIEGO } ss.

BOOK 4886 PAGE 225

3 On this 5th day of June, 1953, before me, a Notary Pub-
4 lic in and for said County and State, personally appeared RUTH
5 PARKER, known to me to be the person whose name is subscribed to
6 the foregoing instrument as Executrix of the Last Will and Testa-
7 ment of Lulu M. Williams, deceased, and acknowledged to me that
8 she executed the same as such Executrix.

9 WITNESS my hand and official seal the day and the year
10 in this certificate first above written.
11

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13 
14 Notary Public in and for said
County and State

15 My commission expires: February 7, 1956
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NO. 11 12 NOON
ATTORNEYS AT LAW
810 FIRST NATIONAL BANK BUILDING
SAN DIEGO 2, CALIFORNIA
Main 7881

421

(SPACE BELOW FOR FILING STAMP ONLY)

RECORDING REQUESTED BY Return to:

1 HENCHY, WITTE, WOOD, ANDERSON & HOOSES
2 A LAW CORPORATION
3 8848 BERNARDO PLAZA COURT
4 SUITE 120-B
5 SAN DIEGO, CALIFORNIA 92126
6 (714) 487-7948 OR 578-1107

82-188338

Robert D. Zimrat, Clerk

JUN 2 1982

RECORDED IN
OFFICIAL RECORDS
OF SAN DIEGO COUNTY

Attorneys for Petitioner

JUN 18 AM 9:15

Deputy

DEPA L. LYLE
COUNTY RECORDER

RF 7
MG 1

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO

9 Estate of) NO. 127123
10) JUDGMENT FOR ALLOWANCE OF FEES
11 ANTONIO COVARRUBIAS,) FOR ORDINARY SERVICES, FOR
12) ALLOWANCE OF FEES FOR EXTRAORDINARY
13 Deceased.) SERVICES AND FOR FINAL DISTRIBUTION

14 Lucinda Arreola, as Executor of the Will of Antonio
15 Covarrubias, deceased, having filed her Waiver of Accounting,
16 Petition for Allowance of Fees for Ordinary Services, for
17 Allowance of Fees for Extraordinary Services and for Final
18 Distribution, and the report and petition coming on regularly for
19 hearing at Department 14, the Court finds:

20 Notice of hearing of the petition has been regularly
21 given as prescribed by law.

22 All allegations of the petition for its settlement and
23 for final distribution are true.

24 Antonio Covarrubias died testate on July 27, 1981, in the
25 City and County of San Diego, State of California, and was at the
26 time of his death a resident thereof.

27 On September 3, 1981, Lucinda Arreola was appointed
28 Executor of decedent's Will and qualified as such on that date and

No. 188338

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1 since then has been and now is the Executor of decedent's Will.

2 Notice of Death and Petition to Administer Estate has
3 been published for the period and in the manner prescribed by
4 law. More than four months have elapsed since the issuance of
5 Letters Testamentary. The time for filing or presenting claims
6 has expired, and the estate is now in a condition to be closed.

7 No claims have been filed or presented against the estate.

8 The decedent never received health services from the
9 State of California.

10 On September 3, 1981, Lucinda Arreola was granted
11 authority by order of this Court to administer the estate without
12 Court supervision under the Independent Administration of Estates
13 Act. Lucinda Arreola's authority to so administer the estate has
14 not been revoked.

15 All debts of decedent and of the estate and all expenses
16 of administration have been paid, except fees of Hinchy, Witte,
17 Wood, Anderson & Hodges, her attorneys.

18 A written report of the inheritance tax referee appointed
19 in the proceeding is on file, and an order fixing the inheritance
20 tax due the State of California has been made by this Court. The
21 tax has been paid in full as evidenced by the receipt of the State
22 Treasurer of the State of California.

23 All personal property taxes due and payable by this
24 estate have been paid.

25 A federal estate tax return has been filed for this
26 estate, and the tax shown to be due has been paid. The return has
27 not yet been audited and the Executor has not been released from
28 personal liability for the federal estate tax.

-2-

HINCHY, WITTE, WOOD, ANDERSON & HODGES
LAW CORPORATION
1049 B STREET, SUITE 1200
SAN DIEGO, CALIFORNIA 92101
(760) 487-7000 OR 578-007

No 188338

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1 All California and federal income taxes due and payable
2 by the estate have been paid, except fiduciary income taxes due by
3 reason of income received by the estate.

4 All assets of the estate are decedent's separate property.
5 Distribution should be ordered as hereinafter provided.

6 IT IS ORDERED THAT:

7 1. The administration of the estate is brought to a
8 close without the requirement of an accounting.

9 2. The Executor of the Will of Antonio Covarrubias,
10 deceased, has in her possession belonging to the estate, after
11 deducting credits to which she is entitled, a balance of
12 \$644,554.81, of which \$58,572.32 is in cash. The petition and
13 report of the Executor is settled, allowed, and approved as filed.

14 3. All acts and transactions of the Executor relating
15 to the matters set forth in the petition and report are confirmed
16 and approved.

17 4. The Executor has waived her right to compensation
18 for ordinary services rendered in administration of this estate.

19 5. The Executor is authorized and directed to pay to
20 Hinchy, Witte, Wood, Anderson & Hodges, her attorneys, \$19,109.91
21 as statutory fees for their services rendered in administration of
22 this estate and \$1,000.00 as compensation for extraordinary
23 services rendered in administration of this estate for preparation
24 of the U.S. estate tax return.

25 6. Notice of Death for creditors has been given as
26 required by law.

27 7. The California inheritance taxes due and payable by
28 the estate have been paid.

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HINCHY, WITTE, WOOD, ANDERSON & HODGES
A LAW CORPORATION
1848 SHERMAN PLAZA COURT
SUITE 200
SAN DIEGO, CALIFORNIA 92109
(714) 487-7948 OR 678-007

No. 138285

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8. The estate is hereby distributed in accordance with Article SECOND of decedent's Will which reads:

"SECOND: I give my entire estate to LUCINDA COVARRUBIAS ARREOLA if she survives me, and if she does not, I give my entire estate to her issue who survive me on the principle of representation."

The estate in the possession of the Executor remaining for distribution, consists of the following property, which is hereby distributed to Lucinda Arreola:

- (a) Cash in the sum of \$58,572.32
- (b) 1969 Honda motorcycle, I.D. No. CL3501058848
- (c) 1950 Buick automobile, I.D. No. 55816464
- (d) 1954 GMC pickup, I.D. No. 380964CAL
- (e) Household furniture and furnishings located at 424 17th Street, San Diego, California
- (f) Inventory of gasoline, oil, and other miscellaneous supplies available for sale at decedent's gas station located at 405 16th Street, San Diego, California
- (g) Real property and residences located at 337, 339, 341 and 343-13th Street, San Diego, California, Parcel No. 535-372-04, more particularly described as follows:
 - Lot "C" in Block 130, Horton's addition, in the County of San Diego, City of San Diego, State of California, according to Map thereof made by L. L. Lockling, on file in the office of the County Recorder of San Diego County.
- (h) Real property and residences located at 537 and 539-13th Street, San Diego, California, Parcel No. 535-152-03, more particularly described as follows:
 - The North 30.00 feet of Lot "C" in Block 104 of Horton's Addition, City of San Diego, County of San Diego, State of California, according to Map thereof by Lockling on file in the office of the County Recorder of San Diego County.

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HINCHY, WITTE, WOOD, ANDERSON & HOOSES
A LAW CORPORATION
11848 BERNARDO PLAZA, SUITE 1200B
SAN DIEGO, CALIFORNIA 92128
(619) 487-7048 OR 575009

No. 188338

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(i) Real property and commercial buildings located at 405,
407 and 409 16th Street, San Diego, California, Parcel No.
535-393-05, more particularly described as follows:

Lot 5, excepting the Northerly 25 feet thereof, and all
of Lot 6 in Block 21 of Sherman's Addition, according to
the Map thereof No. 856, filed in the office of the
Recorder of said San Diego County, February 18, 1899.

(j) Real property and residences located at 419 and 421-16th
Street, San Diego, California, Parcel No. 535-393-04, more
particularly described as follows:

The Northerly 25 feet of Lot 5 in Block 21 of Sherman's
Addition according to the Map thereof No. 856, filed in
the office of the County Recorder of San Diego County,
February 18, 1899.

