

## 11.0 REFERENCES CITED

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*San Diego Union*

1868 February 6: 2 (col. 1).  
1870 November 10: 2 (col. 1).  
1972 January 2

**Public Records**

San Diego County Map Records

San Diego County Assessor Records

San Diego County Recorder Records

**APPENDIX I**

**Archaeological Site Record Forms**

*(deleted for public review; bound separately)*

**APPENDIX II**

**Archaeological Records Search Results  
(SCIC, NAHC)**

*(deleted for public review; bound separately)*

**APPENDIX III**

**Confidential Site Maps**

*(deleted for public review; bound separately)*



**APPENDIX IV**

**Chain of Title and  
Assessor's Building Records**



2055 East Rio Salado Parkway, Suite 201  
Tempe, Arizona 85281

Phone: (480) 967-6752

Fax Number: (480) 966-9422

Web Site: [www.netronline.com](http://www.netronline.com)

## HISTORICAL CHAIN OF TITLE REPORT

**EDEN HILLS PROJECT  
SAN DIEGO, CALIFORNIA**

**Submitted to:**

**BRIAN F. SMITH AND ASSOCIATES**

14678 Ibex Court

San Diego, California 92129

(858) 484-0915

**Attention: Larry Pierson**

**Project No. N05-0782**

**Tuesday, June 07, 2005**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

MIKE FAHR, LLC

The following is the current property legal description:

All those certain pieces or parcels of land being Parcels 1 and 2 of Parcel Map 3795, according to the Map filed 05-14-1975, lying and situate in the City of San Diego, County of San Diego, and State of California.

Assessor's Parcel Numbers: 232-013-02 and 232-013-03

## 1. HISTORICAL CHAIN OF TITLE

### 1. PATENT:

DATED: 05-13-1890  
GRANTOR: United States of America  
GRANTEE: William F. Wolford  
INSTRUMENT: Bk 14, Pg 64  
COMMENTS: Patent recorded 10-22-1922

### 2. GRANT DEED:

RECORDED: 11-01-1897  
GRANTOR: William F. Wolford  
GRANTEE: Mary E. Smith  
INSTRUMENT: Bk 261, Pg 161

### 3. GRANT DEED:

RECORDED: 11-09-1906  
GRANTOR: Mary E. Smith  
GRANTEE: John W. Jones, et ux  
INSTRUMENT: Bk 399, Pg 117

### 4. GRANT DEED:

RECORDED: 03-17-1931  
GRANTOR: John W. Jones, et ux  
GRANTEE: Ida Jones  
INSTRUMENT: 17569

### 5. GRANT DEED:

RECORDED: 03-18-1947  
GRANTOR: Ida Jones  
GRANTEE: John W. Jones, et ux  
INSTRUMENT: 29581

### 6. GRANT DEED:

RECORDED: 04-03-1952  
GRANTOR: John W. Jones, et ux  
GRANTEE: L. K. McCracken, et ux  
INSTRUMENT: 41263

### 7. GRANT DEED:

RECORDED: 01-20-1956  
GRANTOR: L. K. McCracken, et ux  
GRANTEE: Henry Holtzinger, et ux  
INSTRUMENT: 18698

8. GRANT DEED:  
RECORDED: 06-04-1959  
GRANTOR: Henry Holtzinger, et ux  
GRANTEE: Lyman W. Bruce, et al  
INSTRUMENT: 112515

9. QUITCLAIM DEED:  
RECORDED: 08-07-1963  
GRANTOR: Lyman W. Bruce  
GRANTEE: Dan H. Johnston, et ux  
INSTRUMENT: 138780

10. QUITCLAIM DEED:  
RECORDED: 12-05-1963  
GRANTOR: Lyman W. Bruce  
GRANTEE: Dan H. Johnston, et ux  
INSTRUMENT: 216672

11. GRANT DEED:  
RECORDED: 12-16-1963  
GRANTOR: Dan H. Johnston, et ux  
GRANTEE: Frederick Price, et ux  
INSTRUMENT: 223147

12. GRANT DEED:  
RECORDED: 12-16-1963  
GRANTOR: Dan H. Johnston, et ux  
GRANTEE: William M. Lovitz, et ux  
INSTRUMENT: 223148

13. GRANT DEED:  
RECORDED: 12-16-1963  
GRANTOR: Dan H. Johnston, et ux  
GRANTEE: James O. Hewitt, et us  
INSTRUMENT: 223149

