



CITY of ESCONDIDO

SPECIAL HISTORIC PRESERVATION COMMISSION

October 19, 2023 at 3:00 PM

Council Chambers: 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

CHAIR

James Spann

VICE CHAIR

Marc Correll

COMMISSIONERS

Michael Delaney

Marion Hanlon

Shantel Suarez-Avila

Lisa Walker

Derek Escobar

CITY CLERK

Zack Beck

HOW TO WATCH

The City of Escondido provides the following way to watch a Commission meeting:

In Person



201 N. Broadway, Escondido, CA 92025

HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



<https://escondido-ca.municodemeetings.com>



CITY *of* ESCONDIDO

SPECIAL HISTORIC PRESERVATION COMMISSION

THURSDAY, OCTOBER 19, 2023

ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





CITY of ESCONDIDO

SPECIAL HISTORIC PRESERVATION COMMISSION

THURSDAY, OCTOBER 19, 2023

AGENDA

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) July 20, 2023 Historic Preservation Commission Meeting Minutes

WRITTEN COMMUNICATIONS

ORAL COMMUNICATIONS

PUBLIC HEARINGS

CURRENT BUSINESS

- [2.](#) REQUEST: A request to list the single-family residence at 820 S. Maple on the City of Escondido's Local Register of Historic Places, and execution of a Mills Act Contract to assist the owners with future preservation.

PRESENTER: Alex Rangel, Development Technician II

ZONING/LOCATION: R-1-6 (Single Family Residential)/ 820 S. Maple St. (APN: 233-382-06-00)

APPLICANT: Israel Murguia & Melissa Garcia

RECOMMENDATION: Approve the listing of the property located at 820 S. Maple on the City's Local Register of Historic Places and recommend to City Council approval of a Mills Act contract for the property.

3. Review of Mountain View Park Historic Home
4. Review of City Window Policy
5. Review of Air Conditioning Approval Process
6. Old Escondido Sign Replacement
7. Review of Brown Act Requirements
8. Review of Certificate of Appropriateness Procedure
9. Boards and Commissions Subcommittee Update



CITY *of* ESCONDIDO

SPECIAL HISTORIC PRESERVATION COMMISSION

THURSDAY, OCTOBER 19, 2023

ORAL COMMUNICATIONS

COMMISSIONER COMMENTS

ADJOURNMENT



CITY of ESCONDIDO

HISTORIC PRESERVATION COMMISSION

July 20, 2023 Meeting Minutes

The Meeting of the Historic Preservation Commission was called to order on July 20, 2023 at 3:17 p.m. by Chair Spann in the Escondido City Council Chambers.

Commissioners Present: Chair James Spann; Commissioner Marion Hanlon; Commissioner Shantel Suarez-Avila; Commissioner Michael Delaney; Commissioner Lisa Walker and Commissioner Derek Escobar (arrived 3:24 p.m.)

Commissioners Absent: Commissioner Shantel Suarez-Avila; Commissioner Marc Correll;

Staff Present: Zack Beck, City Clerk; Jay Paul, Planner; Alex Rangel, Development Technician; Melissa DiMarzo, Assistant Planner

Call to order

Flag Salute

Roll call

1. Approval of May 18, 2023 Historic Preservation Commission Meeting Minutes

Motion: Hanlon

Second: Delaney

Approved: 4-0 (Suarez-Avila, Correll, Escobar – Absent)

Written Communication

None.

Oral Communication

None.

Current Business -

2. REQUEST: PL23-0246 – Skovorodko Residence Additions, Demolition and Remodel

PRESENTER: Melissa DiMarzo, Assistant Planner II

ZONING/LOCATION: On the south side of East Sixth Avenue between South Kalmia Street and South Broadway Street, and is addressed as 137 E. Sixth Ave. (Assessor’s Parcel No. 233-262-04-00) within the R-1-6 Single Family Residential zone.

APPLICANT: Mark Skovorodko, Owner



CITY of ESCONDIDO

HISTORIC PRESERVATION COMMISSION

RECOMMENDATION: Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the Certificate of Appropriateness for the project to the Director of Development Services for final action, pursuant to Article 40, Section 33-790(b)(5).

Motion: Delaney

Second: Hanlon

Approved: 4-0 (Walker – Recuse; Suarez-Avila, Correll – Absent)

3. REQUEST: PL23-0218 - Design Review for a 392 square foot addition to an existing single-family residential home, and re-roof of the entire primary building.

PRESENTER: Alex Rangel, Development Technician | ZONING/LOCATION: On the south side of East 9th Avenue between South Hickory Street and Chestnut Street, addressed as 519 E. Ninth Ave. (Assessor’s Parcel No. 233-551-02-00) within the R-1-6 Single Family-Residential zone.

APPLICANT: Bryan Elia, Masterworks Construction Company. 3 Thursday, July 20, 2023

RECOMMENDATION: Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the Certificate of Appropriateness for the project to the Director of Development Services for final action, pursuant to Article 40, Section 33-790(b)(5)

Motion to approve with the addition of wood windows in the front elevation: Spann

Second: Delaney

Approved: 5-0 (Suarez-Avila, Correll, Escobar – Absent)

Oral Communication

None.

Commissioner Comments

Spann – Requested a review of the City’s “Widow Policy” at the next HPC meeting.

Spann – Review of the air conditioning unit approved for a property on Grand Ave.

Adjournment

Meeting adjourned at 3:45 p.m.



CITY *of* ESCONDIDO

HISTORIC PRESERVATION COMMISSION

CHAIR

CITY CLERK



STAFF REPORT

October 19, 2023

Agenda Item No.: 2

REQUEST: A request to list the single-family residence at 820 S. Maple on the City of Escondido's Local Register of Historic Places, and execution of a Mills Act Contract to assist the owners with future preservation.

PRESENTER: Alex Rangel, Development Technician II

ZONING/LOCATION: R-1-6 (Single Family Residential)/ 820 S. Maple St. (APN: 233-382-06-00)

APPLICANT: Israel Murguia & Melissa Garcia

BACKGROUND

Local Register of Historic Places Listing:

Article 40, Section 33-794 of the Escondido Zoning Code ("EZC") identifies the process and criteria for listing historic resources on the City of Escondido's Local Register. An application to list a property on the Local Register requires the Historic Preservation Commission to hold a public meeting to act on the request. City staff evaluate listing requests against seven criteria as outlined in Section 33-794(c) of the EZC. A listing request must meet at least two of the criteria to qualify for such listing.

Mills Act Contract and Property Application:

The Mills Act is a state law enabling owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial reduction in their property taxes. A property owner may apply for a Mills Act contract if their subject property is listed on the Local, State, or National Historic Register.

The applicant requests the single-family residence located at 820 S. Maple, more commonly referred to as the "Morris House", be placed on the City's Local Register of Historic Places, and enter into a Mills Act agreement. Application materials for this request are provided under Attachment 1 of this report.

The project site located at 820 S. Maple St. (APN 233-382-06-00) is an approximately 7,000 square foot ("SF") lot within the boundaries of the Old Escondido Neighborhood. The project site contains a 1,568 SF single-family residence constructed in the "Prairie Style Bungalow" architectural style, originally built by Charles and Ed Morris for their father, J.E. Morris, in 1925. The original residence was developed as a 2-bedroom, 1-bath bungalow with a detached garage in the rear of the property. In 1958, a 168 SF bedroom and bathroom addition was constructed on the rear of the property. In 1972, a covered entry patio was



CITY of ESCONDIDO

STAFF REPORT

constructed complimentary to the “Prairie Style” architecture. In 1978, a 230 SF kitchen addition was completed at the rear of the structure. No further significant improvements have been made to the primary structure, however routine maintenance has been performed throughout the years including the terraced landscaping in the front of the property in 1992, and a patio enclosure to the rear in 1966.

The Escondido Historic Society lists the property on Old Escondido West’s Walking Tour, item no. 21, as an example of the Prairie Style architecture. In 2009, the Old Escondido Neighborhood’s Mother’s Day Home Tour showcased the Morris House.

ANALYSIS

Historic Research and Review:

The applicant conducted historic research and data collection to support the criteria outlined in Section 33-794(c) of the EZC. The California Department of Parks and Recreation (“DPR”) form provided under Attachment 2 details the results of the research and data collection. The DPR form includes historic background on the residence and property, provides descriptive information of the architectural style, and details interior and exterior historical aspects of the residence. Based on the information provided within the DPR and its preparation by a historic preservation professional, the DPR form substantiates the residence meets minimum listing criteria. Additionally, staff conducted a review of available planning, building, and construction records from the City of Escondido and San Diego County Assessor/Recorder/Clerk which are provided under Attachment 3.

Local Register of Historic Places Listing:

The current owners, Israel Murguia and Melissa Garcia, request the property be placed on the City’s Local Register of Historic Places. Planning staff reviewed the provided research and documentation for the property, and conclude the property meets three of the seven required criteria to be placed on the Local Register, per Section 33-794(c) of the EZC, as stipulated below:

Criteria 2. Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect’s work and are not substantially altered.

The residence is a notable example of a principal subtype of “Prairie” architecture identified in “A Field Guide to American Houses,” including a simple rectangular structural plan, low-pitched hipped roof, a symmetrical façade, and stucco siding. The property is the only prairie style bungalow within the Old Escondido Neighborhood, verified through the City’s Historic Resources Inventory Surveys completed in 1989 and 2001. Photographs of the residence and project site are provided under Attachment 4.

Criteria 5. Escondido historical resources that are fifty years old or have achieved historical significance within the past fifty years.



CITY of ESCONDIDO

STAFF REPORT

Building permit records (Attachment 3) show the structure was originally constructed in 1925, making it 98 years old.

Criteria 6. Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area, or district.

The Escondido History Center, in conjunction with the Old Escondido Neighborhood District, assert the home as architecturally significant within the Old Escondido Neighborhood. The Old Escondido West's Walking Tour of notable homes showcases the residence, and has for the past 5 years. The Old Escondido Mother's Day Tour showcased the residence in their 2009 tour.

Mills Act Contract:

A Mills Act contract is valid for a minimum of ten years, and is automatically renewed each year unless a notice of non-renewal is filed by the property owner. The terms of the contract require the property owner commit to maintaining the structure and surrounding property, as detailed in the Mills Act contract and its improvements schedule provided under Attachment 5. The contract requires the property owner to adhere to the Secretary of the Interior's Standards for the listed improvements. City staff informed the property owner/applicant that all of the proposed modifications outlined in the Mills Act contract will require staff review at the time of the proposed improvement, to ensure compliance with the Mills Act agreement and the City's Historic Preservation requirements.

RECOMMENDATION: Approve the listing of the property located at 820 S. Maple on the City's Local Register of Historic Places and recommend to City Council approval of a Mills Act contract for the property.

ATTACHMENTS:

1. Local Register, Mills Act Applications
2. Prepared DPR523 Form
3. City of Escondido Building Records, Residential Building Record
4. Site Photographs
5. Draft Mills Act Agreement

PL23-0279

Item 2.

ATTACHMENT 1



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

FOR INTERNAL USE ONLY
Case No.: PL23-0279
Date Received: 7/21/2023
Received By: A. RANIERI
Fees Received: 500.00
Date Approved:
Application: [] Incomplete [] Complete

ESCONDIDO HISTORIC DESIGNATION APPLICATION

(Check one) [] Historic Landmark [x] Local Register

Applicant: Melissa Garcia & Israel Murguia
Address: 820 South Maple Street
City/State/Zip: Escondido/CA/92025
Phone No.: (H) 760-415-9749 (W)

Present Property Owner: Melissa Garcia/Israel Murguia
Address: 820 South Maple Street
City/State/Zip: Escondido/CA/92025
Phone No.: (H) 760-415-9749 (W)

Address of Site/Structure: 820 South Maple Street
Assessor Parcel No.: 233-382-06-00

Present Land Use: Single Family Home
General Plan Designation: U1
Tier/Neighborhood: Old Escondido Neighborhood

Common Name/
Historic Name: The Morris House
Architural Style: Prairie Bungalow

Zoning: R-1-6: Single Family Residential
Related Case File:

Put answers to questions 1-3 on the reverse side of this form.

- 1. Please describe historical aspects of the site or structure as well as any other significant factors which may determine this as an Historic Resource (i.e., special aesthetics; cultural, architectural, or engineering factors; and any dates, events, or persons associated with the site or structure).
2. Has the site or structure been altered in any way from its original design? Explain.
3. Are there any known threats to the site or structure? (i.e., private development, zoning, vandalism, public works, structural damage, etc.)

SUBMITTAL REQUIREMENTS:

- [x] Complete legal description of property
[x] List of past and present occupants/owners
[x] 1 copy of site plan
[x] Photos of exterior of structure/site
[x] Evidence that the property owner has consented to designating the Historic/Cultural Resource as an Historic Landmark/Local Register Property
[x] Chain of Title
[x] State of California Department of Parks and Recreation Forms 523a & b (attached)

Melissa Garcia (Signature) 7/21/23 (Date)
Applicant Signature (Date)

Melissa Garcia (Signature) 7/21/23 (Date)
Israel Murguia (Signature) 7/21/23 (Date)
Property Owner Signature (Date)

1. Prairie style bungalow built in 1925 known as the Morris House. The original structure was a small, square 2 bedroom, 1 bath bungalow. Historical aspects attributed to Frank Lloyd Wright and Sullivan's prairie style. These include horizontal lines to mirror prairie lands, low-pitched/flat roof, over-hanging eaves, stucco siding, and restrained ornamentation. The one-level structure sits high above the street with a stepped terraced walkway leading to a covered front porch supported by square pillars. The symmetry of the facade, deep eaves, shallow pitch of the roof, and simple horizontal lines are all typical of the prairie style home. Historical aspects inside the home includes built in cabinetry, original white pine hard wood floors, painted grass wallpaper, original windows, doors and shutters, and brick fireplace. Only prairie style bungalow in Old Escondido Neighborhood. Reportedly won the Historic Preservation Award in 1994.

2. In the 1970's a master bedroom and bathroom, family room, kitchen and patio were added to the original structure. The footprint of the original structure was not altered. In 1992, retaining walls leading from the street to slope house entry were built.

3. Not applicable



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
Fax: (760) 839-4313

FOR INTERNAL USE ONLY
Case No.
Date Submitted:
Project Planner:
Fees:
Receipt No.:
Incomplete Complete
Date of Notice
Date

HISTORIC PROPERTY PRESERVATION (MILLS ACT) APPLICATION AND AGREEMENT

APPLICANT/CONTACT PERSON

Name (Print): Israel Murguia
Address: 820 S. Maple Street
City, State, Zip: Escondido, CA 92025
Phone: 760-445-7863
Fax:
E-mail: izzymurguia@gmail.com
Signature:

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Israel Murguia
Address: 820 S. Maple Street
City, State, Zip: Escondido, CA 92025
Phone: 760-445-7863
Fax:
E-mail: izzymurguia@gmail.com
Signature: (authorizing applicant to submit application)

SITE INFORMATION

Property Address: 820 S, Maple Street
Assessor's Parcel Number:
Historic Name: Morris House

LANDMARK/LOCAL REGISTER INFORMATION

Historic Designation:
Local State National
Date of Designation:
Local Register Listing: Yes No
Date of Listing:

POTENTIAL STRUCTURE/PROPERTY IMPROVEMENT TIMELINE:

Please list the improvements which are intended to take place over the next 10 years. List them in order of owner's priority. The improvements listed may be as specific or as general as the applicant prefers; however, physical alterations shall comply with the Secretary of Interior standards. Emergency maintenance not identified in this Agreement may be substituted for listed improvements. The listed improvements may be performed out of order, depending on the property owner's financial situation. Visits to the property by City representatives to monitor the progress will be performed every two to three years.