(k) Real property and residences located at 371-16th Street,
and 1619 J Street, San Diego, California, Parcel No. 535-394-01,
more particularly described as follows:

Lot 1 in Block 34 of Sherman's Addition in the City of
San Diego, County of San Diego, State of California,
according to Map thereof No. 856, filed in the office of
the County Recorder of San Diego County, February 18,
1899.

(l) Real property and residence located at 1632 J Street, San
Diego, California, Parcel No. 535-393-06, more particularly
described as follows:

The West 29 feet of Lot 7 and the West 29 feet of the
South 20 feet of Lot 8, Block 21 of Sherman's Addition,
City of San Diego, County of San Diego, State of
California, according to the Map thereof No. 856, filed
in the office of the Recorder of San Diego County,
February 18, 1899.

(m) Real property and residences located at 2483, 2485 and
2487 J Street, San Diego, California, Parcel No. 535-472-12, more
particularly described as follows:

HINCHY, WITTE, WOOD, ANDERSON & HODGES
A LAW CORPORATION
1548 BERNARDO PLAZA COURT
SAN DIEGO, CALIFORNIA 92108
(714) 487-7048 OR 578-1107

No. 188338

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Lots 3 and 4 in Block 11 of L. W. Kimball's Subdivision of the Northwest Quarter of Pueblo Lot 1154, City of San Diego, County of San Diego, State of California, according to the Map thereof No. 56, filed in the office of the Recorder of San Diego County, March 31, 1873.

(n) Real property and residence located at 424-17th Street, San Diego, California, Parcel No. 535-393-10, more particularly described as follows:

The North 30 feet of Lot 8, Block 21, Sherman's Addition, City of San Diego, County of San Diego, State of California, according to Map thereof No. 856, filed in the office of the County Recorder of San Diego County, February 18, 1899.

(o) Real property and residences located at 440 and 442-17th Street, San Diego, California, Parcel No. 535-393-08, more particularly described as follows:

Lot 10 in Block 21 of Sherman's Addition, City of San Diego, County of San Diego, State of California, according to Map thereof No. 856, filed in the office of the County Recorder of San Diego County, February 18, 1899.

(p) Real property and residence located at 445-17th Street, San Diego, California, Parcel No. 535-401-03, more particularly described as follows:

Lot 3 in Block 22 of Sherman's Addition, City of San Diego, County of San Diego, State of California, according to Map thereof No. 856, filed in the office of the County Recorder of San Diego County, California.

(q) Real property and residences located at 328, 336, 342 and 348-25th Street, San Diego, California, Parcel No. 535-472-13, more particularly described as follows:

Lots 1 and 2 in Block 11 of L. W. Kimball's Subdivision of the Northwest Quarter of Pueblo Lot 1154, according to Map thereof No. 56, filed in the office of the County Recorder, San Diego County, March 31, 1873.

(r) Real property and residence located at 3057 National

San Diego, CA Document-1982-188338 Page: 6 of 7
Order: 3 Comment:

No. 188338

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1 Avenue, San Diego, California, Parcel No. 550-140-09, more
2 particularly described as follows:

3 Lot 10 and the West one-half of Lot 9 in Block 41 of
4 Whitney, Smith and Long's Addition, City of San Diego,
5 County of San Diego, State of California, according to
6 Map thereof No. 168, filed in the office of the County
7 Recorder of San Diego County, July 8, 1886.

8 (s) Unimproved real property located at 6964 Lisbon, San
9 Diego, California, Parcel No. 531-020-08, more particularly
10 described as follows:

11 Lot 10, Block 1 of Townsite of Lisbon, City of San Diego,
12 County of San Diego, State of California, according to
13 Licensed Survey Map No. 63, filed in the office of the
14 County Recorder, San Diego County, September 6, 1894.

15 (t) Real property and residences located at 1746 Chamouné,
16 San Diego, California, Parcel No. 471-662-23, more particularly
17 described as follows:

18 Lot 36 in Block 9 1/2 of the Subdivision of Blocks 3, 6,
19 9 and 12 of City Heights Annex No. 1, according to the
20 Map thereof No. 1027, filed in the office of the county
21 Recorder of said County of San Diego, January 12, 1907.

22 The Court finds that the assets described in this
23 Paragraph 8 comprise the entire estate on hand for distribution.

24 9. Any other property of the estate not now known or
25 discovered that may belong to the estate or in which decedent or
26 the estate may have an interest, is hereby distributed to Lucinda
27 Arriola.

28 JUN 2 1982

ALPHA L. MONTGOMERY

DATED:

JUDGE OF THE SUPERIOR COURT

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

Attest: JUN 8 1982
County Clerk and Clerk of the Superior Court of the State
of California, in and for the County of San Diego.

-7- By: DOREEN BROWN Deputy

ROBERT D. ZUMWALT

NOV 18 1982

DOC # 1992-0287642
12-MAY-1992 03:32 PM

1303

When Recorded Mail to:

Redevelopment Agency of the
City of San Diego
c/o Centre City Development Corporation
225 Broadway, Suite 1100
San Diego, CA 92101

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
ANNETTE EVANS, COUNTY RECORDER
FEES: 0.00

Attention: Mark Wardlaw

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

DESCRIPTION OF LAND WITHIN THE

CENTRE CITY REDEVELOPMENT PROJECT AREA

and

STATEMENT THAT REDEVELOPMENT PROCEEDINGS

ARE CONTINUING AND/OR HAVE BEEN INSTITUTED

(Pursuant to Health & Safety Code §33373)

WHEREAS, the City Council of the City of San Diego (the "City Council") on December 29, 1976 by Ordinance No. 11976 (New Series) approved and adopted the Redevelopment Plan for the Columbia Redevelopment Project, and thereafter approved and adopted a First Amendment (August 4, 1980, Ordinance No. O-15306 (New Series)), Second Amendment (July 23, 1985, Ordinance No. O-16476 (New Series)), Third Amendment (July 23, 1985, Ordinance No. O-16477 (New Series)), Fourth Amendment (June 30, 1986, Ordinance No. O-16682 (New Series)), Fifth Amendment (October 24, 1988, Ordinance No. O-17168 (New Series)), and Sixth Amendment (March 20, 1989, Ordinance No. O-17268 (New Series)); and

WHEREAS, the City Council on December 29, 1976 by Ordinance No. 11977 (New Series) approved and adopted the Redevelopment Plan for the Marina Redevelopment Project, and thereafter approved and adopted a First Amendment (August 4, 1980, Ordinance No. O-15307 (New Series)), Second Amendment (September 23, 1985, Ordinance No. O-16508 (New Series)), Third Amendment (June 10, 1986, Ordinance No. O-16668 (New Series)), Fourth Amendment (April 20, 1987, Ordinance No. O-16847 (New Series)), and Fifth Amendment (August 1, 1988, Ordinance No. O-17124 (New Series)) to the Redevelopment Plan for the Marina Project; and

WHEREAS, the City Council on July 26, 1982 by Ordinance No. O-15781 (New Series) approved and adopted the Redevelopment Plan for the Gaslamp Quarter Redevelopment Project, and thereafter approved and adopted a First Amendment (January 22, 1985, Ordinance No. O-16360

(New Series)) to the Redevelopment Plan for the Gaslamp Quarter Project; and

WHEREAS, the City Council on May 11, 1992 by Ordinance No. O-17767 approved and adopted the Merger and Expansion Amendments to the Columbia, Marina and Gaslamp Quarter Redevelopment Projects, in order to merge and expand, with related revisions, the Columbia, Marina and Gaslamp Quarter Redevelopment Projects, as incorporated in the Redevelopment Plan for the Centre City Redevelopment Project (the "amended Redevelopment Plan"); and

WHEREAS, under the amended Redevelopment Plan, the area formerly covered by the separate Columbia Redevelopment Project is referred to as the Columbia Sub Area, the area formerly covered by the separate Marina Redevelopment Project is referred to as the Marina Sub Area, the area formerly covered by the separate Gaslamp Quarter Redevelopment Project is referred to as the Gaslamp Quarter Sub Area, the area added by the Merger and Expansion Amendments is referred to as the Expansion Sub Area, and the entire area covered by the amended Redevelopment Plan is referred to as the Centre City Redevelopment Project Area.

NOTICE IS HEREBY GIVEN THAT PROCEEDINGS FOR THE REDEVELOPMENT OF THE COLUMBIA, MARINA AND GASLAMP QUARTER SUB AREAS ARE CONTINUING, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF THE EXPANSION SUB AREA HAVE BEEN INSTITUTED UNDER THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW PURSUANT TO THE AMENDED REDEVELOPMENT PLAN.