14. GRANT DEED:  
RECORDED: 12-16-1963  
GRANTOR: Dan H. Johnston, et ux  
GRANTEE: Frank Powell, et ux  
INSTRUMENT: 223150

15. GRANT DEED:  
RECORDED: 12-16-1963  
GRANTOR: Dan H. Johnston, et ux  
GRANTEE: Lloyd L. Cottingham  
INSTRUMENT: 223151
16. GRANT DEED:  
RECORDED: 12-30-1987  
GRANTOR: Lloyd L. Cottingham, et al  
GRANTEE: Don L. Hanson, et al  
INSTRUMENT: 87-714638
17. GRANT DEED:  
RECORDED: 01-21-1988  
GRANTOR: Rosemary Hanson  
GRANTEE: Ken L. Hanson  
INSTRUMENT: 88-027905
18. QUITCLAIM DEED:  
RECORDED: 05-26-1988  
GRANTOR: Julie Hanson  
GRANTEE: Don L. Hanson  
INSTRUMENT: 88-249151
19. GRANT DEED:  
RECORDED: 06-27-1988  
GRANTOR: James O. Hewitt  
GRANTEE: Don L. Hanson, et al  
INSTRUMENT: 88-307084
20. QUITCLAIM DEED:  
RECORDED: 06-27-1988  
GRANTOR: Rosemary Hanson  
GRANTEE: Ken L. Hanson  
INSTRUMENT: 88-307086
21. GRANT DEED:  
RECORDED: 12-26-1990  
GRANTOR: James O. Hewitt  
GRANTEE: Hewitt and Associates  
INSTRUMENT: 1990-685712

22. GRANT DEED:  
RECORDED: 12-26-1990  
GRANTOR: Ken L. Hanson  
GRANTEE: Hewitt and Associates  
INSTRUMENT: 1990-685713

23. GRANT DEED:  
RECORDED: 12-26-1990  
GRANTOR: Don L. Hanson  
GRANTEE: Hewitt and Associates  
INSTRUMENT: 1990-685714

24. GRANT DEED:  
RECORDED: 10-20-2000  
GRANTOR: Hewitt and Associates  
GRANTEE: Mike Fahr, LLC  
INSTRUMENT: 2000-0568247

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

This report was prepared for the use of Brian F. Smith and Associates, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



ADDRESS

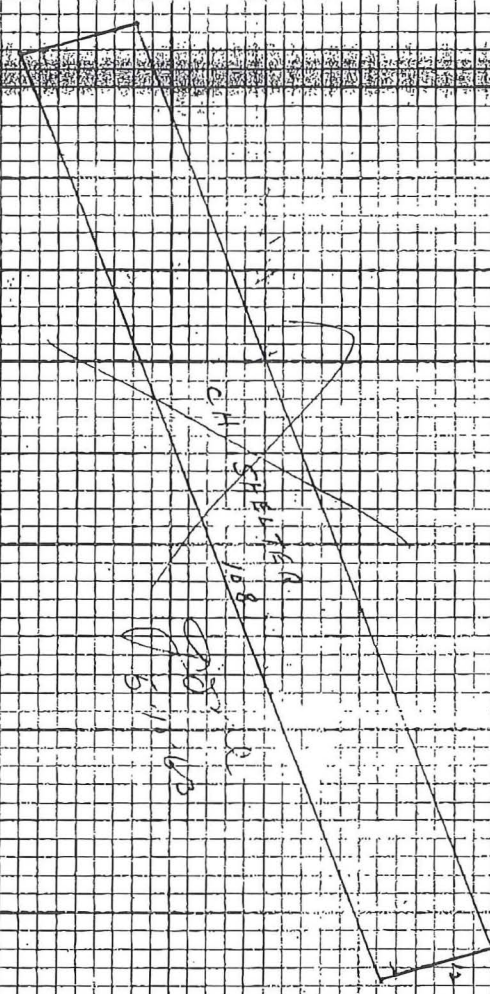
6904317 690#333

DESCRIPTION OF BUILDINGS

Bldg No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	2nd Story or Loft	Year Built
					Type	Cover			
1	Machine Shop	24 X 44	concrete	Fr. + corr. Steel	S	Corrug	concrete		42

COMPUTATION

Appraiser - Date		1-22-68					1-17-74					11-12-77				
Bldg No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good
1	1056	250	2640	54	1426		2640	50	1320	3.00	3168	45	1426			
Total		AK	2640		1426		2640		1320		3168		1426			NVT
Appraiser - Date		OK Dale 12-14-77					JP									
Bldg No.	Area	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good	R. C. N. L. N. D.	Unit Cost	Cost	% Good
1	1056				NVT											
Total																