PROPOSED IMPROVEMENTS

- 1) Install one GAF Masterflow EZ cool plug-in power vent into the existing roofing
2) Build ground level deck in upper terraced area of yard
3) Build retaining wall and fence between house (southernly side) and alley
4) Seismic retrofit by installing isolated piers between existing piers with standard footings, pre-cast post bases, pressure treated posts and simpson strong ties
5) Replace guest restroom floor and shower tile



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
Fax: (760) 839-4313

FOR INTERNAL USE ONLY
Case No.
Date Submitted:
Project Planner:
Fees:
Receipt No.:
Incomplete Complete
Date of Notice
Date

HISTORIC PROPERTY PRESERVATION
(MILLS ACT) APPLICATION AND AGREEMENT

APPLICANT/CONTACT PERSON

Name (Print): Israel Murguia
Address: 820 S. Maple Street
City, State, Zip: Escondido, CA 92025
Phone: 760-445-7863
Fax:
E-mail: lzzymurguia@gmail.com
Signature:

OWNER (If multiple owners/addresses, attach
additional sheets as necessary.)

Name (Print): Melissa Garcia
Address: 820 S. Maple Street
City, State, Zip: Escondido, CA 92025
Phone: 760-415-9749
Fax:
E-mail: lissalou1324@gmail.com
Signature: (authorizing applicant to submit application)

SITE INFORMATION

Property Address: 820 S, Maple Street
Assessor's Parcel Number:
Historic Name: Morris House

LANDMARK/LOCAL REGISTER INFORMATION

Historic Designation:
Local State National
Date of Designation:
Local Register Listing: Yes No
Date of Listing:

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5) Replace guest restroom floor and shower tile

Chain of Title Summary
820 S. Maple Street
Escondido CA 92025

- c. 1947 – Property sold to Clemens and Gussie Young*
- 1949 – Property sold to Selma and Dora Kihle*
- 1951 – Property sold to Phillip Carlile Dubois
- 1951 – Property granted to CA Department of Veteran Affairs
- Unknown – Property sold to W.E. and Bertha Mae Tomkinson*
- 1959 – Property sold to George and Kathryn Bailey
- 1960 – Property sold to Hoke and Jane Trout
- 1966 – Property sold to Albert and Mary Simon
- 1970 – Property sold to Glen and Lorene Elam
- 1977 – Property sold to Russell and Marilyn Scott
- 2007 – Property sold to Denise Cerro
- 2009 – Property sold to Claus Gornig
- 2015 – Leslie Gornig (daughter of Claus) was quitclaim deeded property when Clause died (Quitclaim Deed and Affidavit of Death not included)
- 2015 – Property sold to Melissa Garcia and Israel Murguia

*Grant Deed Not Found

Recording Requested By:
WFG Title Company of
California, San Diego

Item 2.

DOC# 2020-0457260



Aug 14, 2020 12:15 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$30.00 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

**MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:**

Israel Murguia and Melissa Garcia
820 South Maple Street
Escondido, CA 92025
Order No.: 20-256658

APN: 233-382-06-00

* Exempt from fee per GC27388.1, document
transfers real property that is a residential
dwelling to an owner-occupier

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911.

DOCUMENTARY TRANSFER TAX is \$0 CITY TAX \$0

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale,
- Unincorporated area City of Escondido, and

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

**Israel Murguia and Melissa Garcia, husband and wife as joint tenants, (who acquired title as
Israel Leonardo Murguia and Melissa Jeanne Garcia, husband and wife as joint tenants)**

hereby GRANT(S) to

Israel Murguia and Melissa Garcia, husband and wife as joint tenants,

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

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 820 South Maple Street, Escondido, CA 92025

Dated: 8/11/20

Israel Murguia
Israel Murguia

Melissa Garcia
Melissa Garcia

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.

On AUGUST 11, 2020, before me, LAURA S. WYNNS, a Notary Public, personally appeared ISRAEL MURGUIA AND MELISSA GARCIA

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Laura S Wynns, NOTARY PUBLIC

MAIL TAX STATEMENTS AS DIRECTED ABOVE

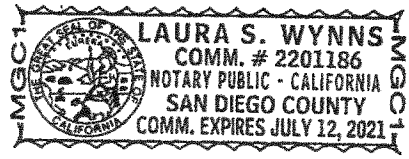


EXHIBIT "A"

THE SOUTHERLY 70.00 FEET OF LOTS 15 AND 16 IN BLOCK 193 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

APN: 233-382-06-00

DOC# 2015-0420210



Aug 07, 2015 02:54 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER

FEES: \$538.00

PCOR: YES

PAGES: 3

RECORDING REQUESTED BY:

Chicago Title Company - SD

Escrow Order No.: 73715009423

When Recorded Mail Document To:

Israel Murguia and Melissa J. Garcia
820 South Maple Street
Escondido, CA 92025

APN/Parcel ID(s): 233-382-06-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$517.00** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the **City of Escondido**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Leslie Ruth Gornig
an unmarried woman
 hereby **GRANT(S)** to Israel Leonardo Murguia and Melissa Jeanne Garcia, Husband and Wife as Joint Tenants and Randolph C. Garcia and Tracy A. Garcia, Husband and Wife as Joint Tenants, **all**
 the following described real property in the City of Escondido, County of San Diego, State of California: as Joint Tenants

For APN/Parcel ID(s): 233-382-06-00

THE SOUTHERLY 70.00 FEET OF LOTS 15 AND 16 IN BLOCK 193 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

Dated: July 8, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Leslie Ruth Gornig

 Leslie Ruth Gornig

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 233-382-06-00

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On 7/14/15 before me, Theresa Smigiel, Notary Public,
(here insert name and title of the officer)

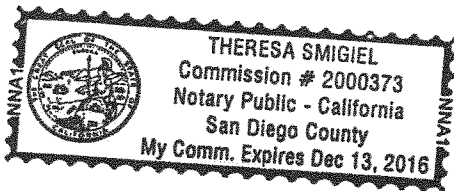
personally appeared Lasue Ruth Moore,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



2P
ICIP

DOC# 2015-0362158



**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**
NOEL M. ALLEN
Attorney at Law
247 E. Fourth Avenue
Escondido, CA 92025

Jul 10, 2015 09:19 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$18.00
PCOR: YES
PAGES: 2

APN: 233-382-06

AFFIDAVIT DEATH OF JOINT TENANT

STATE OF CALIFORNIA
)ss
COUNTY OF SAN DIEGO

LESLIE RUTH GORNIG, being first duly sworn, deposes and says:

That CLAUD GORNIG, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as CLAUD GORNIG, named as one of the parties in that certain Quitclaim Deed dated January 20, 2010, executed by CLAUD GORNIG, an unmarried man to CLAUD GORNIG, an unmarried man and LESLIE RUTH GORNIG, an unmarried woman, as Joint Tenants, recorded as Instrument No. 2010-0042651, on January 27, 2010, in Book , Page , of Official records of San Diego County, California, covering the following described property situated in the County of San Diego, State of California:

The Southerly 70.00 feet of Lots 15 and 16 in Block 193 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County, July 10, 1886.

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

Executed this 2nd day of JULY, 2015, at ESCONDIDO California.

Leslie Ruth Gornig

LESLIE RUTH GORNIG

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

Item 2.

COUNTY OF SAN DIEGO

3052015112879

CERTIFICATE OF DEATH

3201537009519

STATE FILE NUMBER		COUNTY OF SAN DIEGO				LOCAL REGISTRATION NUMBER					
1. NAME OF DECEDENT - FIRST (Given) CLAUS		2. MIDDLE -		3. LAST (Family) GORNIG		4. DATE OF BIRTH mm/dd/yyyy 07/12/1938		5. AGE Yrs. 76		6. SEX M	
7. BIRTH STATE/FOREIGN COUNTRY GERMANY						8. SOCIAL SECURITY NUMBER 9814		9. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		10. MARITAL STATUS (GWP) (at Time of Death) DIVORCED	
11. EDUCATION - Highest Level/Degree (Indicate year of Grad) SOME COLLEGE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						12. WAS DECEDENT HISPANIC/LATINO/SPANISH? (If yes, see worksheet on back) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		13. DATE OF DEATH mm/dd/yyyy 06/07/2015		14. HOUR (in Hours) 0550	
15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED OWNER OPERATOR						16. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) PICTURE FRAMING COMPANY				17. YEARS IN OCCUPATION 25	
18. DECEDENT'S RESIDENCE (Street and number, or locality) 820 S MAPLE ST											
19. CITY ESCONDIDO				20. COUNTY/PROVINCE SAN DIEGO		23. ZIP CODE 92025		24. YEARS IN COUNTY 33		25. STATE/FOREIGN COUNTRY CA	
26. INFORMANT'S NAME, RELATIONSHIP LESLIE GORNIG, DAUGHTER						27. INFORMANT'S MAILING ADDRESS (Street and number, or suite/room number, city or town, state and ZIP) 820 S MAPLE ST, ESCONDIDO, CA 92025					
28. NAME OF SURVIVING SPOUSE/SPOF - FIRST -				29. MIDDLE -		30. LAST (BIRTH NAME) -					
31. NAME OF FATHER/PARENT - FIRST KURT				32. MIDDLE -		33. LAST GORNIG		34. BIRTH STATE GERMANY			
35. NAME OF MOTHER/PARENT - FIRST RUTH				36. MIDDLE -		37. LAST (BIRTH NAME) STEFAN		38. BIRTH STATE GERMANY			
39. DISPOSITION DATE mm/dd/yyyy 06/09/2015		40. PLACE OF FINAL DISPOSITION RES. LESLIE GORNIG 820 S MAPLE ST, ESCONDIDO, CA 92025									
41. TYPE OF DISPOSITIONS CR/RES				42. SIGNATURE OF EMBALMER NOT EMBALMED				43. LICENSE NUMBER			
44. NAME OF FUNERAL ESTABLISHMENT CREMATION SERVICES INC.				45. LICENSE NUMBER FD1618		46. SIGNATURE OF LOCAL REGISTRAR WILMA J WOOTEN, MD MPH		47. DATE mm/dd/yyyy 06/09/2015			
48. PLACE OF DEATH RESIDENCE						49. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ENOP <input type="checkbox"/> DCA			50. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home, etc. <input checked="" type="checkbox"/> Assisted Living <input type="checkbox"/> Other		
51. COUNTY SAN DIEGO		52. FACILITY ADDRESS OR LOCATION WHERE FOLDED (Street and number, or locality) 820 S MAPLE ST				53. CITY ESCONDIDO					
54. CAUSE OF DEATH Enter the cause of death - disease, poison, or other - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or vascular failure without showing the etiology. DO NOT abbreviate. HODGKIN'S LYMPHOMA						55. THE VITAL STATIST Send and check <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		56. DEATH REPORTED TO CORONER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
57. IMMEDIATE CAUSE (First disease or condition resulting in death) HODGKIN'S LYMPHOMA						58. MONS MONS		59. DEATH REPORTED TO CORONER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
60. UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST						61. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		62. LIEBEN IN DETERMINING CAUSE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
63. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 57 MAJOR DEPRESSION											
64. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 117? (If yes, list type of operation and date.) NO										65. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
66. CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSE STATED. Disease Attended Since: _____ Decedent Last Seen Alive: _____						67. SIGNATURE AND TITLE OF CERTIFIER DAVID ANTONE BORECKY M.D.		68. LICENSE NUMBER G64341		69. DATE mm/dd/yyyy 06/09/2015	
70. TYPE OF CERTIFYING PHYSICIAN'S NAME, ADDRESS, ZIP CODE DAVID ANTONE BORECKY M.D.		71. TYPE OF CERTIFYING PHYSICIAN'S NAME, ADDRESS, ZIP CODE DAVID ANTONE BORECKY M.D.									
72. CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSE STATED. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined						73. REQUIRED AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		74. INJURY DATE mm/dd/yyyy		75. HOUR (in Hours)	
76. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)											
77. DESCRIBE HOW INJURY OCCURRED (If event which resulted in injury)											
78. LOCATION OF INJURY (Street and number, or location, and city, and zip)											
79. SIGNATURE OF CORONER/DEPUTY CORONER						80. DATE mm/dd/yyyy		81. TYPE NAME, TITLE OF CORONER/DEPUTY CORONER			

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

DATE ISSUED: June 16, 2015

Wilma J. Wooten, M.D.

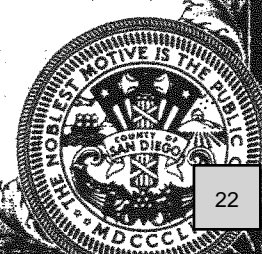
WILMA J. WOOTEN, M.D., M.P.H.
REGISTRAR OF VITAL RECORDS
County of San Diego

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



A002875357

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE





FL
IP
100m

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
NOEL M. ALLEN
Attorney at Law
247 E. Fourth Avenue
Escondido, CA 92025

JAN 27, 2010 12:00 PM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 10.00
DC: DC

9667

PAGES: 1



MAIL TAX STATEMENTS TO:

Mr. Claus Gornig
154 E. Sixth Avenue
Escondido, CA 92025

DOCUMENTARY TRANSFER TAX \$ - 0 - GIFT

Computed on the consideration or value of property conveyed; or
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Noel M. Allen, Attorney at Law
Signature of Declarant or Agent determining tax-Firm Name

APN: 233-382-06

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CLAUS GORNIG, AN UNMARRIED MAN

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
CLAUS GORNIG, an unmarried man, and LESLIE RUTH GORNIG, an unmarried woman, as joint tenants

the real property in the City of
County of San Diego

State of California, described as

The Southerly 70.00 feet of Lots 15 and 16 in Block 193 of Escondido, in the City of Escondido, County of
San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County
Recorder of San Diego County, July 10, 1886.

Dated JANUARY 20, 2010

Claus Gornig
CLAUS GORNIG

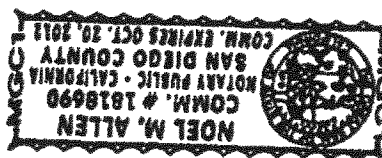
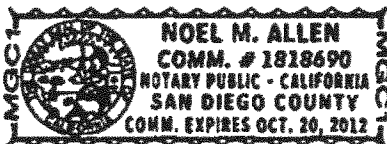
State of California)
)ss
County of San Diego)

On the 20th day of JANUARY, 2010, before me, the undersigned,
NOEL M. ALLEN, a Notary Public, personally appeared CLAUD GORNIG,
who 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 executed the within instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing is true and correct.

WITNESS my hand and official seal.