THE DESCRIPTION OF THE LAND WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA (AND EACH SUB AREA) IS SET FORTH IN THE DOCUMENT ATTACHED HERETO, CONSISTING OF FIVE, (5) PAGES, LABELED EXHIBIT 1 AND INCORPORATED HEREIN BY THIS REFERENCE. FOR ILLUSTRATIVE PURPOSES ONLY, THE LAND WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA AND EACH SUB AREA IS ALSO SHOWN GENERALLY ON THE PROJECT AREA MAP, LABELED EXHIBIT 2 AND INCORPORATED HEREIN BY THIS REFERENCE.

Dated: May 12, 1992

THE REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO


Deputy Executive Director

1305

Exhibit 1

Description of Land Within the
Centre City Redevelopment Project Area

The legal description of the Project Area is all of that property located in the City and County of San Diego in the State of California described as follows:

Columbia Sub Area:

Beginning at the intersection of the Pierhead line of San Diego Bay and the northerly right-of-way line to Ash Street, thence easterly along said right-of-way line to an intersection with the easterly right-of-way line of Union Street, thence southerly along said right-of-way line of Union Street to an intersection with the northerly right-of-way line of Broadway, thence westerly to an intersection with the westerly right-of-way line of Union Street, thence southerly along said right-of-way line of Union Street to an intersection with the northerly right-of-way line of "F" Street, thence westerly along said right-of-way line of "F" Street to an intersection with the Pierhead line of San Diego Bay, thence northwesterly along said Pierhead line to the Point of Beginning.

Marina Sub Area:

Beginning at the intersection of the Pierhead line of San Diego Bay and the westerly prolongation of the northerly right-of-way line of "F" Street, thence easterly along said right-of-way line to an intersection with the westerly right-of-way line of Union Street, thence southerly along said line to an intersection with the southerly right-of-way line of "G" Street, thence easterly along said line to an intersection with the easterly right-of-way line of Fourth Avenue, thence southerly along said line to an intersection with the northerly right-of-way of Market Street, thence westerly along said right-of-way line to an intersection with the center line of the block between Fourth and Third Avenues, thence southerly along said center line to an intersection with the southerly right-of-way line of Island Avenue, thence easterly along said right-of-way line, to an intersection with the easterly right-of-way line of Fourth Avenue, thence southerly along said right-of-way line to an intersection with the northerly right-of-way line of the Atchison Topeka and Santa Fe Railroad, thence southeasterly along said line to an intersection with the westerly right-of-way line of Fifth Avenue,

thence southerly along said right-of-way line to an intersection with the southerly right-of-way line of Fifth Avenue (formerly Harbor Drive), thence westerly along said line to an intersection with the Bulkhead line of San Diego Bay, thence southeasterly along said Bulkhead line of San Diego Bay to an intersection with the northerly right-of-way line of Seventh Avenue extended, thence southwesterly along a line perpendicular to said intersection with the Pierhead line of San Diego Bay, thence northwesterly along said Pierhead line to the Point of Beginning.

Gaslamp Quarter Sub Area:

Beginning at the intersection of the easterly right-of-way line of Fourth Avenue and the northerly right-of-way line of Broadway; thence easterly along the northerly right-of-way line of Broadway to an intersection with the easterly right-of-way line of Sixth Avenue; thence southerly along said easterly right-of-way line of Sixth Avenue to an intersection with the southerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; thence northwesterly along said southerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad to an intersection with the westerly right-of-way of Fifth Avenue; thence northerly along said westerly right-of-way line of Fifth Avenue to an intersection with the northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; thence northwesterly along said northerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad to an intersection with the easterly right-of-way line of Fourth Avenue; thence northerly along said easterly right-of-way line of Fourth Avenue to an intersection with the southerly right-of-way line of Island Avenue; thence westerly along said southerly right-of-way of Island Avenue to an intersection with a point midway between Fourth Avenue and Third Avenue; thence northerly from said point along the line bisecting the block bounded by Market Street, Fourth Avenue, Island Avenue and Third Avenue to an intersection with the northerly right-of-way line of Market Street; thence easterly along said northerly right-of-way line of Market Street to an intersection with the easterly right-of-way line of Fourth Avenue; thence northerly along said easterly right-of-way line of Fourth Avenue to the point of beginning.

Expansion Sub Area:

Beginning at the intersection of the northerly line of the right-of-way of Laurel Street with the westerly/southwesterly line of the right-of-way of

Interstate 5; thence along said westerly/southwesterly line of Interstate 5 southeasterly, easterly, and southerly to the northerly corner of that certain parcel of land described on Freeway Lease Area Map No. 11-SD-5-26 (FLA), said parcel being generally located easterly of 17th Street between "J" and "L" Streets; thence southerly along the easterly line of said Freeway Lease Area to the southerly corner of said Freeway Lease Area, said corner being on said westerly/southwesterly line of the right-of-way of Interstate 5; thence continuing southerly along said westerly/southwesterly line of the right-of-way of Interstate 5 to the intersection with the southerly line of the right-of-way of Commercial Street; thence westerly along said southerly line to the intersection with the easterly line of the right-of-way of 16th Street; thence southerly and southwesterly along said easterly line to the intersection with the northeasterly line of the right-of-way of Newton Avenue; thence southeasterly along said northeasterly line to the intersection with the southeasterly line of the right-of-way of Sigsbee Street; thence southwesterly along said southeasterly line to the intersection with the northeasterly line of the right-of-way of Harbor Drive; thence southeasterly along said northeasterly line to the intersection with the southeasterly line of the right-of-way of Beardsley Street; thence southwesterly along said southeasterly line and continuing on a southwesterly prolongation of said southeasterly line of Beardsley Street to the intersection with the mean high tide line for the Bay of San Diego; thence meandering northwesterly along said mean high tide line to an intersection with the southerly right-of-way line of Harbor Drive; thence northwesterly along said right-of-way line of Harbor Drive a distance of 250 feet, more or less; thence leaving said Harbor Drive right-of-way southwesterly a distance of 908 feet, more or less, along a line which lies perpendicular to the southeasterly prolongation of the U. S. Bulkhead line between Stations 458 and 460; thence northwesterly along said southeasterly prolongation and the U. S. Bulkhead line to the intersection of a line lying northerly, parallel with and distant 190 feet, more or less, from the face of Wharf, Berths 1 and 2, 10th Avenue Marine Terminal; thence southwesterly along said parallel line to an intersection with the U. S. Pierhead line; thence northwesterly along said U. S. Pierhead line a distance of 885 feet, more or less, to the most southerly corner of the Marina Sub Area boundary; thence northeasterly along said common boundary and a line which lies perpendicular to said U. S. Pierhead line to an intersection with the U. S. Bulkhead line, said intersection also being the intersection with the northerly right-of-way line of Seventh Avenue extended;

thence northwesterly along said U. S. Bulkhead line to an intersection with the northwesterly right-of-way line of Fifth Avenue (formerly Harbor Drive); thence northeasterly along said northwesterly right-of-way line to an intersection with the southwesterly right-of-way line of Harbor Drive; thence continuing along said westerly right-of-way line of Fifth Avenue northerly to an intersection with the southerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; thence southeasterly along said southerly line of the Atchison, Topeka and Santa Fe Railroad to an intersection with the easterly right-of-way line of Sixth Avenue; thence northerly along said easterly right-of-way line of Sixth Avenue to an intersection with the northerly right-of-way line of Broadway; thence westerly along said northerly right-of-way line of Broadway to an intersection with the easterly right-of-way line of Union Street; thence northerly along said right-of-way of Union Street to an intersection with the northerly right-of-way line of Ash Street; thence westerly along said northerly right-of-way line of Ash Street to an intersection with the Pierhead line of San Diego Bay defined between Stations 473 and 471; thence along said Pierhead line and on a northerly prolongation of said Stations 473 and 471 to a point on the southerly line of the right-of-way of Harbor Drive; thence westerly along said southerly line to a point, said point being the intersection of said southerly line of Harbor Drive with a line bearing south from the intersection point of the northerly line of the right-of-way of Laurel Street with the northerly line of the right-of-way of said Harbor Drive; thence north along said line bearing south to said intersection of the northerly lines of the rights-of-way of said Harbor Drive and Laurel Street; thence easterly along said northerly line of said Laurel Street to the intersection with the westerly/southwesterly line of the right-of-way of Interstate 5 and the point of beginning.