ADDRESS

DESCRIPTION OF BUILDINGS

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	2 <sup>nd</sup> Story or Loft	Year Built
					Type	Cover			
1	PERM SPARKS								1972
2	BOOSTER PUMP	20	HP						1972
3	STOR BLDG	48x40		OPEN SHED		1/2 IN	DIRT FLOOR		
4	STOR BLDG	24x48		1/2 open SHED, 1/2 plywood SIDES		1/2 IN	1/2 DIRT FLOOR, 1/2 cement		

COMPUTATION

Appraiser-Date	1-17-74				5-2-74				1-21-75				2-2-75			
Bldg. No.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	600	27000	90	24300	500	29000	100	29000	350	20,300	100	20,300	500	35000	69	
2		1250	90	1125		1000	100	1000		1,000	100	1,000				
<b>Total</b>				25425		30,000		30,000		21,300		21,300		35000		24,500

Appraiser-Date	Daly 78				MOLTER 3-8-79												
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
3	4920sq					2.25	4320	100	4320								
4	7152sq					3.50	4032	100	4032								
<b>Total</b>							8352		8352								



69C #333

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL						
				Light	Sub-Standard	Frame	Stucco on	Flat	Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS		
ARCHITECTURE	Standard	Sheathing	Siding	Gable	Hip	K.T.	Conduit	Forced	Clean'g	All	B	I	2	Material	Grade	Walls
Stories	Above-Standard	Concrete Block		Shed				Gravity <td>Humid. <td>Ent. Hall</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	Humid. <td>Ent. Hall</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Ent. Hall						
TYPE	Special	B.&B. T.&G.		Cut Up		Few	Cheap			Living						
USE	Design	FOUNDATION	Brick	Shingle	Dormers	Avg.	Med.	Floor Unit		Dining						
Single	Concrete	Floor Joist	Adobe	Shake	Raft.	Many	Special	Zone Unit								
Double	Reinforced	1st. " " " "	B.&B. T.&G.	Gutters				Central		Bed	2					
Duplex	Brick	2nd. " " " "	Brick	Shingle		PLUMBING				Bed						
Apartment	Wood	Sub-Floor	Stone	Shake		Par.	Std.	Spec.	Oil Burner							
Elate Court	Piers	Concrete Floor	WINDOWS	Tile												
Metal			D.H. Casement	Tile Trim		Sink										
			Insulated Ceilings	Metal Sash	Compa.	Laundry		M-B.T.U.		Kitchen	1					
Units	Light	Heavy	Insulated Walls	Screens	Compa. Shingle	Water-Softner				Drain Bd.	Material:	Lghts	Ft.	Splashes		

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)					BATH DETAIL									
Permit No.	For	Amount	Date			Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-mnshp	Fl.	No.	FINISH		FIXTURES			SHOWERS
												Cupbd	Clset			Floors	Walls	W.C.	Lo.	Tub	Type	Grade	St.
			1882	1920	64	44	17	R55	46	A-	F				*	1							
	Adm. Bldg		47		68	48	15	R55	43	F	F												
21274	STUR BLDG	11374	3-1-78		78					FA	A												
										F	F												

SPECIAL FEATURES

Book Cases	Built-in Rerriq.	Venets
Shutters	" " Oven & Plate	
Vent Fan	" " Dishwasher	

COMPUTATION

Appraiser & Date		7/5/78		7/5/78		7/5/78		7/5/78		7/5/78		7/5/78		7/5/78		7/5/78	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	1067	5.70	6082	6.30	6722												
S-C Pitch	280	1.80	504		504	2.00											
TOTAL			6586		7226												
NORMAL % GOOD			46		43												
R.C.L.N.D			3030		3107												