Noel M. Allen
NOTARY PUBLIC



DOC # 2009-0708457



RECORDING REQUESTED BY:
Chicago Title Company
Order No.: 73709000021

F6
2P
UF
TT

DEC 23, 2009 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER
FEES: 429.00
DC: 00

6310

When Recorded Mail Document To:
Claus Goring
820 South Maple Street
Escondido, CA 92025

PAGES: 2



980043131-14

APN/Parcel ID(s): 233-382-06-00 ✓

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$407.00 and City Tax is \$ _____ and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the City of Escondido.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Denise Lee Cerro, an unmarried woman,

hereby GRANT(S) to Claus ~~Goring~~ Gornig, an unmarried man

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

For APN/Parcel ID(s): 233-382-06-00

The Southerly 70.00 feet of Lots 15 and 16 in Block 193 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County, July 10, 1886.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Denise Lee Cerro

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

6311

APN/Parcel ID(s): 233-382-06-00

State of California

County of San Diego

On December 17, 2009 before me, Kimberly Ray, Notary Public, personally appeared

Denise Lee Cerro
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kimberly Ray (Seal)
Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
EQUITY TITLE COMPANY - SAN DIEGO

AND WHEN RECORDED MAIL TO:
Denise Lee Cerro
820 South Maple Street
Escondido, CA 92025

Order No.: SD0651473
Escrow No.: EC-15421-SL
A.P.N.: 233-382-06

Handwritten notes:
76
28
UP
TA
14731

DOC # 2007-00250

Item 2.



JAN 11, 2007 3:56 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 526.00
DC: 00
PAGES: 2



2007-0025094

SPACE ABOVE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ 506.00 CITY TRANSFER TAX IS \$
[XX] 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 [XX] City of Escondido AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
B. Russell Scott Jr. and Marilyn V. Scott, husband and wife as joint tenants
hereby GRANT(S) to
Denise Lee Cerro, ,an unmarried woman

the following described real property in the County of **San Diego**, State of California:
The Southerly 70.00 feet of Lots 15 and 16 in Block 193 of Escondido, City of Escondido, County of
San Diego, State of California, according to Map thereof No. 336 filed in the Office of the County
Recorder of San Diego County, July 10, 1886.

Dated: **November 17, 2006**

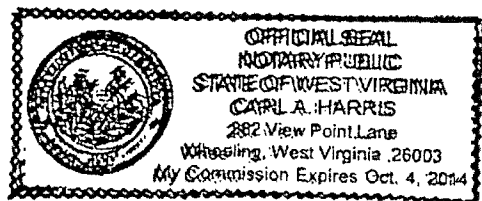
STATE OF ~~CALIFORNIA~~ ^{West Virginia} } ss.
COUNTY OF ~~San Diego~~ ^{Ohio}

On 12-6-2006 before me
Carl A. Harris
Notary Public, personally appeared
Marilyn V. Scott

B. Russell Scott Jr.
Marilyn V. Scott
Marilyn V. Scott

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 Carl A. Harris
Signature of Notary
Commission Expiration Date: Oct 4, 2014



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Denise Lee Cerro, 820 South Maple Street , Escondido, CA 92025

14732

RECORDING REQUESTED BY:
EQUITY TITLE COMPANY - SAN DIEGO

AND WHEN RECORDED MAIL TO:
Denise Lee Cerro
820 South Maple Street
Escondido, CA 92025

Order No.: SD0651473
Escrow No.: EC-15421-SL
A.P.N.: 233-382-06

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$. . . CITY TRANSFER TAX IS \$
[XX] 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 [XX] City of Escondido AND

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

B. Russell Scott Jr. and Marilyn V. Scott, husband and wife as joint tenants

hereby GRANT(S) to

Denise Lee Cerro, an unmarried woman

the following described real property in the County of **San Diego**, State of California:
The Southerly 70.00 feet of Lots 15 and 16 in Block 193 of Escondido, City of Escondido, County of
San Diego, State of California, according to Map thereof No. 336 filed in the Office of the County
Recorder of San Diego County, July 10, 1886.

Dated: **November 17, 2006**

CKK
CKK STATE OF ~~CALIFORNIA~~ MISSOURI
COUNTY OF Camden

} ss.

On 12/05/06 before me
Carolyn K Krupp
Notary Public, personally appeared
B Russell Scott Jr

B Russell Scott Jr.
B Russell Scott Jr.

Marilyn V. Scott
Marilyn V. Scott

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 Carolyn K Krupp
Signature of Notary

Commission Expiration Date: 8/24/09



CAROLYN K. KRUPP
My Commission Expires
August 24, 2009
Camden County
Commission #05624702

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Denise Lee Cerro, 820 South Maple Street, Escondido, CA 92025

RECORDING REQUESTED BY
 MAIL TAX STATEMENT TO **1517**
SAME AS below

WHEN RECORDED MAIL TO

Name: **B. Russell Scott, Jr.**
 Street Address: **and Marilyn V. Scott**
 City: **820 So. Maple**
 State: **Escondido, Ca. 92025**
 Zip:

FILE/PAGE NO. **77-294076**
 BOOK 1977
 RECORDED REQUEST OF
 SAFECO TITLE INSURANCE COMPANY
JUL 22 8:00 AM '77
 OFFICIAL RECORDS
 SAN DIEGO COUNTY, CALIF.
 HARLEY F. BLOOM
 RECORDER **\$3.00**

ORDER NO. **A-566264**
 ESCROW NO. **259-1243**

RECORDERS USE ONLY
GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) declare(s) :
 Documentary transfer tax is \$ **44.00** TRANSFER TAX PAID
 Computed on full value of property conveyed, or
 Computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area City of **Escondido**
 Tax Parcel No. **233-382-06** ; Code Area: **4000**

GLEN D. ELAM and LORENE A. ELAM, husband and wife,

FOR A VALUABLE CONSIDERATION, HEREBY GRANT TO

B. RUSSELL SCOTT, JR. and MARILYN V. SCOTT, husband and wife,
 as Joint Tenants

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

The Southerly 70.00 feet of Lots 15 and 16 in Block 193 of Escondido, City of Escondido, County of San Diego, State of California, according to Map thereof No. 336 filed in the Office of the County Recorder of San Diego County, July 10, 1886.

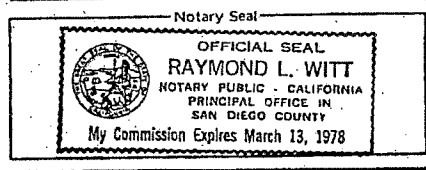
- FREE FROM ENCUMBRANCES EXCEPT:
1. ALL General and Special Taxes for the fiscal year 1977-1978.
 2. Conditions, restrictions, reservations, covenants, easements, rights and rights of way, of record, if any.

Dated: June 3, 1977

STATE OF CALIFORNIA } ss.
 COUNTY OF San Diego }
 On July 20, 1977,
 before me, the undersigned, a Notary Public in and for said County and State; personally appeared
Glen D. Elam
 and Lorene A. Elam

Glen D. Elam
 (Glen D. Elam)
Lorene A. Elam
 (Lorene A. Elam)

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.
 WITNESS my hand and official seal,
Raymond L. Witt
 Notary Public in and for said County and State.



MAIL TAX STATEMENT AS DIRECTED ABOVE

OFFICIAL RECORDS, SAN DIEGO COUNTY, HARLEY F. BLOOM, RECORDER

RECORDING REQUESTED BY
Palomar Savings & Loan Association
MAIL TAX STATEMENT TO

35245

FILE/PAGE No.
RECORDED AT REQUEST OF /
FIRST CALIFORNIA TITLE CO.

FEB 26 1970

AT 9:00 A.M. 70
BOOK 1970
OFFICIAL RECORDS
SAN DIEGO COUNTY CALIFORNIA
A. S. GRAY, COUNTY RECORDER

\$2.00

See information below.

WHEN RECORDED MAIL TO

Name
Street
Address
City
State
Zip
Mr. and Mrs. Glen D. Elam
820 South Maple
Escondido, Ca. 92025

ORDER NO. 63471-R
ESCROW NO. 7023

RECORDERS USE ONLY

GRANT DEED
(INDIVIDUAL)

DOCUMENTARY TRANSFER TAX \$ 8.80
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

Nadine A. Gray Palomar Savings & Loan Assoc.
Signature of declarant or agent determining tax - Firm Name
Unincorporated Area City of Escondido

TRANSFER TAX PAID
A. S. GRAY, COUNTY RECORDER

MARY F. SIMON, a widow

FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

GLEN D. ELAM and LORENE A. ELAM,
HUSBAND AND WIFE AS JOINT TENANTS

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

The Southerly 70 feet of Lots 15 and 16 in Block 193 of ESCONDIDO,
according to Map thereof No. 336 filed in the office of the County
Recorder of San Diego County, July 10, 1886.

Dated: February 18, 1970

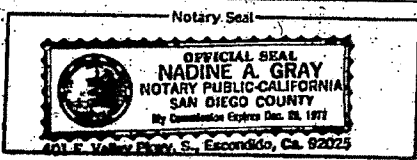
Mary F. Simon
Mary F. Simon

STATE OF CALIFORNIA }
COUNTY OF } s.s.
On February 18, 1970, 19____
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared

Mary F. Simon

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

WITNESS my hand and official seal.
Nadine A. Gray
Notary Public in and for said County and State.



MAIL TAX STATEMENT AS DIRECTED ABOVE

RECORDING REQUESTED BY
PALOMAR SAVINGS AND LOAN ASSOCIATION

FILE/PAGE NO. **91439**

590

AND WHEN RECORDED MAIL TO

RECORDED AT REQUEST OF
STEWART TITLE CO.

NAME **Mr. and Mrs. Albert H. Simon**
ADDRESS **145 W. Hill**
CITY & STATE **Escondido, California**

MAY 21 1965
AT 8:00 A.M. '65
SERIES 6 BOOK 1943
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIFORNIA
A. S. DEAN, COUNTY RECORDER

Title Order No. **27396** Escrow No. **6890**

\$2.80

SPACE ABOVE THIS LINE FOR RECORDER'S USE



Grant Deed

L-1 THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

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

HOKK E. TROUT and JANE E. TROUT, husband and wife

hereby GRANT(S) to **ALBERT H. SIMON and MARY F. SIMON, husband and wife, as joint tenants**

the following described real property in the
county of **San Diego**, state of California:

The southerly 70 feet of Lots 15 and 16 in Block 193 of Escondido, City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1888.

Dated **April 1, 1965**

Hokk E. Trout

Hokk E. Trout

Jane E. Trout

by **Jane E. Trout, A torney-in-fact**

Jane E. Trout

Jane E. Trout

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

On **May 12, 1965** before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jane E. Trout**

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

Catherine McNair

My Commission Expires April 23, 1968

Name (Typed or Printed)
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP



OFFICIAL RECORDS COUNTY OF SAN DIEGO A. S. DEAN, RECORDER

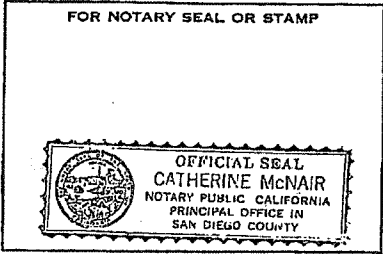
Notary Public (Rev. 12-63)

STATE OF CALIFORNIA
 COUNTY OF San Diego } SS.
 On May 17, 1965 before me,
 the undersigned, a Notary Public in and for said County and State,
 personally appeared JANE A. TRAUT
 known to me to be the person whose name IS
 subscribed to the within instrument, as the Attorney in fact of
HORR E. TRAUT
 and acknowledged to me that she subscribed the name
 of HORR E. TRAUT thereto as
 principal and her own name as Attorney in fact.

Signature Catherine McNair
 My Commission Expires April 23, 1968

Name (Typed or Printed)
 Notary Public in and for said County and State

591



OFFICIAL RECORDS COUNTY OF SAN DIEGO A. S. GRAY RECORDER

177941-F

Grant Deed

615

82

By this instrument dated July 20, 1960, for a valuable consideration,

Affix
IRS
\$ 7.70

GEORGE F. BAILEY and KATHRYN L. BAILEY, husband and wife

hereby GRANTS to HOKE E. TROUT and JANE A. TROUT, husband and wife, as joint tenants

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

The Southerly 70 feet of Lots Fifteen and Sixteen in Block One Hundred Ninety-three of ESCONDIDO, according to Map thereof No. 336, filed in the office of the County Recorder of said San Diego County, July 10, 1886.



George F. Bailey
George F. Bailey
Kathryn L. Bailey
Kathryn L. Bailey

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.

On July 21, 1960 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

George F. Bailey and Kathryn L. Bailey

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

WITNESS my hand and Official seal,
(Seal) *Marlaine Trusch*
Marlaine Trusch
Notary Public of California, Commission issued for San Diego County
My Commission Expires April 21, 1961

SPACE BELOW FOR RECORDERS USE ONLY

160585

FILE/PAGE NO. RECORDED REQUEST OF

Land Title Insurance Co.
AUG 9 9:00 A.M. 1960

SERIES 1 BOOK 1960
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
ROGER N. HOWE, RECORDER

AFTER RECORDING MAIL TO
Palomar Savings and Loan Association

401 E. Ohio Ave.

Escondido, California

OFFICIAL RECORDS - COUNTY OF SAN DIEGO - ROGER N. HOWE, COUNTY RECORDER

BOOK 7788 PAGE 335

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE

Affix I. R. S. *M.B.*

W. E. TOMKINSON and BERTHA MAE TOMKINSON, husband and wife,

FOR A VALUABLE CONSIDERATION, do hereby

GRANT to GEORGE F. BAILEY and KATHRYN L. BAILEY, husband and wife as joint tenants,

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

The South Seventy feet (S. 70') of Lots Fifteen (15) and Sixteen (16)
in Block One Hundred Ninety-three (193) of ESCONDIDO, according to
Map thereof No. 336, filed in the office of the County Recorder of
said San Diego County, July 10, 1886.

Dated: June 5, 1959

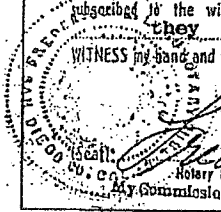
W.E. Tomkinson
W. E. TOMKINSON
Bertha Mae Tomkinson
BERTHA MAE TOMKINSON

State of California }
County of San Diego } S.S.

On June 9, 1959
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared

W. E. TOMKINSON
AND
BERTHA MAE TOMKINSON

known to me to be the persons whose names are
subscribed to the within instrument and acknowledged that
they executed the same.
WITNESS my hand and official seal.



George F. Bailey
Notary Public in and for said County and State.
My Commission Expires Jan. 23, 1962

After recording, mail to:
PALOMAR SAVINGS AND LOAN ASSOCIATION
401 E. Ohio, Escondido, California
Order No. _____ Escrow No. 59264

SPACE BELOW FOR RECORDER'S USE ONLY
DOCUMENT NO. 149933
RECORDED REQUEST OF
Union Title Insurance Co.
JUL 24 1959 9:00 A.M.
BOOK 7788 PAGE 335
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
ROGER N. HOWE, RECORDER

Veteran: Philip C. Dubois
Contract No. 50383

L 490210 dh

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

BOOK 3972 PAGE 410

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

Affix I. R. S. None

Form 555 3-30

WM. PHILIP C. DUBOIS and WELMA N. DUBOIS,
husband and wife, as

FOR A VALUABLE CONSIDERATION, do hereby
GRANT to DEPARTMENT OF VETERANS AFFAIRS OF THE STATE OF CALIFORNIA

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

Lot Fourteen and the South 70 feet of Lots Fifteen and
Sixteen in Block 193 of Escondido, according to Map
thereof No. 336, filed in the office of the County
Recorder of San Diego County, July 10, 1960.