Excepting that portion of the above-described area as follows:

Beginning at the intersection of the westerly right-of-way line of Union Street with the northerly right-of-way line of Broadway; thence easterly along said northerly right-of-way line of said Broadway to an intersection with the easterly right-of-way line of Fourth Avenue; thence southerly along said easterly right-of-way line of Fourth Avenue to an intersection with the southerly right-of-way line of "G" Street; thence westerly along said southerly right-of-way line of "G" Street to an intersection with said westerly right-of-way line of

Union Street; thence northerly along said westerly right-of-way line of Union Street to the point of beginning.

Also excepting that portion of the above-described area as follows:

The following seven (7) areas: (1) the block located south of the southerly line of the right-of-way of "A" Street, north of the northerly line of the right-of-way of "B" Street, east of the easterly line of the right-of-way of Fourth Avenue and west of the westerly line of the right-of-way of Fifth Avenue; (2) the block located south of the southerly line of the right-of-way of "A" Street, north of the northerly line of the right of way of "B" Street, east of the easterly line of the right-of-way of Sixth Avenue and west of the westerly line of the right-of-way of Seventh Avenue; (3) the block located south of the southerly line of the right-of-way of "A" Street, north of the northerly line of the right-of-way of "B" Street, east of the easterly line of the right-of-way of Seventh Avenue and west of the westerly line of the right-of-way of Eighth Avenue; (4) the block located south of the southerly line of the right-of-way of "B" Street, north of the northerly line of the right-of-way of "C" Street, east of the easterly line of the right-of-way of Seventh Avenue and west of the westerly line of the right-of-way of Eighth Avenue; (5) the block located south of the southerly line of the right-of-way of "B" Street, north of the northerly line of the right-of-way of "C" Street, east of the easterly line of the right-of-way of Fifth Avenue and west of the westerly line of the right-of-way of Sixth Avenue; (6) that portion of the block located south of the southerly line of the right-of-way of "A" Street, north of the northerly line of the right-of-way of "B" Street, east of the easterly line of the right-of-way of Fifth Avenue and west of the westerly line of the right-of-way of Sixth Avenue described as follows: the southerly half of said block; and (7) that portion of the block located south of the southerly line of the right-of-way of "B" Street, north of the northerly line of the right-of-way of "C" Street, east of the easterly line of the right-of-way of Fourth Avenue and west of the westerly line of the right-of-way of Fifth Avenue described as follows: the northerly two-thirds of said block.

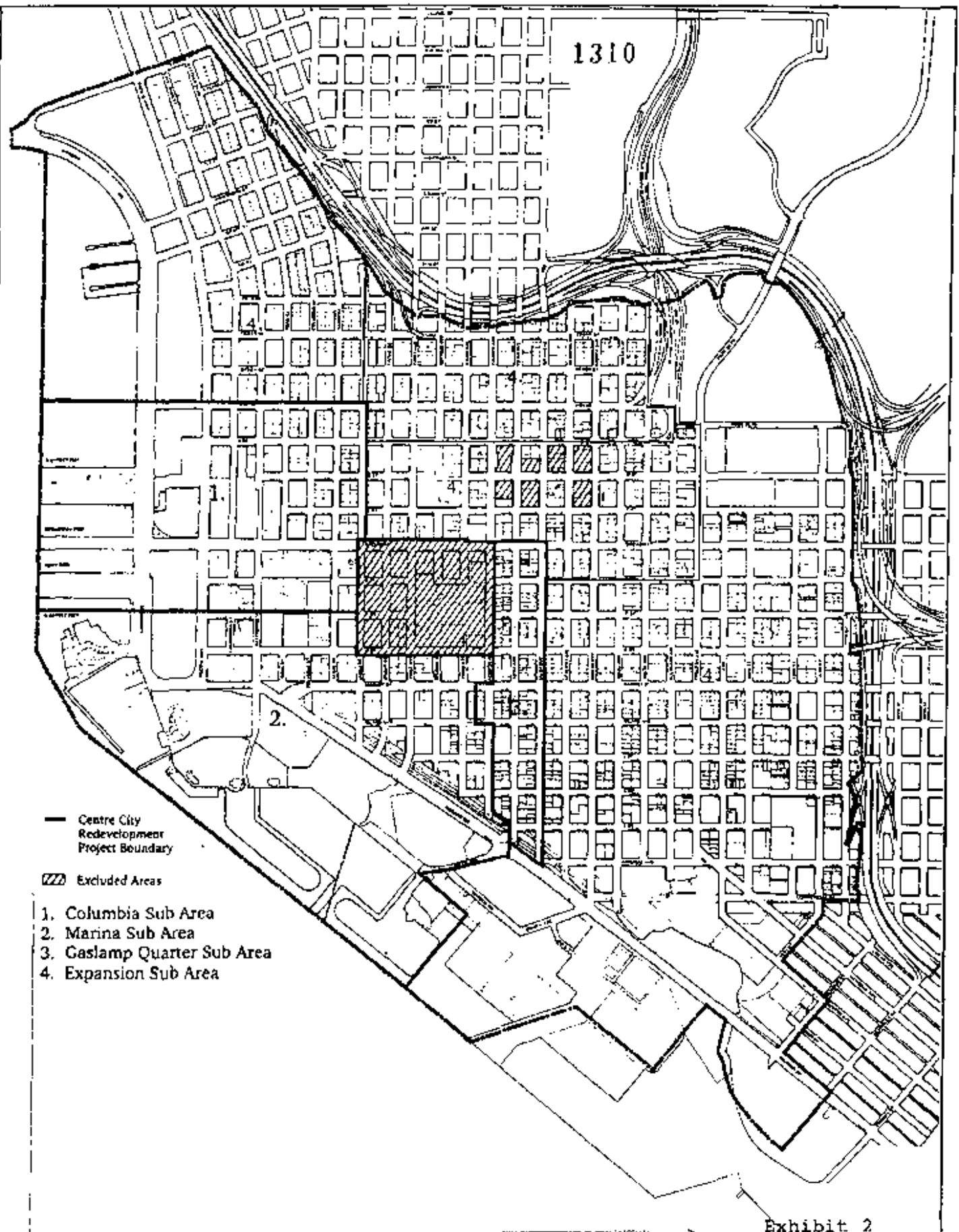


Exhibit 2

CENTRE CITY REDEVELOPMENT PROJECT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

} ss.

On May 12, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared M. A. STAPLETON known to me to be the DEPUTY EXECUTIVE DIRECTOR of THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO and known to me to be the person who executed the within instrument on behalf of said public corporation, agency or political subdivision, and acknowledged to me that such public corporation, agency, or political subdivision executed the same.

WITNESS my hand and official seal.



Signature Pat E. Birdsong

PAT E. BIRDSONG
Name (Typed or Printed)

4683

DOC # 1999-0794656

DEC 06, 1999 2:20 PM

Recording Requested by and
When Recorded Mail to:

Redevelopment Agency of the
City of San Diego
c/o Centre City Development
Corporation
225 Broadway, Suite 1100
San Diego, California 92101

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 0.00



1999-0794656

Attention: Pamela Hamilton

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENT ENTITLED TO FREE RECORDING
PER GOVERNMENT CODE SECTION 5103

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

DESCRIPTION OF LAND WITHIN THE

CENTRE CITY REDEVELOPMENT PROJECT AREA

and

STATEMENT THAT REDEVELOPMENT PROCEEDINGS

ARE CONTINUING

(Pursuant to the California Community Redevelopment
Law, Health & Safety Code Section 33373)

WHEREAS, the City Council of the City of San Diego (the "City Council") on May 11, 1992 by Ordinance No. 0-17767 (New Series) approved and adopted the Redevelopment Plan for the Centre City Redevelopment Project, and thereafter approved and adopted a First Amendment (November 28, 1994, Ordinance No. 0-18119 (New Series), and a Second Amendment (January 9, 1995, Ordinance No. 0-18145 (New Series); and

WHEREAS, the City Council on November 8, 1999 by Ordinance No. 18708 approved and adopted the Third Amendment to the Redevelopment Plan for the Centre City Redevelopment Project; and

WHEREAS, the City Council on November 8, 1999 by Ordinance No. 18710 approved and adopted the First Hotel Amendment to the Redevelopment Plan for the Centre City Redevelopment Project; and

WHEREAS, the City Council on November 22, 1999 approved and adopted Ordinance No. 18720 Amending the Time Limits in the Redevelopment Plan for the Expansion Sub Area of the Centre City Redevelopment Project; and

WHEREAS, none of the above referenced amendments changed the boundaries of the Centre City Redevelopment Project Area.