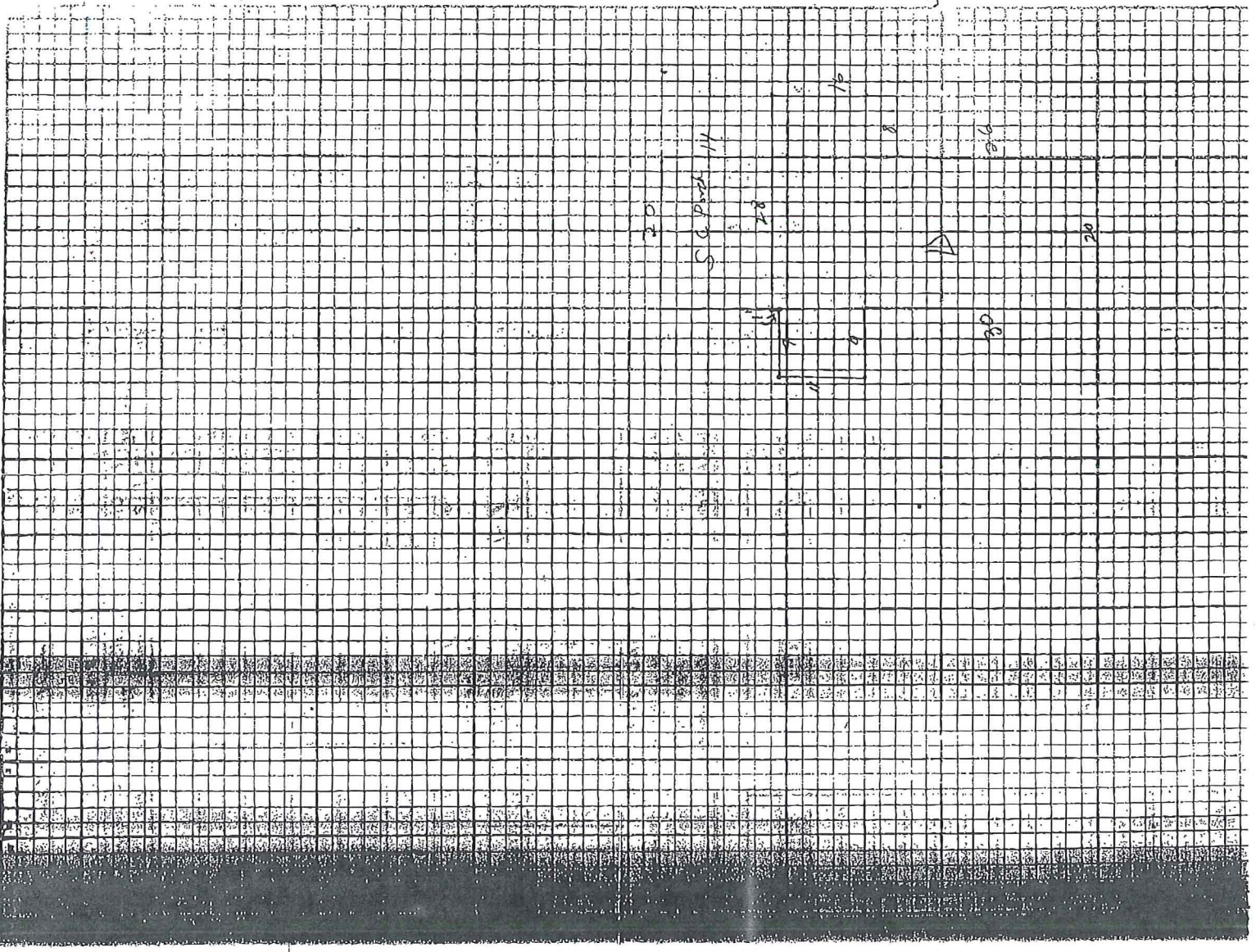
232-012-37

291,000

Structure Found	Cons.	Ext.	Roof	Floor	Inz.	Size	Specs.

D315f2  
 COMPUTATIONS  
 $20 \times 26 = 520$   
 $28 \times 4 = 112$   
 $37 \times 11 = 407$   
 $28 \times 1 = 28$   
1067

Remarks: 1) RECD. STAR. BLDG. SPEC'S FROM  
 RAYCH FOREMAN, WOODY SAUNDERS (766-150)  
 GYM 3-3079



MISCELLANEOUS STRUCTURES

Structure Found	Cons	Ext.	Roof	Floor	Int.	Size, etc.

$D = 3.5 f^2$   
 $U = 158$   
COMPUTATIONS  
 $20 \times 26 = 520$  AT  $\approx 5.7'$   
 $28 \times 4 = 112$  CONC @  $0.1 = 0.2$   
 $37 \times 11 = 407$   $\frac{577}{}$   
 $28 \times 1 = 28$   

---

 $1067$

Remarks: 1) RECD SIDR BLDG. SPEC'S FROM  
RAUCH FOREMAN, 4 MOODY SANDERSON / 745-135.  
Jm 3-30-79