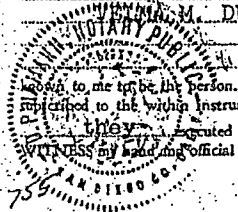
ALSO all that portion of the Southerly 10 feet of
West 8th Avenue lying Northerly of and adjoining said
Lot Fourteen as closed.

Dated: January 30, 1951

Philip C. Dubois
PHILIP C. DUBOIS
Welma N. Dubois
WELMA N. DUBOIS

State of CALIFORNIA } ss.
County of SAN DIEGO }

On February 9, 1951
before me, the undersigned, a Notary Public in
and for said County and State, personally appeared
PHILIP C. DUBOIS and
WELMA N. DUBOIS



known to me to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged that
they executed the same.

(Seal) *J. O. Hamann*
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. 18555
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST CO.
FEB 13 1951 at 9:AM.

BOOK 3972 PAGE 410
OFFICIAL RECORDS
County of San Diego, California

Pages 3 Folios 3
ROGER N. HOWE, County Recorder
By *W. N. Howe* Deputy

BOOK 3972 PAGE 408

180210

Full Reconveyance

WHEREAS, SECURITY TRUST & SAVINGS BANK OF SAN DIEGO, a corporation having its principal place of business at San Diego, California, Trustee under Deed of Trust executed by PHILIP G. DUBOIS and VELMA M. DUBOIS, husband and wife - - - - - Trustor, dated February 23, 1950, and recorded on March 6, 1950, in Book 3526 as Document No. 25405, page 381 / of Official Records, in the office of the County Recorder of San Diego County, California, has been duly requested and instructed to reconvey the property hereinafter mentioned, by reason of the satisfaction of the indebtedness thereby secured.

THEREFORE, in compliance with said instructions, in consideration of the satisfaction of said indebtedness, and the payment of One Dollar, receipt of which is hereby acknowledged, the SECURITY TRUST & SAVINGS BANK OF SAN DIEGO does hereby quitclaim and reconvey to the person or persons legally entitled thereto, but without warranty, all of the property covered by said Deed of Trust now held by said Trustee thereunder, reference being hereby made to said Deed of Trust and the record thereof for a particular description of the property.

IN WITNESS WHEREOF, SECURITY TRUST & SAVINGS BANK OF SAN DIEGO, Trustee, has caused its name and corporate seal to be affixed by its officers thereunto duly authorized this 3rd day of February, 1951



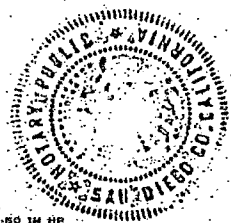
SECURITY TRUST & SAVINGS BANK OF SAN DIEGO, Trustee.

P. J. Hoffman
Vice-President.
L. W. Kinsey
Assistant Trust Officer.

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

On this 3rd day of February, 1951, before me, the undersigned, a Notary Public in and for said County, personally appeared P. J. HOFFMAN, known to me to be the Vice President, and L. W. KINSEY, known to me to be the Assistant Trust Officer of SECURITY TRUST & SAVINGS BANK OF SAN DIEGO, Trustee, the Corporation that executed the foregoing instrument, and known to me to be the persons who executed the same on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as such Trustee.

WITNESS my hand and official seal.



Helen L. Leeb
Notary Public in and for said County of San Diego, State of California.

T10 11-50 1M HP

(1) 18554

BOOK 3972 PAGE 409

FULL RECONVEYANCE

OF PROPERTY COVERED BY DEED OF TRUST

No. _____

FROM
Security Trust & Savings Bank
of San Diego (3)

INDEXED TRUSTEE TO
PHILIP C. DUBOIS, et ux

3526
387

Dated February 3, 1951

Order No. B 480210

When recorded please return this instrument to

Philip C. Dubois
820 South Maple Street
Escondido, California

MARGIN

18554

DOCUMENT No. _____
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST CO.
FEB 13 1951 at 9:AM

BOOK 3972 PAGE 408

OFFICIAL RECORDS
County of San Diego, California

Pages 190 Folios 5
ROGER N. HOWE, County Recorder
By M. J. M. Deputy

AGREEMENT OF SALE OF PROPERTY

B 480210
BOOK 3972 PAGE 411

Contract No. 56383

THIS INDENTURE AND AGREEMENT, Made and entered into
this 25th day of January, 1951, and
between the DEPARTMENT OF VETERANS AFFAIRS OF THE STATE OF CALIFORNIA,
hereinafter called the Department, and

----- PHILIP CARLILE DUBOIS -----
hereinafter called the Purchaser.

WITNESSETH: That the Department does hereby agree to sell to said Purchaser and said Purchaser does hereby agree to purchase from the Department at the price and upon the terms and conditions as set forth in the unrecorded purchase contract of even date herewith entered into between the parties hereto and on file in the office of the Department.

This Agreement covers that certain described real property known as

620 South Maple Street, Escondido

San Diego
lying and being in the County of
State of California, particularly described as follows:

Lot 14 and the South 70 feet of Lots 15 and 16 in Block 193 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886.

Also all that portion of the southerly 10 feet of West 6th Avenue lying northerly of and adjoining said Lot 14 as closed.

NOTE: The above described property lies within the district served by the Escondido Mutual Water Company, as shown by Miscellaneous Map No. 139, filed in the office of the County Recorder of San Diego County, December 11, 1937.

DEPARTMENT OF VETERANS AFFAIRS
of the STATE OF CALIFORNIA
D. J. CALLAGHAN, JR., DIRECTOR

By *[Signature]*
Asst. Manager, Farm and Home Purchases
Purchaser
JAN 25 1951

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On this _____ day of _____, 19____,
before me, JAMES R. McFARLAND, a Notary Public.

GEO. A. COMTE
personally appeared to be the Assistant Manager of Farm and Home Purchases, known to me to be the person who executed the within instrument on behalf of the said Department of Veterans Affairs of the State of California therein named, and acknowledged to me that such Department of Veterans Affairs of the State of California executed the same.

I, [Signature], my hand and official seal the day and year first herein set forth and certify that the above written instrument is a true and correct copy of the original as the same appears to me.



DPH-F-8H-CL

4-11-58 9:15 AM
 44
 10/10/10
 James R. [unclear]
 James R. [unclear]
 100 S. Maple St.
 100 S. Maple St.
 100 S. Maple St.

THE CITY OF MEMPHIS 100 S. MAPLE ST.

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Escondido Land & Town Company sale of Block
to W.L. Powers of Whitman County, Washington
Territory for \$315.00.

Item 2.

THE ESCONDIDO LAND & TOWN COMPANY

W. L. Powers

This Indenture, Made the second of March

in the year of our Lord, one thousand eight hundred and eighty seven
between THE ESCONDIDO LAND AND TOWN COMPANY, a corporation duly organized under the
laws of the State of California, party of the first part, and W. L. Powers of the City
of Pollock, Whitman County, Washington
Territory
the party of the second part, witnesseth, that the said party of the first part, for and in consideration of the sum of
Thirty one hundred & fifty DOLLARS
in the gold coin of the United States of America, to them in law
paid by the said party of the second part, the receipt whereof is hereby acknowledged, and in consideration of the full perform-
ance of the covenants hereinafter contained, do by these presents, grant, bargain and sell, convey and enjoin unto the said party
of the second part, and to his heirs and assigns forever, all the certain lot and parcel of land
situate, lying and being in the town of

ESCONDIDO, SAN DIEGO COUNTY, STATE OF CALIFORNIA,

and bounded and particularly described as follows, to-wit:

Lots numbered two (2),
one (1) and seven (7) in Block numbered two
hundred and fifty one (251), containing
twenty (20) acres more or less according
to the map of the Rancho Rincon del Diablo
filed for record in the County of San Diego,
California, on the 15th day of August, 1875,
and lots numbered one (1) and two (2) in
Block numbered twenty eight (28), and
lots numbered four (4), five (5), and six (6)
in Block numbered one hundred and twenty
three, according to the map of the town of
Escondido, said maps made by C. N. Sanford
and filed in the Office of the County Recorder
in and for said County of San Diego, State
of California.

being part of the Rancho Rincon del Diablo.

This deed is subject to all liens and encumbrances which may be shown to exist on the date of its recording, and the grantor warrants that the same have been paid or satisfied, or that the same are not a lien or encumbrance on the land hereinafter described. The grantor also warrants that the same have been paid or satisfied, or that the same are not a lien or encumbrance on the land hereinafter described. The grantor also warrants that the same have been paid or satisfied, or that the same are not a lien or encumbrance on the land hereinafter described.

K.G. & Alice Logan sold undeveloped land to James E. Morris

Item 2.

thence at a right angle Southerly 57 feet; and thence at a right angle Easterly 100 feet to the Westerly line of Peters Avenue and the point of commencement, being a part of Peters Block No. 67, Parcel Two; Commencing at the intersection of the Southerly line of Taraval Street with the Easterly line of Forty-third Avenue, running thence Easterly along said Southerly line of Taraval Street 57 feet, 6 in., thence at right angle Southerly 100 feet; thence at a right angle Westerly 57 feet & inches to the said Easterly line of Forty-third Avenue, thence at a right angle Northerly 100 feet along said Easterly line of Forty-third Avenue to the point of commencement.

The foregoing instrument is a correct copy of the Original on file in this Office.

Attest January 13, 1925.

L. E. Laxton,

County Clerk and Clerk of the Superior Court in and for the County of Los Angeles, State of California.

M. Quint, Deputy.



Recorded at Request of A. G. Ritter, Jan. 26, 1925, at 44 Min. Past 12 o'clock P.M.

3914

Fee \$3.60

John H. Ferry County Recorder

COMPARED

Carline Fegan

-----0000000000-----

W. E. G. Logan and Alice Logan, husband and wife, of Escondido, San Diego County, California.

For and in consideration of Ten \$00/100 Dollars.

Do hereby Grant to James E. Morris of Escondido, California.

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

Lot Fifteen (15) and Sixteen (16) in Block One Hundred and Ninety-three (193), according to the Official Map of said City of Escondido, now on file in the office of the Recorder of said County and State aforesaid.

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

WITNESS our hands and seals this 19th. day of November 1914.

Signed and Executed in presence of

E. G. Logan (Seal)

Alice Logan (Seal)



State of California)
County of San Diego) ss.

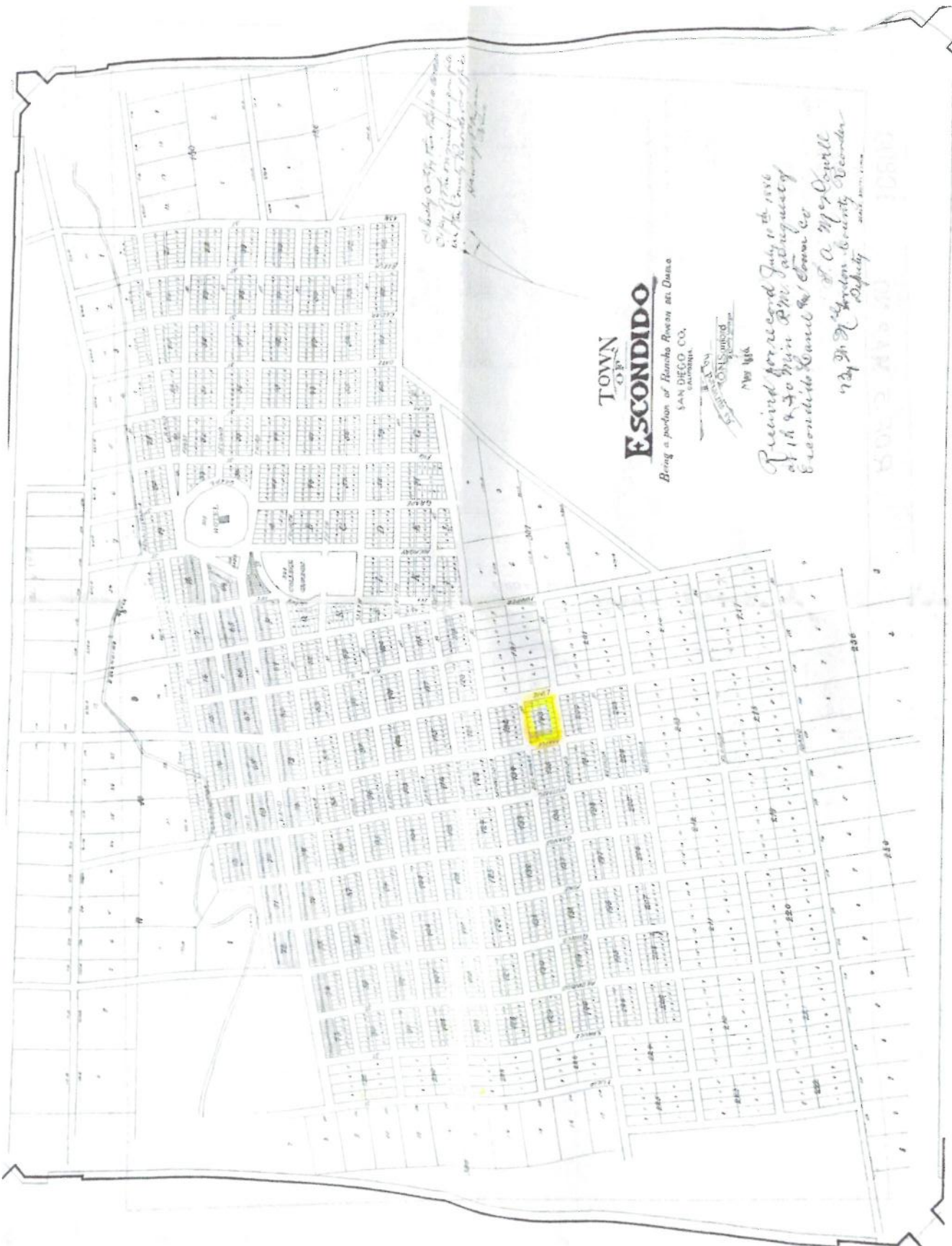
On this 20th. day of November A.D. Nineteen Hundred and Twenty-four, before me, E. E. Turrentino, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared E. G. Logan and Alice Logan, husband and wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



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

Map of Escondido from 1886 showing Block 193, lots 15 & 16 (now 820 S. Maple St.)



Survey Map showing Block 193, lots 1-14
 (820 S. Niagara St.)