NOTICE IS HEREBY GIVEN THAT PROCEEDINGS FOR THE REDEVELOPMENT OF THE CENTRE CITY REDEVELOPMENT PROJECT AREA ARE CONTINUING UNDER THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW PURSUANT TO THE AMENDED REDEVELOPMENT PLAN.

THE DESCRIPTION OF THE LAND WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA REMAINS AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DESCRIPTION OF LAND WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA AND STATEMENT THAT REDEVELOPMENT PROCEEDINGS ARE CONTINUING AND/OR HAVE BEEN INSTITUTED" RECORDED ON May 12, 1992 IN THE OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA AS INSTRUMENT NO. 1992-0287642.

Dated: Dec 6, 1999

THE REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO

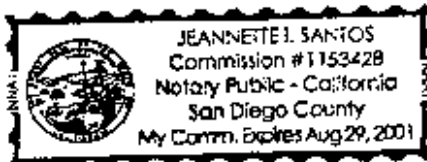
By: Patricia K. Hightman
Name: Patricia K. Hightman
Title: Asst Deputy Ex. Director

sd\ccdc\centre\redevl.ste

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

On December 6, 1999, before me, Jeannette Santos Notary Public, personally appeared Patricia R. Higginson, 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 ~~he~~ executed the same in ~~his~~ authorized capacity, and that by ~~his~~ 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.



Jeannette Santos
 Notary Public

Recording requested by
RECORDING ~~First~~ American Title

AND WHEN RECORDED MAIL TO:
HECTOR ZAMARO

1057 2nd Ave.

Chula Vista, CA 91910

DOC # 2002-0461385

MAY 30, 2002 4:59 PM

36116

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

FEES: 205.00
OC: OC



2002-0461385

A.P.N.: 535-394-01-00

Order No.: 539280-8

Space above this line for Recorder's Use Only

Escrow No.: 11604-MO

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$275.00

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; [X] City of SAN DIEGO, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
LUCINDA COVARRUBIAS ARREOLA, A SINGLE WOMAN

hereby GRANT(S) to ^{M.}HECTOR ZAMARO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the following described property in the City of SAN DIEGO, County of San Diego State of California;

Lot 1 Block 34 of SHERMAN'S ADDITION, in the City of SAN DIEGO, County of San Diego, State of California,
according to Map thereof No. 856, filed in the Office of the County Recorder of San Diego County, February 18,
1899.

Lucinda Covarrubias Arreola
LUCINDA COVARRUBIAS ARREOLA

Document Date: April 17, 2002

STATE OF CALIFORNIA
COUNTY OF San Diego

On: 5-9-02

before me,

personally appeared Lucinda Covarrubias Arreola

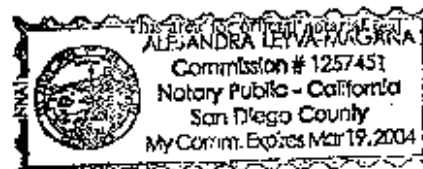
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the 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

[Signature]

Alejandra Leyva Magaña



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

36117

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Alejandra Leyva-Magana

Commission No: 1257451 Commission Expires: 3-19-04

Manufacturer or Vendor Number: NNA1
(Located on both sides of the notary seal border)

Signature: [Signature] First American Title Co.

Place of execution: San Diego, California

Dated: 05 - 30 - 2002



2002-0461386

DOC # 2002-0461386

Recording requested by
First American Title

MAY 30, 2002 4:59 PM

AND WHEN RECORDED MAIL TO:
HECTOR M. ZAMARO

36118

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 10.00
DC: NA1057 2nd Ave.
Chula Vista, CA 91910A.P.N.: 535-394-01-00
539280-8

Order No.: 539280-8

Space Above This Line for Recorder's Use Only

Escrow No.: 11604-MO

INTERSPOUSAL TRANSFER GRANT DEED
(Excluded from reappraisal under California Constitution Act 13 A 1.et seq.)DOCUMENTARY TRANSFER TAX \$ NONE

This is an Interspousal Transfer and not a change in ownership under §63 of the Revenue and Taxation code and Grantor(s) has(have) checked the applicable exclusion from reappraisal:

- ☐ From Joint Tenancy to Community Property
☐ From One Spouse to Both Spouses
☒ From One Spouse to the Other Spouse
☐ From Both Spouses to the Other Spouse
☐ Other:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR ANGELICA L. ZAMARO, SPOUSE OF THE HEREIN GRANTEE

hereby GRANT(S) to HECTOR M. ZAMARO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the following described property in the City of SAN DIEGO, County of San Diego State of California;

Lot 1 Block 34 of SIDERMAN'S ADDITION, in the City of SAN DIEGO, County of San Diego, State of California, according to Map thereof No. 856, filed in the Office of the County Recorder of San Diego County, February 18, 1899.

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his sole and separate property."

SIGNATURE & NOTARY ATTACHED HERETO AND MADE A PART HEREOF

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

A.P.N. 535-394-01-00

INTERSPOUSAL TRANSFER GRANT DEED - CONTINUED

ANGELICA L. ZAMARO

36119

Document Date May 21, 2002

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

JSS

On MAY 22, 2002 before me, JUANA REYES, notary public
personally appeared ANGELICA L. ZAMARO

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

This area for official notarial seal.



1954

DOC # 2005-0479050

Recording requested by
First American Title Y:

FO
OP
TT



JUN 08, 2005 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 1093.50
DC: DC
PAGES: 2

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
KATALYST, LLC
103 1/2 AVENIDA DEL MAR
SAN CLEMENTE, CA 92672



2005-0479050

Order No. 1822425-8
Escrow No. 05-11578-MP
Parcel No. 535-394-01-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1822425-8

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,083.50 and CITY \$
 x computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: x San Diego, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HECTOR M. ZAMARO, a Married Man as his sole and separate property


hereby GRANTS to KATALYST, LLC, a California Limited Liability Company

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

LOT 1, BLOCK 34 OF SHERMAN'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE
OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 856, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, FEBRUARY 18, 1899.

1955

Date April 11, 2005


HECTOR M. ZAMARO

STATE OF CALIFORNIA

COUNTY OF San Diego } S.S.

On June 2, 2005, before me, Michael Pan, a Notary Public, personally appeared Hector M. Zamaro personally known to me (~~as~~ ~~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 



Order No. _____
Escrow No. _____
Loan No. _____

DOC # 1994-0382211
14-JUN-1994 02:48 PM

WHEN RECORDED MAIL TO:

Hacienda Townhomes LTD., a California
General Partnership
c/o Wexmers Construction Company
5080 Shoreham Place, Suite 105
San Diego, CA 92122

1252

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER

RF: 4.00 FEES: 8.00
AF: 3.00
MF: 1.00

ACCOMMODATION ONLY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the OWNER is Hacienda Townhomes LTD., a California General Partnership
3. The FULL ADDRESS of the OWNER is 8799 Balboa Ave., Suite 100, San Diego, CA 92123
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.
(If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")
5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES	ADDRESSES
<u>Hacienda Townhomes LTD., a</u>	<u>8799 Balboa Ave., Suite 100</u>
<u>California General Partnership</u>	<u>San Diego, CA 92123</u>
6. The full names and full addresses 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:

NAMES	ADDRESSES
-------	-----------
7. A work of improvement on the property hereinafter described was COMPLETED 6/8/94
8. The work of improvement completed is described as follows: Construction of 52 housing units
9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is _____
10. The street address of said property is 350 17th Street, San Diego, CA 92101
11. 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:

See attached Exhibit "A".

Date: 6/9/94

HACIENDA TOWNHOMES LTD., a
California General Partnership
Signature of owner or agent of owner Michael Winn
Michael Winn

Verification for INDIVIDUAL owner: _____

I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the owner of the aforesaid interest or estate in the property described in the above notice; that I have read said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

Date and Place _____

(Signature of owner named in paragraph 2)

Verification for NON-INDIVIDUAL owner: I, the undersigned, declare under penalty of perjury under the laws of the State of California that I am the AGENT of the aforesaid interest or estate in the property described in the above notice;
(PRESIDENT, PARTNER, MANAGER, AGENT, ETC.)

that I have read the said notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

6/9/94
Date and Place _____

Michael Winn
(Signature of person signing on behalf of owner)
Michael Winn

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EXHIBIT "A"

**NOTICE OF COMPLETION
Legal Description**

The land is situated in the State of California, County of San Diego, and is described as follows: Parcel 1 thru Parcel 5, Lots 7 thru 12 in Block 34 of Sherman's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 856, filed in the Office of the County Recorder of San Diego County, February 18, 1899.