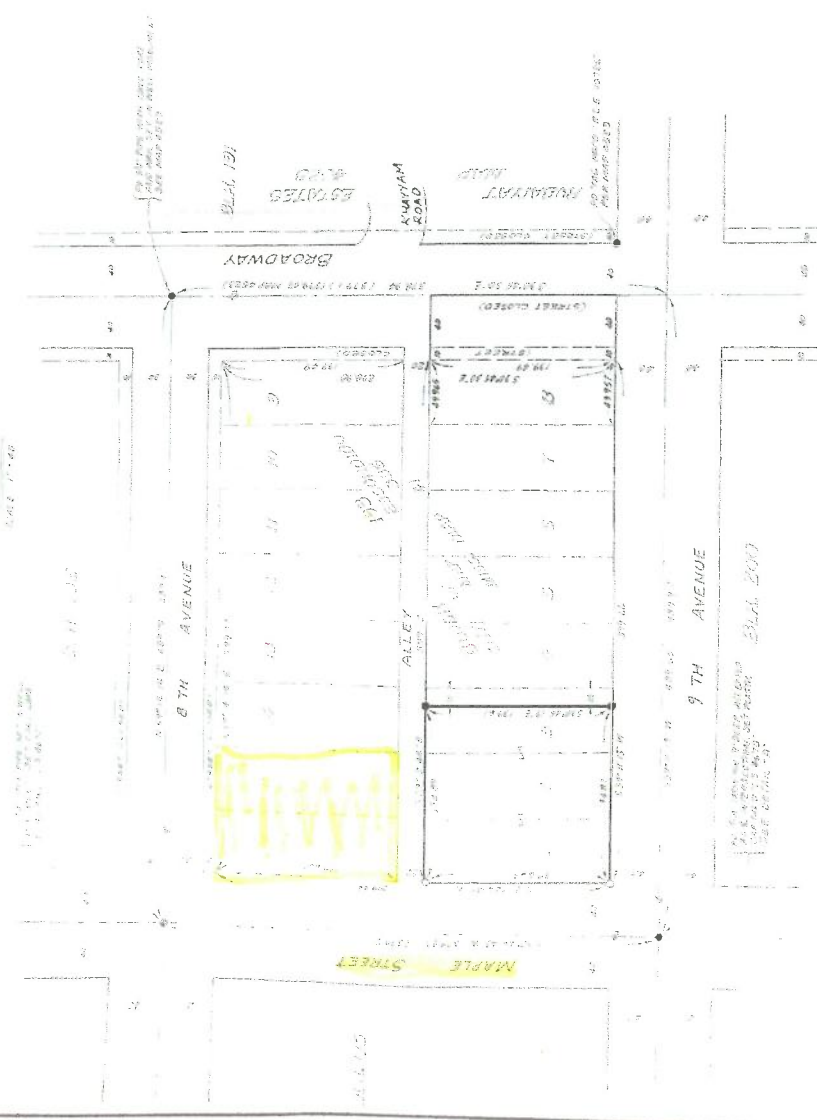
10486
 R.O.F.S. MAP NO. 10800

RECORD OF SURVEY
 OF LOTS 1 AND 2 AND OF A PORTION OF LOT 3,
 BLOCK 193, CITY OF ESCODIDO, MAP 336,
 COUNTY OF SAN DIEGO,
 STATE OF CALIFORNIA



LEGEND

- ADVANCE RECORDS FILE NO. 4 1116958 (RECORDED)
- ADVANCE RECORDS FILE NO. 4 1116958 (RECORDED)
- ADVANCE RECORDS FILE NO. 4 1116958 (RECORDED)
- 1. UNIMPROVED PORTION OF LOT 2, 300 S. NIAGARA ST., 1.80 AC.
- 2. UNIMPROVED PORTION OF LOT 1, 300 S. NIAGARA ST., 1.80 AC.
- 3. UNIMPROVED PORTION OF LOT 3, 300 S. NIAGARA ST., 1.80 AC.



BASIS OF BEARING
 true bearing to Escodido, San Diego County, California, T. 38 N. R. 13 E. S. 16, 139.5187°

SURVEYOR'S STATEMENT
 I, JAMES A. [Name], Surveyor, do hereby certify that the above described land is the same as shown on the record map of Block 193, City of Escodido, Map 336, San Diego County, California, recorded in Book 193, Page 200 of the records of the County of San Diego, California, and that the same is being surveyed and recorded as above described.

CITY ENGINEER'S STATEMENT
 I, [Name], City Engineer of the City of Escodido, California, do hereby certify that the above described land is the same as shown on the record map of Block 193, City of Escodido, Map 336, San Diego County, California, recorded in Book 193, Page 200 of the records of the County of San Diego, California, and that the same is being surveyed and recorded as above described.

RECORDED CERTIFICATE
 I, [Name], Recorder of the County of San Diego, California, do hereby certify that the above described land is the same as shown on the record map of Block 193, City of Escodido, Map 336, San Diego County, California, recorded in Book 193, Page 200 of the records of the County of San Diego, California, and that the same is being surveyed and recorded as above described.

CITY OF ESCODIDO, CALIFORNIA

The Morris House

This one-level Prairie style bungalow sits high above the street with a stepped and terraced walkway leading to a covered front porch supported by square pillars. The symmetry of the façade, deep eaves, shallow pitch of the roof, and simple horizontal lines are all typical of the Prairie style home.

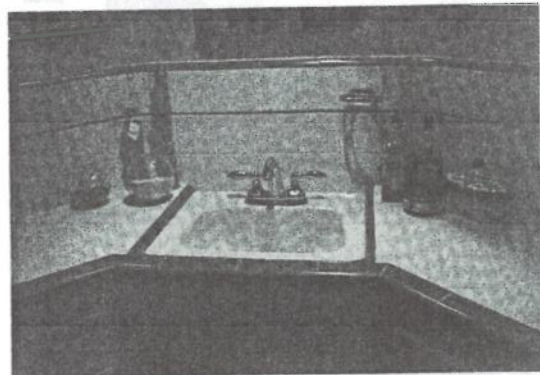
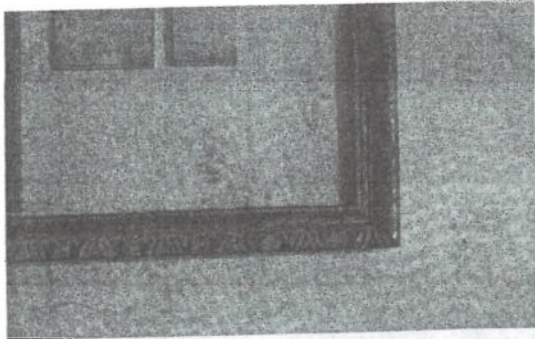
In 1887, one year before Escondido became a city, the Escondido Land & Town Company sold W.L. Powers of Whitman County, Washington Territory, the property for \$315 but the property was sold, undeveloped, to Elia Logan in 1909. Still undeveloped in 1914, K.G. and Alice Logan granted the property to James W. Morris for \$10. In 1925 a James E. Morris owned the property and on September 19 of that year, a local newspaper announced that Charles and Ed Morris, local contractors, would start building a new home in the bungalow style for their father, J.E. Morris.

From 1931 to 1934, it was likely to have become a rental property. In 1945, Morris moved to 145 W. 10th Ave.

No record has been found from that date until 1975 when Glen and Lorena A. Elam sold the house to Russell and Marilyn Scott, who lived in the house and raised their children there from July 1977 until January 2007 when the current owner purchased the home.

The original house was a small, square 2-bedroom, 1-bath bungalow. The Elams added a master bedroom and bathroom to the back of the house and the Scotts added a new kitchen and family room along with the back patio and front terraces.

When the current owner purchased the home in 2007, an inspector remarked that the house hadn't moved on its foundation, not even 1/8 of an inch in the 82 years since it had been built, indicative of a solid and sturdily built home. The current owner is an artist; many of her paintings adorn the walls. The eclectic interior details show her flair for design.



820 S. Maple Street

Built: 1925
Style: Prairie
Original Owner: J. E. Morris

- Don't Miss:**
- Painted grass cloth wallpaper in living and dining room
 - Stenciled and faux-painted over vinyl wallpaper in bathroom between office and guest bedroom
 - Vintage tile in master bathroom



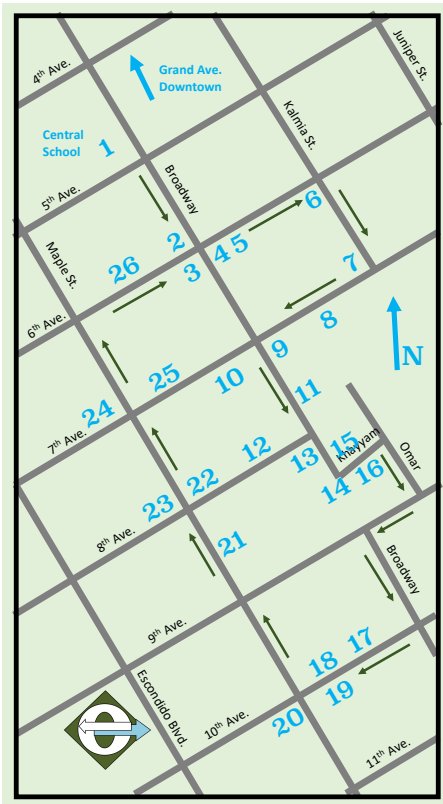
More photos on back




820 S. MAPLE STREET



Old Escondido West Walking Tour



This 1.5-mile, 1-hour tour begins and ends on the northwest corner of Broadway and 5th. The homes along the way are privately owned; please respect the privacy of the residents and refrain from stepping onto private property unless invited. Photography is allowed from public spaces, but please ask permission before photographing people on private property. There are no public restrooms or drinking fountains on the route.

 This map is based on the OE East Walking Tour found on the free Explore Escondido app that can be downloaded onto your mobile phone or tablet. It provides additional, easily accessed information and photos related to each location, and alerts you when you have reached a site.

Introduction

Escondido began as an agricultural community and the homes you will see on this tour range from somewhat large and ornate to small and modest; however, all were comfortable residences that housed Escondido's first families; doctors, bankers, homemakers, shop owners, barbers, and blacksmiths.

As in many towns around the country, the old area began to show its age in the second half of the 20th century. When a small group of determined homeowners and historic preservationists got together, they were able to have the area designated as the City's first Historic District in 1992. Since then, one by one, homes have been carefully re-stored and now show great strides in pride of ownership.

1. 5th and Broadway, Central School

Built in 1942, it is the oldest school still standing in Escondido.

Proceed south to 6th

2. 102 W. 6th Ave., Carmichael House

A Craftsman-style bungalow, built in 1923. Charles & Mina Carmichael owned a furniture store on Grand in the early 1900s.

Cross 6th

3. 105 W. 6th Ave., Churchill House

Craftsman-style single-story bungalow, built in 1923 for Arthur and Mary Churchill. Second story added and modified to Colonial Revival style in the 1950s.

Cross Broadway

4. 103 E. 6th Ave., Hays House

was built in 1922 by Hiram C. and Sarah Hays. It was designed to accommodate the owners' son, Joseph, who was restricted to a wheelchair.



5. 115 E. 6th Ave, Chubbic House

California Bungalow, built circa 1922 by Benjamin and Ella Chubbic and moved into its current location from 4th Ave. in May of 2006.

Continue east along 6th

6. 161 E. 6th Ave., Kemper House

Craftsman-style bungalow built in 1916 by Francis M. Kemper, a retired Methodist minister who went into the building and real estate business, building many homes in Escondido.

Turn right onto Kalmia and head toward 7th

7. 637 S. Kalmia St., Original horse rings

can still be found in curbs in the historic area. The rings along Kalmia secured horses ridden by parishioners attending St. Mary's Catholic Church, which was located on the slope across 7th Avenue. The attractive Craftsman-style house was built in 1910.

Cross 7th and head west

8. 115 E. 7th Ave., Beers House

Craftsman style, built in 1911 for H. Beers, president of the Escondido Hardware Company and one term member of the City Board of Trustees.

Item 2.

Head west to the corner of 7th and Broadway



9. 710 S. Broadway, Hick House

Two-story Italianate style Victorian was built in 1887 by R.S. and Emeline Hick. Mr. Hick was a former newspaper editor and attorney who also served as a Senator in Kansas 1885 - 1886.

Cross Broadway and head west on 7th

10. 109 W. 7th Ave., Escher House

Italianate style Victorian built by Leo and Caroline Escher in 1896. Mr. Escher was a barber, who owned a barbershop on Grand.

Return to Broadway to climb the hill or, if the hill on Broadway is too steep, continue along 7th and pick up the tour at the Culp House, 204 W. 8th

11. 730 S. Broadway, Thurlow House

Classic mid-century home in the American International style was built by Leavitt Thurlow, Jr. and his wife, Peggy in 1953. The Thurlows survived the attack on Pearl Harbor in 1941 when Leavitt served in the Navy there.

Continue south on Broadway, turn right on 8th



12. 128 W. 8th Ave., Marikle House

Civic leader and real estate investor, John G. Marikle built this Colonial Revival house in early 1907. Marikle also owned a mortuary on Kalmia off Grand and served as a volunteer fireman. In the 1940s, the house was owned by Escondido's first paid fire chief, Karl Peterson

Walk back to Broadway, almost to the corner

Tour continued on next page

OE East Walking Tour, continued

13. 103 W. 8th Ave., Howell House

Built in 1887 with Eastlake and Second Empire details by Henry Martin Voorhees. The house was later purchased by Zora Howell, part of a prominent pioneering family in 1940s.

Turn right on Broadway and continue up the hill

14. 831 S. Broadway, Haver House

Behind the more recently installed wrought iron gate stands the mid-century modern house built by architect Ralph in the early 1970s for his retirement. Haver was a prolific architect in Arizona from 1945 until the early 1980s.

Look across Broadway



15. 828 S. Broadway, Stammer House

This Colonial Revival home was built by Carl and Adeline Stammer in 1909. The Stammers owned a local dairy. The house later purchased by City Council member William Kirk in 1946 and former Mayor Alan Skuba in 1974.

Look back across the street

16. 101 Khayyam, Johnson House

This Mid-century Ranch-style house was built in 1976 by local contractor Wallace S. Johnson.

Head east and turn right onto Omar. Turn right onto 9th Avenue and head west to the intersection. CAREFULLY cross 9th and proceed south on Broadway to 10th and head west.

17. 118 E. 10th Ave., Morris Brown House

This California Bungalow was built in the late Craftsman style in 1920. C.O. Morris is known to have lived here in 1923. In 1934, Thelma and George F. Schniepp lived here and George was a foreman at the Escondido Lemon Association. After the lemon packing house closed in 1960, Schniepp purchased the Hi-Fi Lounge at 905 Valley Blvd.

Continue west on 10th to the second house from the end of the block

18. 146 W. 10th Ave., Hall House

This Craftsman-style house, with Tudor-style elements, one of the largest houses in the Historic District, was built in 1910 for Fred Hall, vice president of the First National Bank, and his wife Helen. Sadly, Hall was murdered at his ranch east of town in 1923 by a disgruntled customer who mistook him for another employee of the bank.

Look across 5th

19. 155 W. 10th Ave., Agnew House

This Mediterranean Revival style home was built in 1928 by 32-year-old Carl Agnew and his wife Frieda, owners of ALA Lumber Co. In 1977, it was purchased by 19-year-old Michael Crews, later to become a major developer in the Escondido area; he and his wife Julie resided there for four years.

Proceed west to the corner and look diagonally across the intersection

20. 203 W. 10th Ave., Peterson House

All exterior walls of this 1920s California bungalow are composed of blocks of Escondido granite, measuring up to 17" thick. An early owner was Karl Peterson, who served as Escondido's first paid Fire Chief. Another distinguished owner was Dr. Charles Schroeder, the father of the San Diego Wild Animal Park (now the Safari Park).

Turn right onto Maple St. and head north past 9th to mid-block

21. 820 S. Maple St., Morris House

This one-level Prairie-style bungalow was built in 1925 by contractors Charles and Ed Morris for the father, James, who bought the land.

Continue north on Maple, cross 8th and stop

22. 158 W. 8th Ave., Boudinot House

This Colonial Revival home, built c. 1905, may have been built by F.E. Boudinot. In 1924, the house was sold to Theodore S. Higley, who owned it for only two years - just enough time for his daughter Ruth to meet her future husband; handsome young Martin Luther Culp Jr., who lived across Maple St.

Look across Maple



23. 204 W. 8th Ave., Culp House

This Queen Anne-style house was built circa 1890 by Martin Luther Culp, known as "Luther," from Gettysburg, Pennsylvania. Culp also served the City of Escondido as City Marshal from 1910 - 1916.

Head north to 7th and look across the street

24. 221 W. 7th Ave., Former Emmanuel Faith Church

One of the largest churches in Escondido, Emmanuel Faith Community Church built the large sanctuary visible at mid-block in 1941. In 1973, the congregation moved to a larger location where the church stands today, on 17th at Encino.

Head east on 7th

25. 144 W. 7th Ave., Houghton House

A Mediterranean-style bungalow. Willard and Venus Houghton purchased this newly built house in 1934. Willard owned and operated a feed business at 124 S. Broadway for many years.

Return to Maple, head north to 6th, and head east to mid-block



26. 134 W. 6th Ave., Jones-Schmeltz House

Built c. 1927 by William E. Jones, caretaker for the Mutual Water Company on land once owned by William and Mary Schmeltz, to be later owned again by Schmeltz family members.

Continue east to Broadway and turn left to return to starting point at 5th and Broadway

An Explore Escondido Walking Tour Map

This map is provided by the Escondido History Center and the Old Escondido Historic District for personal use only.

For more information, call 760-743- or visit www.escondidohistory.org or www.oldscondido.org

State of California --- The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____
	HRI # _____
	Trinomial _____
	NRHP Status Code _____
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 3 *Resource Name or #: (Assigned by recorder) The Morris House

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Qoa Date 2015 T 125 ; R 02W ; ¼ of ¼ of Sec ; B.M.

c. Address 820 South Maple Street City Escondido Zip 92025

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

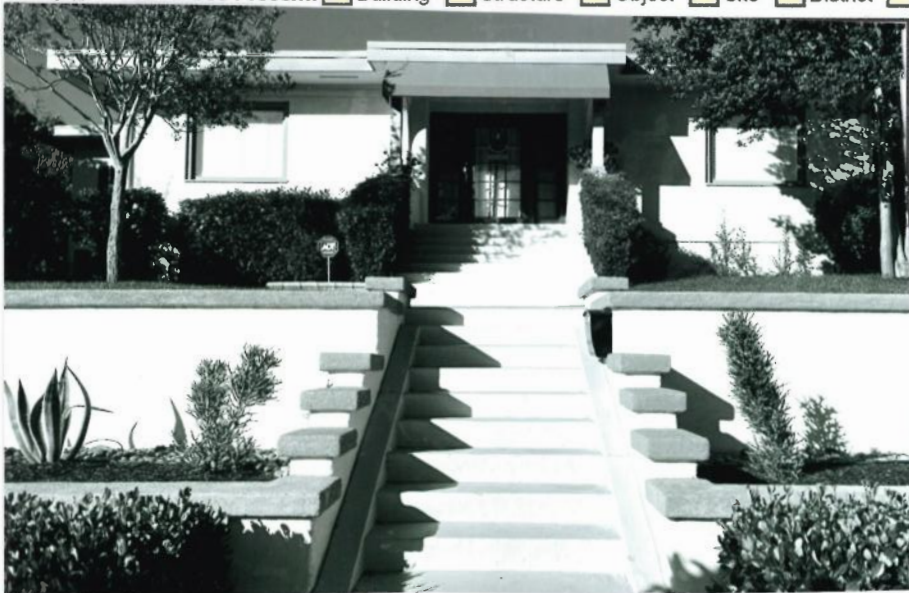
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN #: 233-382-06-00

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

Single family residential home in Old Escondido Neighborhood, building/living area: 1598, lot acre: .160, lot square feet: 7000. Historical aspects attributed to Frank Lloyd Wright/Sullivan's prairie style including horizontal lines to mirror prairie lands, low-pitched/flat roof, over-hanging eaves, stucco siding and restrained ornamentation. Historical aspects inside home include: built in cabinetry, original white pine hard wood floors, painted grass wallpaper, original windows, doors and shutters, and brick fireplace. Only prairie style bungalow in Escondido Historic District.

*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 #) Front of house, June 2023

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 1925- sources obtained from Pioneer Room, County Assessors Office

*P7. Owner and Address: Melissa Garcia & Israel Murguia, 820 South Maple Street, Escondido, CA 92025

*P8. Recorded by:

(Name, affiliation, and address)
Melissa Garcia and Israel Murguia, 820 South Maple Street, Escondido, CA 92025

*P9. Date Recorded: June 28th, 2023

*P10. Survey Type: (Describe) Volunteer effort to learn more about home and have included as a Local Register Property in the Escondido Historic District.

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

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): Home history/historical documents, Mother's Day Tour brochure 2009, I

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____
	HRI # _____
	Trinomial _____

Page 3 of 3 *Resource Name or #: (Assigned by recorder) The Morris House

Recorded by: _____ Date: _____

Continuation Update



State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI # _____

Page 2 of 3 *Resource Name or #: (Assigned by recorder) The Morris House
 *NRHP Status Code _____

B1. Historic Name: The Morris House
 B2. Common Name: _____
 B3. Original Use: _____
 B4. Present Use: _____

*B5. Architectural Style: Prairie style bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)
 1925 construction date, originally small square 2-bedroom, 1-bathroom bungalow. In the 1970's a master bedroom and bathroom, family room, kitchen and patio were added to the original structure. The footprint of the original structure was not altered. In 1992, retaining walls leading from the street to slope house entry were built.

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

*B8. Related Features:
 Historical aspects attributed to Frank Lloyd Wright and Sullivan's prairie style including horizontal lines to mirror prairie lands, low-pitched/flat roof, over-hanging eaves, stucco siding and restrained ornamentation. Historical aspects inside home include: built in cabinetry, original white pine hard wood floors, painted grass wallpaper, original windows, doors and shutters, and brick fireplace.

B9a. Architect: _____ b. Builder: Charles and Ed Morris


*B10. Significance: Theme Residential Architecture Area: Old Escondido Neighborhood
 Period of Significance: 1925 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.)

Only prairie style bungalow in Old Escondido Neighborhood. Prairie style was typically built in 1900-1910 and is sub-style of Craftsman style. Attributed to early work of Frank Lloyd Wright and Sullivan. Historical aspects attributed to Frank Lloyd Wright/Sullivan's prairie style including horizontal lines to mirror prairie lands, low-pitched/flat roof, over-hanging eaves, stucco siding and restrained ornamentation. Historical aspects inside home include: built in cabinetry, original white pine hard wood floors, painted grass wallpaper, original windows, doors and shutters, and brick fireplace.

B11. Additional Resource Attributes: (List attributes and codes) HP2

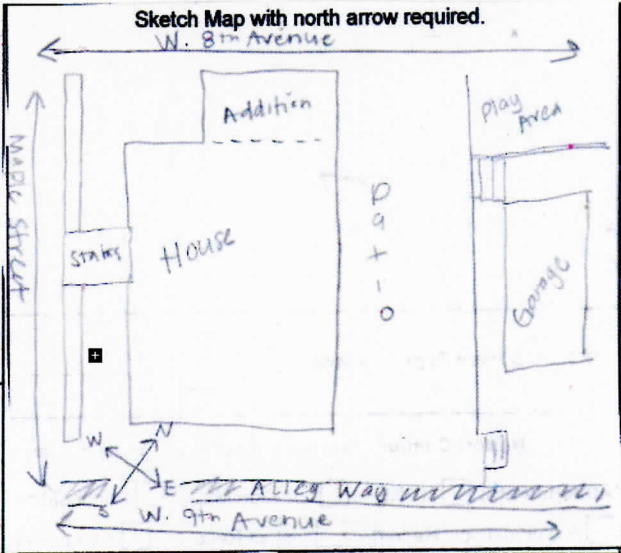
*B12. References:
 Pioneer Room, Sanborn Fire Map, Lot and Block Indexes, County Assessors Office, City Directories, Times-Advocate, Residential Building Record, Escondido History Center.

B13. Remarks:
 Melissa Garcia visited the Pioneer Room for home research on 22 June 2023. She consulted the referenced materials in B12 above and was assisted by Pioneer Room staff, Ashley Hays (designee) and Abril Ruiz Erives. Garcia has committed to sharing her research with the Pioneer Room to expand its historic homes research files for future generations.

*B14. Evaluator:

 Ashley Lanette Hays, Pioneer Room Library Assistant II, Escondido Public Library

*Date of Evaluation: 22 June 2023

(This space reserved for official comments)



Escondido Quadrangle Map

property location

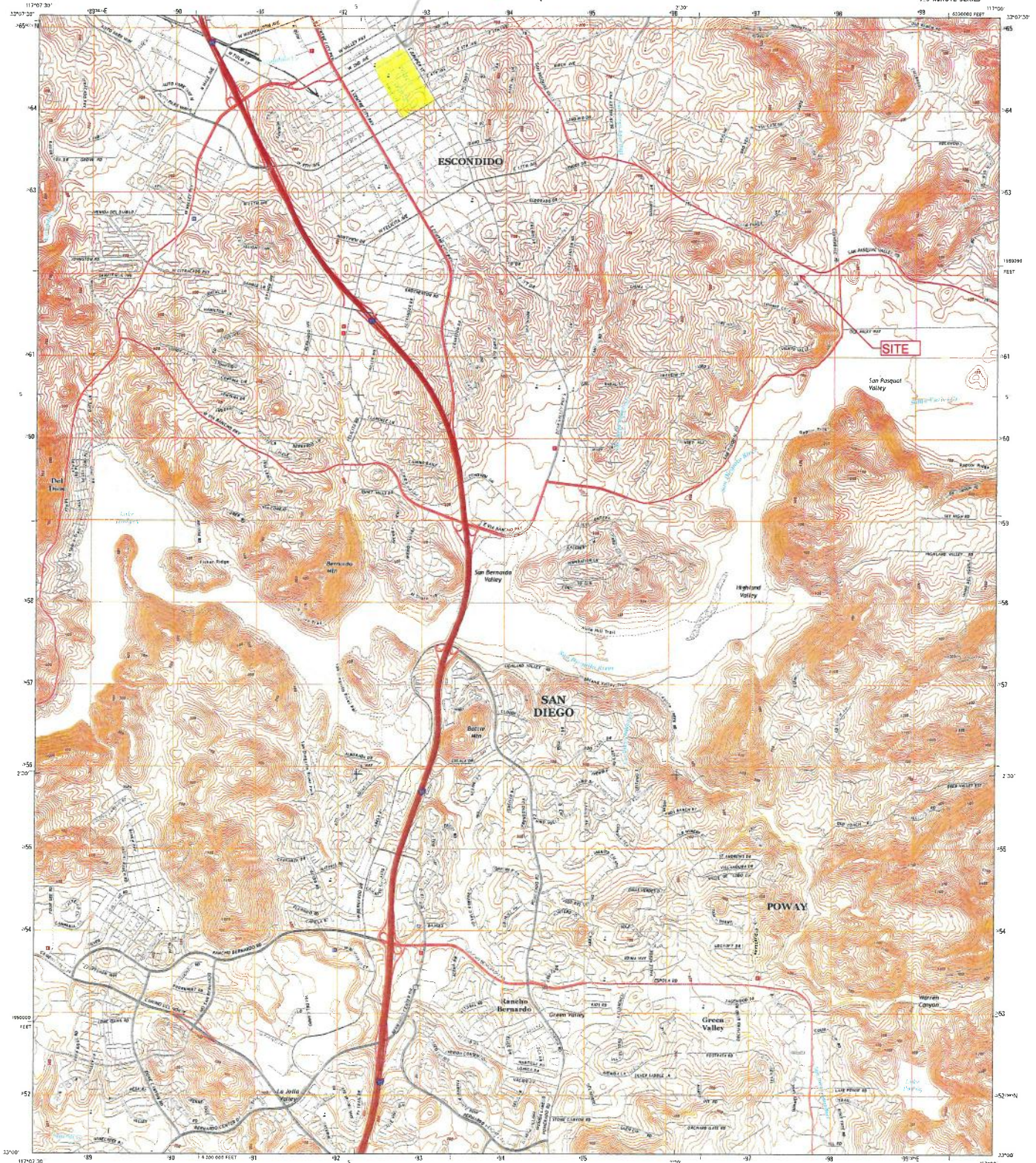
Item 2.



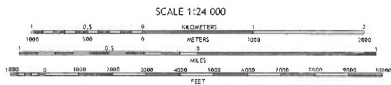
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



ESCONDIDO QUADRANGLE
CALIFORNIA-SAN DIEGO CO.
7.5-MINUTE SERIES

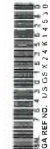


Produced by the United States Geological Survey
Map Information System of 1982 (MIS2)
World Geodetic System of 1984 (WGS84) Projection and
1:500-meter contour interval. Vertical datum: Mean Sea
Level (MSL). Horizontal datum: California State Plane System of 1983 (Zone 6).
This map is not a legal document. Boundaries may be
generalized for this scale. Private land and other government
restrictions may not be shown. Obtain permission before
entering private lands.



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Freeway	Local Road
Interstate Route	US Route
	State Route



Images	Map	2012
Base	1988	2014
Hydrography	1985	2014
Contour	1985	2014
Boundaries	1985	2014
Public Land System	1985	2014

CONTOUR INTERVAL: 20 FEET
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: MSL
This map was produced in conformance with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is available at: www.usgs.gov

1	2	3	4	5	6	7	8	9	10
San Diego	San Marcos	San Juan	San Marcos	San Marcos	San Marcos	San Marcos	San Marcos	San Marcos	San Marcos

ESCONDIDO, CA
2015

Record ID: PDS2015-MUP-15-011
Environmental Log No.: PDS2015-ER-15-08-0

ATTACHMENT 3

Item 2.

820 Maple St.

NEW ALTER REPAIR ADD BORN & BATH
ADD.

BUILDING PERMIT APPLICATION

Location: 820 S. MAPLE
 Owner: PC DUBOIS
 Lot 54 1/2 Block 193 Sub: _____
 Type of Const. FR-STUCCO Bldg. Dist. R-1 Fire Zone 3
 Occupancy 1STORY BATH-ADDITION
 No. Families _____ No. Stories _____ Valuation \$200.00
 Type Permit _____ Permit No. _____ Date _____ Contractor _____
 Building 6094 10-21-57 J. DONNAY
 Electrical _____ 13-6-57 _____
 Sewer _____
 Plumbing 1331 10-24-57 Robert Plumbing

I hereby certify that all work will be constructed in conformity with the laws of the City of Escondido and the State of California and that all set back lines and Zoning Ordinances will be strictly obeyed.

Location

Signature of: Owner Contractor Ira M. Johnson

ID-1M-2/57

11-19-57 - FOOTINGS OK - BILLS -

12-16-51 - FR. + FLOOR - OK - BILLS

1-5-58 - FINAL - OK - BILLS

CUT WILL BE NECESSARY GARAGE SIDE BEFORE
FINAL -

APPLICATION FOR BUILDING PERMIT

E
S

Street: 870 S. Maple Bldg. Permit No. _____
 Lot: _____ Block: _____
 Owner: PC De Bond Date: 17 Sept. 52
 Contractor: Baker Elec Co Value \$: _____
 Type of Construction: Meter Change Location No. of Stories: _____
 Fire Zone: _____ Bldg. Zone: _____
 Occupancy: _____ No. of Families: _____
 Elec. Permit No. 3160 Sewer No. _____
 Contractor: Baker Contractor: _____

I hereby certify that all work will be constructed in conformity with the laws of the City of Escondido and the State of California and that all set back lines and Zoning Ordinances will be strictly obeyed.