\\snc\nd\l\m\p\h\p\l\h\p

DOC # 1995-0226670
31-MAY-1995 11:19 AM

2064

Recording requested by and
when recorded mail to:

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
FEES: 0.00

Tax Credit Allocation Committee
915 Capitol Mall, Room 485
P.O. Box 942809
Sacramento, CA 94209-0001

Free Recording Requested
In Accordance With
Government Code 6103

Space above this line
for Recorder's use

REGULATORY AGREEMENT

Federal Credits Only

This Regulatory Agreement (this "Agreement") is made between the Tax Credit Allocation Committee ("TCAC"), established under Section 50185 of the Health and Safety Code of the State of California, and Hacienda Townhomes, Ltd., a California Limited Partnership ("Owner") and is dated as of June 13, 1994 (the "Effective Date"). The Owner has requested and TCAC has authorized an allocation relating to the low-income housing tax credit under the provisions of Section 42 of the Internal Revenue Code of 1986 (the "Tax Credit"). The Tax Credit relates to a multifamily rental housing project known as Hacienda Townhomes, identified in the records of TCAC by TCAC# CA-92-058 and IRS Building Identification Number CA-92-05801, and located on the real property described in Exhibit A of this Agreement, attached hereto and incorporated herein (the "Project"). This Agreement is intended to constitute the extended low income housing commitment required by Section 42(h)(6) of the Internal Revenue Code. Accordingly, in consideration of the allocation relating to the Tax Credit by TCAC and the requirements of the Internal Revenue Code, the Owner and TCAC hereby agree as follows:

Section 1. Definitions.

a. Unless the context otherwise requires, capitalized terms used in this Agreement shall have the following meanings:

"Agreement" means this Regulatory Agreement between TCAC and the Owner.

"Applicable Fraction" means the smaller of the Unit Fraction or the Floor Space Fraction, all calculated in accordance with Section 42(c)(1) of the Code.

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Page 2
TCAC# CA-92-058

"Area Median Gross Income" means the median gross income of the area in which the Project is located as determined by the Secretary for purposes of Section 42 of the Code, including adjustments for family size.

"Assumption Agreement" shall have the meaning assigned in Section 15 hereof.

"Code" means those provisions of the Internal Revenue Code of 1986, as amended, and regulations promulgated pursuant thereto.

"Compliance Period" means the period of 30 consecutive taxable years beginning with the first taxable year of the Credit Period, or such longer period as is prescribed at Appendix A.

"Credit Period" means the period of ten taxable years beginning with the taxable year the Project is placed in service or (at the election of the Owner) the succeeding taxable year, as further provided pursuant to Section 2b hereof.

"Effective Date" means the date first set forth hereinabove.

"Floor Space Fraction" means the fraction, the numerator of which is the total floor space of the Low-Income Units in a building and the denominator of which is the total floor space of the Units in such building.

"Gross Rent" means all amounts paid by a Tenant for rent, determined in a manner consistent with Section 42(g)(2) of the Code. If the Tenant pays utilities directly, Gross Rent shall include any utility allowance prescribed by the Secretary.

"Income" means the income of a Tenant determined in a manner consistent with the requirements of Section 142(d)(2)(B) of the Code.

"Low-Income" means, with respect to any Tenant, an income level not exceeding 50% or 60% of Area Median Gross Income, as provided in Section 4b hereof, or such alternative income level as may be set forth in Appendix A.

"Low-Income Tenant" means a Tenant who, when the Tenant originally occupied the Unit, had an Income qualifying as Low-Income. For so long as the Tenant occupies the particular Unit, the Tenant will remain a Low-Income Tenant if the Tenant's Income, upon the most recent income certification, does not exceed 140% of Low-Income.

"Low-Income Unit" means a Unit in the Project that is occupied by a Low-Income Tenant, is Rent-Restricted and meets the other requirements of Section 42 of the Code.

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"Minimum Amount" means the number of Units in the Project required to be Low-Income Units, which Minimum Amount for this Project is 20% or 40% of the Units, as provided in Section 4b hereof.

"Owner" means Hacienda Townhomes, Ltd., a California Limited Partnership, or successors.

"Project" means the residential rental housing project known as Hacienda Townhomes, TCAC# CA-92-058, and located on the real property described in Exhibit A.

"Qualified Low-Income Housing Project" means a residential rental project meeting the requirements of Section 4 hereof.

"Rent-Restricted" means, with respect to any Unit, that the Gross Rent with respect to such Unit is not more than 30% of the imputed income limitation applicable to such Unit pursuant to Section 42(g)(2)(C) of the Code, as modified by Appendix A, if applicable.

"Secretary" means the Secretary of the Treasury of the United States.

"Service" means the United States Internal Revenue Service and any successor thereto.

"Tax Credit" means the low-income housing tax credit under the provisions of Section 42 of the Code.

"TCAC" means the Tax Credit Allocation Committee and its successor.

"TCAC Compliance Monitoring Procedures" means those procedures and requirements adopted or imposed by TCAC for the purpose of discharging its responsibilities pursuant to Section 42(m)(1)(B)(iii) of the Code to monitor compliance by the Owner and the Project with the provisions of Section 42 of the Code and notify the Service of instances of noncompliance.

"Tenant" means the individual or individuals entitled to occupy a Unit in the Project by lease or other legal relationship with the Owner.

"Unit" means any unit in the Project consisting of an accommodation containing separate and complete facilities for living, sleeping, eating, cooking, and sanitation; provided, however, that single room occupancy units used on a nontransient basis may be treated as Units.

"Unit Fraction" means the fraction, the numerator of which is the number of Low-Income Units in a building and the denominator of which is the number of Units in such building.

b. Any term or phrase which is used in this Agreement and not defined herein shall have the meaning, if any, assigned thereto in Section 42 of the Code. Any term or phrase which is defined herein shall, unless the context shall clearly indicate otherwise, be interpreted in a manner consistent with the provisions and requirements of Section 42 of the Code.

Section 2. Term.

a. This Agreement shall commence as of the Effective Date and shall terminate on the last day of the Compliance Period (the "Term").

b. The Credit Period commences with ☒ the calendar year 1994 or ☐ [the taxable year beginning _____, _____, and ending _____].

c. Notwithstanding subsection a. of this Section 2, this Agreement shall terminate with respect to any building in the Project on the date such building is acquired by foreclosure or instrument in lieu of foreclosure unless the Secretary determines that such acquisition is part of an arrangement a purpose of which is to terminate such period; provided, however, that, except for eviction for good cause, the Tenant of any Low-Income Unit shall be entitled to occupy such Unit in accordance with the provisions of this Agreement for a period of three years following such termination.

Section 3. Filing. This Agreement shall be recorded as a restrictive covenant in the official records of the County of San Diego in which the Project is located.

Section 4. Qualified Low-Income Housing Project.

a. The Owner shall maintain the Project as a Qualified Low-Income Housing Project within the meaning of Section 42 of the Code at all times, commencing with the last day of the first year of the Credit Period and continuing throughout the Term of this Agreement. To this end, and without limitation, the Owner shall --

(i) operate the Project such that at least the Minimum Amount of the Units in the Project are Low-Income Units, and

(ii) assure that Units in the Project are (A) available for use by the general public, (B) suitable for occupancy and (C) used on other than a transient basis.

b. For purposes of this Agreement and Section 42 of the Code, the Owner has elected to comply with ☐ the "20-50 test" pursuant to which "Low-Income" is defined as 50% of Area Median Gross Income and the Minimum Amount is 20% of the Units in the Project or ☒ the "40-60 test" pursuant to which "Low-Income" is

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defined as 60% of Area Median Gross Income and the Minimum Amount is 40% of the Units in the Project.

c. The amount of Tax Credit allocated to the Project is based on the requirement that the Applicable Fraction for buildings in the Project will be at least 100% or as specified, building-by-building, at Appendix A. The Owner's failure to ensure that each building in the Project complies with such requirement will cause TCAC to report such fact to the Service, which may result in the reduction and recapture by the Service of Tax Credit, and to take other appropriate enforcement action.

d. The Owner may not refuse to lease a Unit in the Project to a prospective Tenant who holds a voucher or certificate of eligibility for assistance pursuant to Section 8 of the United States Housing Act of 1937, as amended, because of the status of such prospective Tenant as the holder of such voucher or certificate.

e. The Project and the Owner are subject to the additional and/or modified requirements, if any, set forth at Appendix A, which requirements are incorporated herein and made a part hereof.