Owner

(over)

Contractor

17 Regt 50. Blue tag for Meter Charge

JOB ADDRESS 320 So. Maple

PARCEL # _____

LEGAL DESCRIPTION Southly 90' of Lot 15 & 16 in Block 193 of City of Esc.
(Legal description may be attached separately if necessary)

Use of Structure

Single Family Duplex

Unit Apt. Sign

Commercial Indust.

Other _____

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDIDO

Description of Work 9' x 20' Aluminum? Patio Covers Master Plan H-96

Owner Name Albert Simon
 Address 320 So. Maple
 City Escondido Tel. No. 748-6264

Contractor Name Burgett Aluminum Mfg. Co.
 Address 1216 N. Broadway
 City Escondido Tel. No. 46-5352
 Licenses: State 301959 City 55045

Architect or Engineer Name BURGETT H. HANSEN
 Address 806 PARSONS BLDG.
 City S.D. Tel. No. 34-5644
 State Certificate No. 55 1249

Size of Lot 25' x 100' No. of Bldgs. 2
 Now on Lot _____

Use of Property Residence

WORK COVERED BY THIS PERMIT

Height 8' Ft. Area 180 Sq. Ft.

No. of Stories 1 Valuation \$263.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

Albert Simon
 Signature of Owner or Authorized Agent

PLANNING DIVISION

Zone R-R Fire District 3 Minimum Setbacks

Required Parking Front EX Rear EX

Spaces 0 Side EX Side EX

Special Permits or Conditions _____

Zoning Approval _____ Date _____

Group Occupancy	Type of Const.	Plan Check	Permit
<input checked="" type="radio"/>	<u>TD</u>	<u>13812</u>	<u>2-25-66</u>
Checked by <u>[Signature]</u>	Approved by _____	Receipt # _____	Fee \$ <u>5.00</u>

INSPECTION RECORD

Setback Check

Front _____ Side _____
Rear _____ Side _____

Approvals	Date	Inspector
FORMS & FOUNDATION		
REINFORCING STEEL		
MASONRY		
ROOF		
FRAMING		
CHIMNEY		
Parking Areas.....
Special Requirements		
Zoning
Other
House Number Posted		
Final	3-8-66	AW

Correction Record

TO: ENGINEERING DEPARTMENT
FROM: BUILDING DEPARTMENT

DATE 4-7-78

Received

THE BUILDING DEPARTMENT HAS RECEIVED AN APPLICATION FOR A BUILDING PERMIT (PLAN CHECK #18775) ON PROPERTY LOCATED AT:

JOB ADDRESS 820 11th St LEGAL AND/OR PARCEL NO. 233 212 01
USE ZONE C USE OF STRUCTURE Single Family Dwelling
OWNER J. Smith PHONE NO. 746-1122
OWNER'S ADDRESS 1234 5th St
CONTRACTOR J. Smith PHONE NO. _____
CONTRACTOR'S ADDRESS _____

WHICH MAY BE REQUIRED TO HAVE STREET IMPROVEMENTS OR MAY REQUIRE A GRADING PERMIT.

PLEASE INDICATE BELOW YOUR REQUIREMENTS AND RETURN PINK COPY. YELLOW COPY TO BE RETURNED TO BUILDING DEPARTMENT WHEN ENGINEERING REQUIREMENTS HAVE BEEN MET AND BUILDING PERMIT MAY BE ISSUED. WHITE COPY FOR ENGINEERING DEPARTMENT FILES.

REQUIRED	ITEM	EXISTING CONDITIONS
_____	1. CURBS & GUTTERS	_____
_____	2. SIDEWALK	_____
_____	3. PAVING	_____
_____	4. ALLEY	_____
_____	5. DRAINAGE	_____
_____	6. GRADING	_____
_____	7. FUTURE STREET WIDENING	DEDICATION REQUIRED _____
_____	8. STREET LIGHTS	_____
_____	9. STORM DRAIN	_____

PUBLIC SEWER AVAILABLE? Y WATER? Y

HOLD BUILDING PERMIT FOR ABOVE ITEMS 5 OR TO ISSUE BUILDING PERMIT ✓

SIGNATURE _____ SIGNATURE _____
DATE 4-1-78 DATE 4-3-78

PERMIT APPLICATION		BUILDING PERMIT		PLAN CHECK NO. 18975	
100 Valley Boulevard Escondido, Calif. 92025 (714) 741-4647		BUILDING ADDRESS 820 S. MAPLE		NEAREST CROSS ST.	
JOB ADDRESS: 820 S. MAPLE		ASSESSOR MAP BOOK 233 PAGE 382 PARCEL 06		VALIDATION 197400	
OWNERS NAME B. Russell & Mary N. Scott		GROUP R		PERMIT NO. 19017	
ADDRESS: 820 S. MAPLE 745-4813		FIRE ZONE III		VALIDATION 41	
ESCONDIDO PHONE 746-5917		TYPE CONST. VN		DATE 4-7-78	
STATEMENT OF PROPOSED USE: An addition KITCHEN & FAMILY ROOMS		STATISTICAL CLASSIFICATION: CLASS NO. 3001 DWELL UNITS -		DATE 4-13-78	
LAND AREA 7000 SQ. FT.		USE ZONE R-1		SPECIAL CONDITIONS	
AREA BLDG. 2145 SQ. FT. CARPORT		VALUATION \$5,792		REMARKS	
NO. UNITS NO. STORIES ONE		P.C. FEE \$18.00		FEE	
LEGAL DESCRIPTION LOT 15816 BLOCK 193		CONTRACTOR		FEE	
TRACT MAP 336		PHONE		FEE	
ASSESSORS PARCEL NO. 233-35206		SWITCHES & OUTLETS 20 LIGHTS & FIXTURES 10 MORE		FEE	
CONTRACTOR OWNER-BUILDER		115V APP. 2 230V APP. SIGN		FEE	
ADDRESS		SERVICE OTHER		FEE	
PHONE		CONTRACTOR		FEE	
STATE LICENSE NO. CLASS		PHONE		FEE	
CITY BUSINESS LICENSE		NO. FIXTURES 2 WH. 1 NO. GAS OUT. 2		FEE	
ARCHITECT DESIGNER NONE		SEWER SEWER CODE NO.		FEE	
ADDRESS		CONTRACTOR		FEE	
PHONE		PHONE		FEE	
I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA.		FURNACE STU COMPRESSOR H.P.		FEE	
ALL WORK DONE SHALL COMPLY WITH THE LAWS OF THE CITY OF ESCONDIDO, THE STATE OF CALIFORNIA AND MAY BE INSPECTED AT ANY TIME.		OTHER		FEE	
B. Russell Scott DATE 4-17-78		SEN. BILL 1374 STRONG MOTION FEE 41		FEE	
ENGINEERING - NOTIFIED APPROVED		ESC. ORD. 75-23 DEVELOPMENT FEE 32.18		FEE	
PLANNING - SENT APPROVED		ESC. ORD. 75-24 SEWER FEE		FEE	
FIRE PREVENTION - PICKED UP RETURNED		ESC. ORD. 75-25 PARKS & RECREATION FEE		FEE	
HEALTH DEPT. - REQUIRED APPROVED		ESC. ORD. 76-16 CABLE TV SYSTEM		FEE	
		ESC. ORD. 73-45 OFF SITE WATER FEE		FEE	
		TOTAL		FEE 89.59	

APPLICANT FILL IN THIS PORTION - PRINT & PRESS FIRMLY

BUILDING ADDRESS 820 S. MAPLE OWNER Russell

INSPECTOR'S COPY

OWNER							
FIELD INSPECTION RECORD							
DESCRIPTION	INSPECTOR	DATE	REMARKS	INSPECTOR	DATE	ELECTRICAL	INSPECTOR
PT. 1	OK	5-12-78	CONCRETE FOUNDATION			CONST. SERVICE CONST. CLEARANCE	
PT. 2	SLW	5/30/78	HOUSE ROOF			UNDERGRID. ELEC.	
PT. 3	SLW	5/30/78	INDOOR WATER WATER SERVICE			POOL RONDING POOL ROUGH ELEC. POOL FINAL	
PT. 4	SLW	7/10/78	PAN-ROOF REG ULATOR	SLW	7/10/78	ROUGH ELEC. GROUND PROVIDED	SLW 7/10/78
PT. 5	SLW	7/10/78	HOUSE PLUMBING ATOP GUTS WAS HOUSE			FIRE DETECTOR CELL HEAT	SLW 7/10/78
PT. 6	DF	2-21-79	BAG POOL GAS VENT LEGS POOL PLUMBING	DF	2-21-79	G.F.I. INSTALLED FINAL ELEC. CHECK	DF 2-21-79
ELEC. (EXISTING) []							
DESCRIPTION	INSPECTOR	DATE	INSPECTOR'S REMARKS				

PERMIT APPLICATION		JOB ADDRESS		PLAN CHECK NO.	
BUILDING PERMIT 100 Valley Boulevard Escondido, Calif. 92026 (714) 741-4641		820 S. Maple St.		VALIDATION	
JOB ADDRESS: 820 S. MAPLE ST		ASSESSOR MAP BOOK PAGE PARCEL		DATE	
OWNER NAME: B. RUSSELL SCOTT JR		GROUP FIRE ZONE TYPE CONST. OCC. LOAD		PERMIT NO. 23038	
ADDRESS: 820 S. MAPLE ST. Esc. CA. 92025 PHONE 746-5912		STATISTICAL CLASSIFICATION CLASS NO. DWELL UNITS		VALIDATION 271973	
DESCRIBE WORK COVERED BY THIS PERMIT PLEASE BE SPECIFIC.		USE ZONE SPECIAL CONDITIONS		DATE 11-7-79	
CHANGE TO 100 AMP SERVICE OVER HEAD - RELOCATE FROM GARAGE TO SIDE OF HOUSE		VALUATION REMARKS P.C. FEE FEE		BUILDING ADDRESS 820 S. Maple St	
HAS THIS PROJECT BEEN SUBMITTED TO PLANNING DEPT. FOR PLOT PLAN REVIEW?		BUILDING PERMIT FEE		OWNER 820 S. Maple St	
LAND AREA SQ. FT. CEMENT AREA BLDG. SQ. FT. GARAGE SQ. FT. NO. UNITS NO. STORIES		CONTRACTOR		FEE	
LEGAL DESCRIPTION LOT BLOCK TRACT		PHONE		ELECTRICAL	
ASSESSORS PARCEL NO.		SERVICE AMPS 40 PHASE 1Ø		POOL REMODEL ALTER	
CONTRACTOR B. RUSSELL SCOTT JR. ADDRESS 820 S. MAPLE ST. Esc. CA. 92025 PHONE 746-5912		TEMP POLE ADD'L POLES		ISSUANCE FEE \$3.00	
STATE LICENSE NO. CLASS CITY BUSINESS LICENSE #		SIGN(S) ISSUANCE FEE \$3.00		CONTRACTOR FEE	
ARCHITECT/DESIGNER ADDRESS PHONE		CONTRACTOR		PHONE	
"I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKMEN'S COMPENSATION LAWS OF CALIFORNIA."		NO FIXTURES S.H. NO. GAS OUT		SEWER SEWER CODE NO.	
ALL WORK DONE SHALL COMPLY WITH THE LAWS OF THE CITY OF ESCONDIDO, THE STATE OF CALIFORNIA AND MAY BE INSPECTED AT ANY TIME.		SEWER ISSUANCE FEE \$2.00		CONTRACTOR FEE	
Maulin V. Scott PERMITTEE'S SIG DATE 11-7-79		CONTRACTOR		PHONE	
HEALTH DEPT. REQUIRED APPROVED		FINANCE COMPRESSOR H.P.		OTHER	
ENGINEERING NOTIFIED APPROVED		ISSUANCE FEE \$3.00		ESC BILL 1074 STRONG MOTION FEE	
		TOTAL 13.00		ESC ORD 75 23 DEVELOPMENT FEE	
				ESC ORD 75 24 CAMP FEE	
				ESC ORD 75 25 PARKS & RECREATION	
				ESC ORD 70 10 CABLE TV SYSTEMS	
				ESC ORD 84 OFF SITE WATER FEE	

INSPECTOR'S COPY

JOB ADDRESS _____

OWNER _____

FIELD INSPECTION RECORD

BUILDING	INSPECTOR	DATE	PLUMBING	IN-SECTION	DATE	ELECTRICAL	IN-SECTION	DATE
REPAIRS RENOVATIONS			UNDERGRD. PLBS			TEMP. POLE		
			HOUSESEWER			P.L.P.B.		
MASONRY			UNDERGRD. WATER			UNDERGRD. ELEC.		
			WATER SERVICE			TEMP. TESTING		
POOL STEEL			LAWN SPRINKLERS			POOL BONDING		
			PRESSURE REGULATORS			POOL ROUGH ELEC.		
HYDRO. VALVE (POOL)			WATER HEATER			POOL FINAL		
			ROUGH P.L.S.G. (TOP OUT)			ROUGH ELEC.		
RENOVATION			GAS (HOUSE)			GROUND PROVIDED		
			GAS (YARD)			FIRE DETECTOR		
INT. LATRINE/WALL			GAS (LEAK REPAIR)			CELL. HEAT		
			GAS (POOL)					
EXT. LATH			GAS (AIR TEST)			G.F.I. INSTALLED		
			FINAL PLUMBING			FINAL ELECTRICAL		
DELIVERED TO POWER COMPANY			GAS (EXISTING) <input type="checkbox"/>			ELEC. (EXISTING) <input type="checkbox"/>		

DF 12-21-79

MECHANICAL	INSPECTOR	DATE	INSPECTION REMARKS
HEATING _____ A/C _____ VENT. _____			
CONDENSATE PIPING _____			
EXHAUST SYSTEMS _____			
CONDENSATE PIPING _____			
FIRE DAMPERS _____			
SMOKE DETECTORS _____			
EVAPORATIVE COOLERS _____			
VENTILATION FANS _____			
CHILLERS/COOLERS _____			
COMMERCIAL EQUIP. _____			
GREASE HOODS _____			
OTHER _____			
FINAL MECHANICAL _____			

CITY OF ESCONDIDO, DEPARTMENT OF BUILDING INSPECTION

CLEARANCE TO CONNECT TO ENERGY SOURCE

ELECTRIC

New Residential _____
 New Commercial _____
 Rewire X _____
 T-Pole _____
 TSPB _____
 Temp. Testing (Res./Com'l.) _____

Date 12-21-79

12-21-79

To San Diego Gas & Electric Co:

OWNER B. RUSSELL SCOTT, JR.

ADDRESS 820 S. MAPLE ST.

Plumbing Contractor _____
 Electrical Contractor OWNER

GAS

~~New Residential _____~~
~~New Commercial _____~~
~~Gas Testing _____~~
~~Leak Repair _____~~
~~Increase _____~~
~~Relocation _____~~

SEWER CODE NO. _____

D. Faugh
 Field Inspector

ADDRESS 820 ~~233~~ S. Maple St.

J.S.A.