Section 5. Annual Determinations; Low-Income Units. Upon initial occupancy and, unless otherwise allowed under Section 42 of the Code, at least annually thereafter, the Owner shall determine and certify the income of each Low-Income Tenant. If, upon any such annual certification, the Tenant of a Low-Income Unit who was, at the last income certification, a Low-Income Tenant, is found no longer to be a Low-Income Tenant, such Unit will continue to be treated as a Low-Income Unit until the next available Unit of comparable or smaller size in the Project (i) is rented to a person who is not a Low-Income Tenant or (ii) is rented without being Rent-Restricted. A Low-Income Unit that has been vacated will continue to be treated as a Low-Income Unit provided that (I) reasonable attempts are made to rent the Unit and (II) no other Units of comparable or smaller size in the Project are rented to persons who are not Low-Income Tenants or are rented without being Rent-Restricted. In no case will a Unit be treated as a Low-Income Unit if all the Tenants of the Unit are students (as determined under Section 151(c)(4) of the Code), no one of whom is entitled to file a joint income tax return; provided, however, that such rule shall not apply to the types of students identified at Section 42(i)(3)(D) of the Code, or any successor to such provision, as applicable to the Project.

Section 6. Compliance Monitoring. The Owner acknowledges that TCAC is required, pursuant to Section 42(m)(1)(B)(iii) of the Code, (i) to monitor the Owner's and the Project's compliance with the requirements of Section 42 of the Code and (ii) to notify the Service of any noncompliance which is found. The Owner agrees (I) to maintain records that substantiate and document such compliance, (II) to take all actions required by

TCAC pursuant to the TCAC Compliance Monitoring Procedures to assist or cooperate with TCAC in monitoring such compliance and (III) to pay the fee prescribed by TCAC with respect to such monitoring. At minimum, the Owner shall annually certify to TCAC (on such forms as are prescribed by TCAC) the number of Units in the Project which are Low-Income Units, the percentage of floor space in the Project which is allocable to Low-Income Units and that the Project continues to be a Qualified Low-Income Housing Project; provided, however, that in the first year of the Credit Period, the Owner shall certify individually with respect to each month of such year the number of Low-Income Units in the Project and the percentage of floor space devoted to such Units on the last day of the month.

Section 7. Notification of Noncompliance. The Owner agrees to notify TCAC or its designee if there is a determination by the Service that the Project is not a "qualified low-income housing project" within the meaning of Section 42(g) of the Code. Notification to TCAC will be made within ten business days of receipt of any such determination.

Section 8. Security for Performance. The Owner hereby assigns its interest in the rents from the Project to TCAC as security for the performance of the Owner's obligations under this Agreement. However, until and unless the Owner defaults in its obligations under this Agreement, the Owner is entitled to collect, retain and apply such rents.

Section 9. Remedies. In the event the Owner defaults in its obligations under this Agreement and such default is not cured within a reasonable time period, the remedies of TCAC and the Tenants shall include, but are not limited to, the following:

a. collecting all rents with respect to the Project and applying them (i) to meet the ongoing costs of operating the Project, (ii) to pay debt service, (iii) to reimburse any Low-Income Tenants who may have been charged a Gross Rent above the applicable Rent-Restricted level or (iv) to assure the long-term, Low-Income use of the Project consistent with the requirements of Section 42 of the Code and this Agreement;

b. taking possession of the Project and operating the Project in accordance with the requirements of this Agreement, including the collection and application of rents in accordance with subsection a of this Section 10, until the Owner demonstrates that it will operate the Project in accordance with this Agreement;

c. applying to any court for specific performance of any of the obligations herein set forth;

d. securing the appointment of a receiver to operate the Project in a manner consistent with this Agreement, including subsections a and b of this Section 10;

e. suit against the Owner for damages or for the disgorgement of rents collected in excess of those which would have been received had the Owner complied with the requirements of this Agreement; and

f. such other relief as may be appropriate.

Section 10. Enforceability. This Agreement may be enforced by TCAC or its designee. In addition, the Agreement shall be deemed a contract enforceable by and shall inure to the benefit of one or more Tenants or persons meeting the Low-Income restriction, whether past, present, or prospective Tenants, as third-party beneficiaries hereof. TCAC, its designee, and/or any Tenant or other third-party beneficiary shall be entitled to reasonable attorneys' fees and other legal costs in any judicial or administrative action in which such party shall prevail.

Section 11. No Conflicting Agreements. The Owner warrants that it is not bound by and will not execute any other agreement with provisions that bind it to violate the provisions of this Agreement; provided, however, that with the approval of TCAC, this Agreement may be subordinated, if required, to any lien or encumbrance of any banks or other institutional lenders to the Project; provided, further, that the terms of any such subordination shall provide that the requirement of Section 2c hereof, with respect to the continuation of occupancy and rent restrictions for three years following certain terminations of this Agreement, shall remain in effect.

Section 12. Successors Bound. This Agreement and the covenants and conditions contained herein shall run with the land and shall bind, and the benefits shall inure to, respectively, the Owner and its successors and assigns and all subsequent owners of the Project or any interest therein, and TCAC and its successors and assigns, for the Term of this Agreement, without regard to whether any such parties shall have executed an Assumption Agreement with respect hereto. Upon termination of this Agreement, the covenants and conditions contained herein shall expire, except that the requirement of Section 2c hereof, with respect to the continuation of occupancy and rent restrictions for three years following certain terminations of this Agreement, shall remain in effect.

Section 13. Amendments; Waivers. Except as otherwise provided in this Agreement, this Agreement may not be amended, changed, modified, altered or terminated except by written instrument executed and acknowledged by each of the parties hereto or their successors and duly recorded in the official records of the county in which this Agreement is recorded. Any waiver of any provision of this Agreement shall not be deemed to be an amendment hereof.

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Section 14. Assignment by Owner. The Owner may not sell or otherwise dispose of any portion of any building in the Project unless it disposes of the entire building to the same person. Upon sale or transfer of the Project, the Owner shall be relieved of all obligations under the Agreement and the transferee shall succeed to and be bound by all of the Owner's rights and obligations. Prior to any transfer of the Project, the Owner shall notify TCAC and provide the name(s) and address(es) of the prospective successor owner and operator. The Owner shall require, as a condition precedent to any sale, transfer or exchange or any other disposition of the Project prior to termination of this Agreement, that the purchaser or successor assume, in writing, in an Assumption Agreement acceptable to TCAC, the Owner's obligations hereunder and under Section 42 of the Code and applicable regulations, which Assumption Agreement shall be delivered to TCAC in executed, recordable form prior to any such sale, transfer or exchange. The Owner agrees that any sale, transfer or exchange of the Project without execution of an Assumption Agreement or otherwise in contravention of the provisions of this Section 15 shall be voidable at the discretion of TCAC. Changes in the constituents of the Owner shall not constitute a default under this Agreement. Owner acknowledges that the sale, transfer or exchange of the Project, or any interest in the Project or the Owner, consistent with the requirements of this Agreement, does not relieve the Owner or any of its constituents from any obligations which it may have under Section 42 of the Code, including those with respect to recapture of Tax Credit or any alternative thereto.

Section 15. Notices. All notices, certificates or other communications shall be sufficiently given and shall be deemed received on the second day following the date on which the same have been mailed by certified mail, postage prepaid, or sent by other method which produces evidence of delivery thereof, addressed as follows:

To the TCAC:

Tax Credit Allocation Committee
915 Capitol Mall, Room 485
P.O. Box 942809
Sacramento, CA 94209-0001

To the Owner:

Hacienda Townhomes, Ltd.,
a California Limited Partnership
8799 Balboa Ave Ste 100
San Diego, CA 92123

TCAC and the Owner may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

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Section 17. Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their respective duly authorized representatives, as of the day and year first written above.

TAX CREDIT ALLOCATION COMMITTEE

By

[Signature]
(Executive Director)

HACIENDA TOWNHOMES, LTD.,
A CALIFORNIA LIMITED PARTNERSHIP

By

[Signature]
(Owner)

Robert P. Ito
(Please type or print name)

The undersigned, owners of the property described on Exhibit A hereto, hereby consent to recordation of this Regulatory Agreement against such property, and agree that such property shall be bound by the provisions thereof.

HACIENDA TOWNHOMES, LTD.,
A CALIFORNIA LIMITED PARTNERSHIP

By

[Signature]

OK

ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Sacramento } ss

On May 23, 1995, before me, Mary Low, Notary Public, personally appeared Donald P. Maddy, Executive Director of the California Tax Credit Allocation Committee, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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.





Notary Public

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ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO ;

On this 18th day of APRIL in the year 1995,
before me, NANCY J. EAGLE NOTARY PUBLIC, personally appeared
ROBERT R. JTO

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.

Given under my hand and official seal this 18th day of
APRIL, 1995.

[SEAL]



Nancy J. Eagle
Notary Public

My Commission Expires:

6/30/95

APPENDIX A TO REGULATORY AGREEMENT

ADDITIONAL USE RESTRICTIONS

(All items checked apply.)

☒ **Lowest Incomes Targeted**

At least 51 of the Units in the Project must be occupied by Tenants at or below 60% of Area Median Gross Income, such that the average income of all Low-Income Tenants of the project does not exceed 51% of the Area Median Gross Income, and Rent-Restricted in accordance with such income level.

☒ **Longer Compliance Period**

The Compliance Period shall be a period of 55 consecutive taxable years commencing with the first year of the Credit Period.

☐ **Senior Projects**

☐ Throughout the Compliance Period, unless otherwise permitted by TCAC, at least ____ Units must be restricted to households in which one family member is (a) 62 years of age or older or (b) disabled or handicapped.

☐ Throughout the Compliance Period, unless otherwise permitted by TCAC, in addition to Units set-aside for Tenants at or below 50% of Area Median Gross Income as provided elsewhere in this Appendix A or in the Agreement, an additional ____ Units must be occupied by Tenants at or below 50% of Area Median Gross Income and Rent-Restricted in accordance with such income level.

☐ **SRO or Special Needs Projects**

Throughout the Compliance Period, unless otherwise permitted by TCAC, all Units must be set-aside for Tenants at or below 45% of Area Median Gross Income.

☒ **Physical Facility Features**

Throughout the Compliance Period, unless otherwise permitted by TCAC, the Project shall provide the following facilities:

- Outside Family Areas
- Security System
- Equipped Laundry Room
- Furnished Community Room

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2076

[] Minimum Applicable Fraction by Building

Building Id.	<u>1</u>	Minimum Applicable Fraction	<u>100</u> %
Building Id.	<u>N/A</u>	Minimum Applicable Fraction	<u> </u> %
Building Id.	<u>N/A</u>	Minimum Applicable Fraction	<u> </u> %

OK

EXHIBIT A
to Regulatory Agreement

2077

Description of the real property
on which the Project is located

Location:

350 17th St
San Diego, CA 92101

Legal
Description:

The land is situated in the State of California, County of San Diego, and is described as follows: Parcel 1 through Parcel 5, Lots 7 through 12 in Block 34 of Sherman's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 856, filed in the Office of the County Recorder of San Diego County, February 18, 1899.

Project
Size
Description:

1 Building;
51 Low-Income Units;
1 1-Bedroom; 26 2-Bedroom; 24 3-Bedroom

OK

APPENDIX E

**SOUTH COASTAL INFORMATION CENTER
RECORD SEARCH RESULTS**

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM SITE FILES RECORD SEARCH

Company: Kathleen Crawford
Company Representative: Kathleen Crawford
Date of Request: 3/15/2006
Date Request Received: 3/20/2006
Project Identification: 1619 J. Street
Search Radius: 1/4 mile

Archaeological Site Location(s) check: N/A

Date:

Archaeological (CA-SDI) and Primary (P-37) site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Bibliographic Materials check: N/A

Date:

Project boundary maps have been reviewed. The bibliographic materials for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Map(s) check: N/A

Date:

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Historic Resources check: MO

Date: 3/20/2006

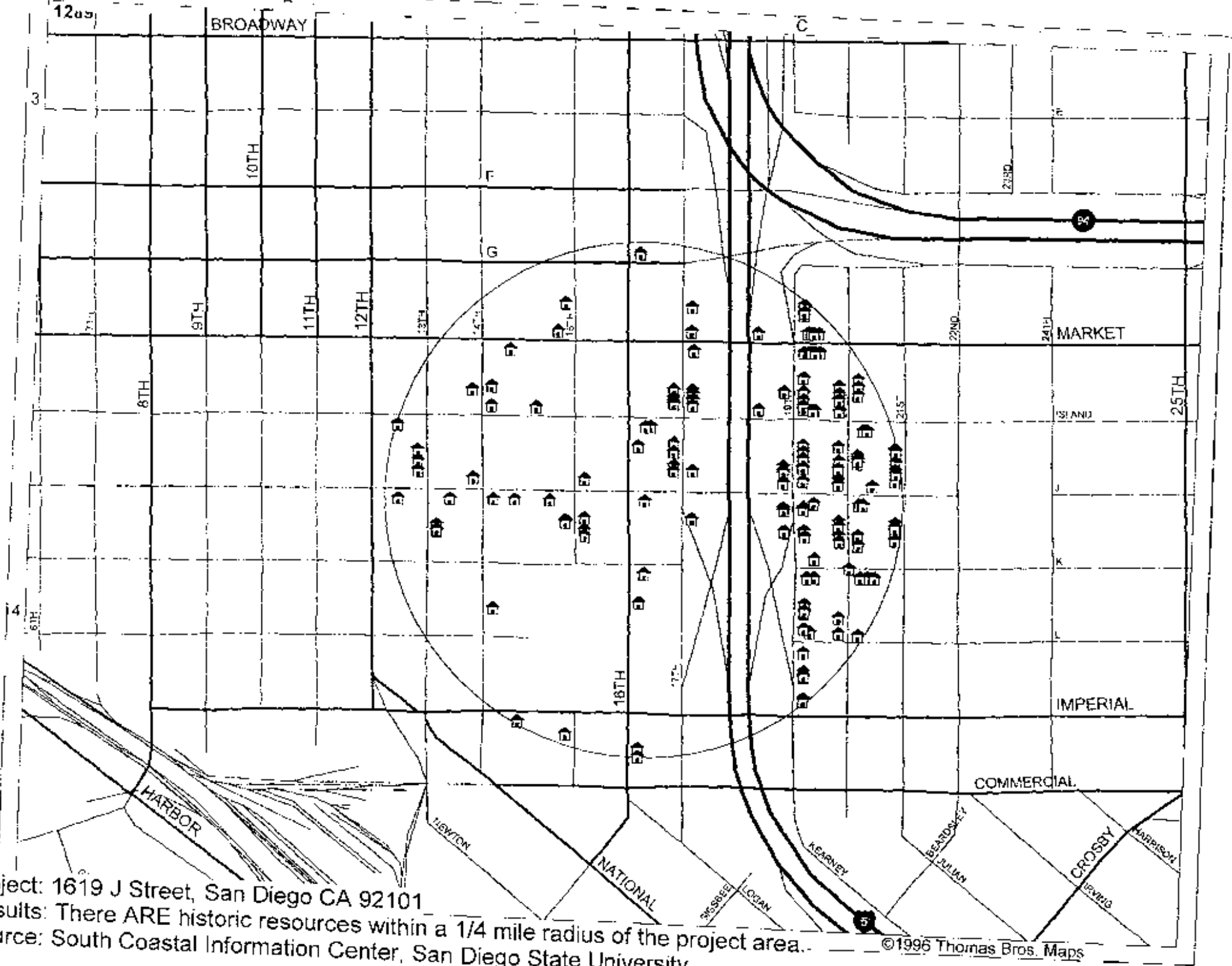
A map generated from Geofinder, an historic database and mapping program, has been included.

HOURS: 1

COPIES: 33

RUSH: No

This is not an invoice. Please pay from the monthly Billing Statement.



Project: 1619 J Street, San Diego CA 92101

Results: There ARE historic resources within a 1/4 mile radius of the project area..

Source: South Coastal Information Center, San Diego State University

©1996 Thomas Bros. Maps