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL								
ARCHITECTURE		Light	Frame	Stucco on	Flat Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH			
TYPE		Sub-Standard	" " "	" " "	Gable	K.T.	Forced	Clean'g	All	B	I	2	Material	Grade	Walls	Ceiling
D.S. 12		Standard	Sheathing	Siding "x"	Hip 3/4 L	B.X.	Gravity <td>Humid.</td> <td></td> <td>X</td> <td></td> <td></td> <td>Hard.</td> <td>A</td> <td>S</td> <td>PL L</td>	Humid.		X			Hard.	A	S	PL L
1 Stories		Above-Standard	Concrete Block		Shed 1/4 L	Fixtures	Wall Unit									
Use Design		Special	B.&B. T.&G.		Cut Up	Few Cheap			Ent Hall							
Single		Concrete	Brick	Shingle	Dormers	Avg. Med.	Floor Unit		Living	1			4 1/2" x 4"	A		
Double		Reinforced	Adobe	Shake	Raft. "x"	Many Special	Zone Unit		Dining	1			4 1/2" x 4"			
Duplex		Brick	Floor Joist	B.&B. T.&G.	Gutters		Control"		Bed	2						
Apartment		Wood	Sub-Floor	Stone	Shingle	Poor	Oil Burner		Bed	1			AT	A		
Flat-Court		Piers	Concrete Floor	WINDOWS	Tile	Sink Dbl										
Motel			Insulated Ceilings	D.H. Casement	Tile Trim	Laundry	M-B.T.U.		Nook	1			AT	A		
/ Units		Light Heavy	Insulated Walls	Metal Sash	Compo. Jant	Water Htr. Auto	Fireplace		Kitchen	1			AT	A		
				Screens	Compo. Shingle	Water-Softner			Drain Bd.				Material LINO	7 1/2	Lgth: 6 1/2	Splash: 6" LINO

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)						BATH DETAIL 4 T; Pullman in %										
Permit No.	For	Amount	Date			Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space	Work-shp	Fl. No.	FINISH		FIXTURES			SHOWE			
																	Floors	Walls	Wc. La. Tub	Type	Grade	St. AT. G.D. Fin			
6094	Adm.	2700	12/21/57	1934	1964	30	27	R-55	58	A+	A	A	A	A	A	1	1	AT	PL	1	1	Mod.	A		
12812	Part. Home	362	1/25/62	1968		34	29	R-60	58	G	A	F	A	A	A	1	3/4	AT	PL	1	1	Mod.	A	X	X
19017	ADD-KITCHEN	5792	4-13-78	1971		37	27	R-60	56																
53033	Ret. KITCHEN	5560	5/8/92		74					AT															

Appraiser & Date		B. NicTens 1/16/63		R. Howler 1/16/63		C. PEARSON 1/16/63		S. Pauline 1-22-78		FL. EA. 10-4-77		R. S. No 5-21-77					
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	1368	720	9850	7.80	10670	8.00	10944	9.40	12859								
AC			120		120		120		120								
G	308	2.50	770	2.50	770		770	4.10	1263								
Shed	54	2.10	113	2.10	113		113		113								
CCP.	72	2.30	166	2.30	166		166		166								
Yk. Imps			32		32		332		332		1400						
F.P.			350		400		400		400								
PLPG									500								
CCPatio	500	2.14	1070								1200						
79 Add													4700				
TOTAL			11401		12271		12845		15833								
NORMAL % GOOD			58		63		58		65								
R.C.L.N.D			6613		7731		7450		10291				4700				

MISCELLANEOUS STRUCTURES

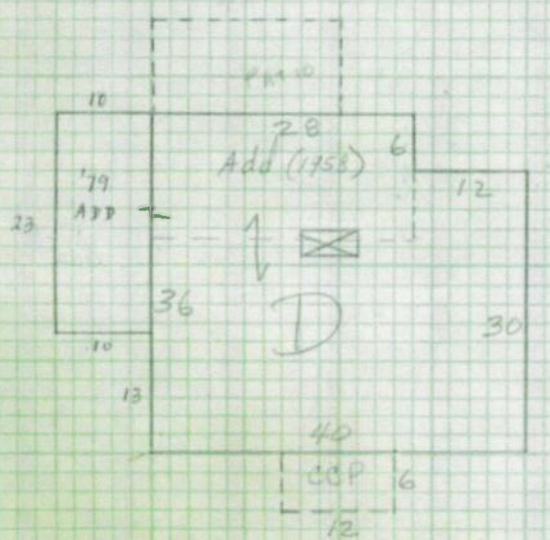
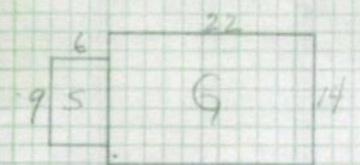
Item 2.

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	sq. ft.
G	con	ft.	shd	flat	lino		1722
Shed	pick	ft.	sdg.	shed	plne		6x9
Flat (one)					804		32
Patio	CONC	MET	-	MET	CONC		300
							332
(COMP DATE FOR PREV. APPRISAL)							
193 RET. WALLS		3428'	=	100' x 45.00			4500
P5012		7515.2'					TO LIND

COMPUTATIONS P = 152

D: 30x40 = 1200	1964 B.F. = 6.90
6x28 = 168	+ 2 cat @ .02 = .04
1368	+ P16g (\$420) = 1.50
79 APP	64
10x23 = 230	RT 7.50
	200PS @ .02 = .04
	PLB @ \$420 = .31
	7.55

Remarks: Sold 1961 - sold ± \$16,000 were asking ± \$19,000. B. McTeat 5/15/63. In Good Condition } © NCH. ENTER REAR YR TO TAPE EST. TO BE EXT. OF KITCHEN. 7/1 8-3-79



ATTACHMENT 4

Item 2.

Property Photos
820 S. Maple Street
Escondido, CA 92025



View of front of house from Maple Street (looking east)



View of front of house from Maple Street (looking south)



View of front of house from Maple Street (looking north)



View of front stoop and northerly bay window (looking south)



View of front door/stoop (looking east)



View of northerly side of house (looking east)



View of northerly side of house-side gate (looking east)



View of northerly side of house, through side gate (looking east)



View of northerly side of house, through side gate (looking west)



View of southerly side of house, adjacent to alley (looking west towards Maple Street)



View of southerly side of house, adjacent to alley (looking east towards)



View of back of house/patio/detached garage (looking south)



View of back of house/patio (looking north)



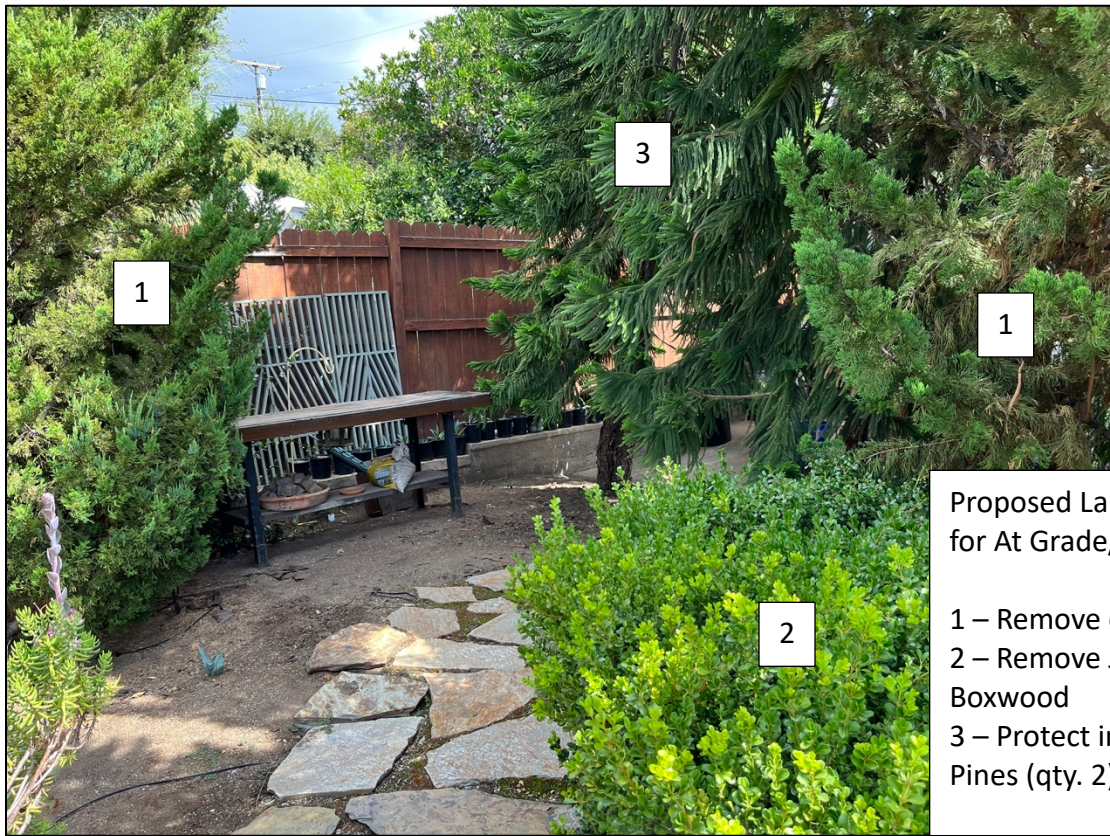
View from house back door of detached garage/patio/and upper terrace (looking east)



Area for proposed at grade/floating deck

Safety rail along top of retaining wall/steps to tie in with at grade deck

View from house back door of detached garage/patio/and upper terrace (looking east)



Proposed Landscape Work
for At Grade/Floating Deck:

- 1 – Remove cedar tree
- 2 – Remove Japanese Boxwood
- 3 – Protect in place Norfolk Pines (qty. 2)

View of upper terrace (looking east)



Concept of proposed at grade/floating deck proposed on upper terrace



View of side of easterly side detached garage (looking south)



View of side of house, driveway, and detached garage from alley (looking north)



View of side of house, driveway, and detached garage from alley (looking north)



Proposed stucco retaining wall and privacy fence; location subject to utility easement

View of side of house along alley (looking north west)

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City Clerk
City of Escondido
201 N. Broadway
Escondido, CA 92025

THIS SPACE FOR RECORDER'S USE ONLY

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement is made and entered into by and between the CITY OF ESCONDIDO, a municipal corporation (hereinafter referred to as "the CITY") and [Insert Owners' Names] (hereinafter referred to as "the OWNERS").

Recitals

1. WHEREAS, the OWNERS possess and own real property located within the City of Escondido, which property is more fully described in Attachment "A" to this Agreement (hereinafter "the PROPERTY"); and
2. WHEREAS, the PROPERTY is a qualified historical property in that it is privately owned, it is not exempt from property taxation, and it is listed in the Local Register of Historic Places; and
3. WHEREAS, both the CITY and the OWNERS desire to carry out the purposes of Article 12 (commencing with section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code; and
4. WHEREAS, both the CITY and the OWNERS desire to limit the use of the PROPERTY and to preserve the PROPERTY so as to retain its characteristics as a property of cultural, architectural, and historical significance.

Agreement

NOW THEREFORE, both the CITY and the OWNERS, in consideration of the mutual promises, covenants, and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. Applicability of Government Code and Revenue and Taxation Code. This Agreement is made pursuant to Article 12 (commencing with section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of these statutes.

2. Preservation/Rehabilitation and Maintenance of Property. During the term of this Agreement, the PROPERTY shall be subject to the following conditions, requirements, and restrictions:

a. The OWNERS agree to preserve/rehabilitate and maintain the cultural, historical, and architectural characteristics of the PROPERTY during the term of this Agreement as set forth in the attached schedule of improvements identified as Attachment B.

b. The OWNERS shall maintain all buildings, structures, yards, and other improvements in a manner which does not detract from the appearance of the immediate neighborhood. Prohibited property conditions include, but are not limited to:

- DRAFT**
- i. Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;
 - ii. Scrap lumber, junk, trash, or debris;
 - iii. Abandoned, discarded, or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers, or similar items;
 - iv. Stagnant water or excavations, including swimming pools or spas; and
 - v. Any device, decoration, design, or structure, or vegetation which a reasonable person would determine to be unsightly by reason of its height, condition, or its inappropriate location.

c. All improvements and work performed on the PROPERTY shall meet, at a minimum, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, the State Historical Building Code, and the applicable development codes of the City of Escondido.

d. If a code enforcement action has been instituted by the CITY, the CITY may request, and the OWNERS shall submit within thirty (30) days, documentation of expenditures incurred and work performed by the OWNERS within the last 24 months to accomplish items from the list of scheduled improvements for the PROPERTY as set forth in Attachment B of this Historic Property Preservation (Mills Act) Agreement. If the OWNERS perform

work on the PROPERTY, rather than contracting with a third-party, the value of their labor shall be calculated at the market rate for such work performed. The OWNERS shall be in substantial compliance with the scheduled improvements set forth in Attachment B when the expenditures incurred and work performed to accomplish the improvements are equal to or greater than the OWNERS' annual property tax savings for the last 24 months, as determined by the CITY, based upon the County Tax Assessor's valuation of the PROPERTY using the process set forth in Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

e. OWNERS shall, within thirty (30) days after written notice from the CITY, furnish the CITY with any information the CITY shall require to enable the CITY to determine (i) the PROPERTY'S present state; (ii) the PROPERTY'S continued eligibility as a qualified historic property; and (iii) whether the OWNERS are in compliance with this Agreement.

cdw ma OWNERS' INITIALS

3. Inspections. The OWNERS agree to permit periodic examinations/inspections of the interior and exterior of the PROPERTY by the CITY, the County Assessor, the Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the OWNERS' compliance with this Agreement.

cdw ma OWNERS' INITIALS

4. Term of Agreement. This Agreement shall be effective and shall commence on January 1st of the year following the successful recordation of this document by the County Recorder's Office and shall remain in effect for a period of ten (10) years thereafter.

5. Automatic Renewal. On the tenth (10th) anniversary of this Agreement and on each successive anniversary date (hereinafter referred to as "the RENEWAL DATE"), one (1) year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is given as provided in Paragraph 6 below.

6. Notice of Nonrenewal. If, in any year, either the CITY or the OWNERS desire not to renew this Agreement, that party shall serve a written notice of nonrenewal on the other party. If the OWNERS elect to serve a notice of nonrenewal, the notice must be served on the CITY at least ninety (90) days prior to the RENEWAL DATE, otherwise one (1) additional year shall automatically be added to the term of this Agreement. Conversely, if the CITY elects to serve a notice of nonrenewal, the notice must be served on the OWNERS at least sixty (60) days prior to the RENEWAL DATE, otherwise one (1)

additional year shall automatically be added to the term of this Agreement. The CITY may issue a notice of nonrenewal if the CITY determines improvements, maintenance, rehabilitation, renovation, and/or restoration of the PROPERTY is required for the PROPERTY'S continued eligibility as a qualified historic property. Upon receipt by the OWNERS of a notice of nonrenewal from the CITY, the OWNERS may make a written protest of the nonrenewal. The CITY may, at any time prior to the RENEWAL DATE, withdraw its notice of nonrenewal.

7. Effect of Notice of Nonrenewal. If, in any year, either party serves a notice of nonrenewal as provided in Paragraph 6 above, this Agreement shall remain in effect for: (1) the balance of the period remaining under the initial term of this Agreement; or (2) the balance of the period remaining since the last automatic renewal, whichever the case may be.

8. Cancellation. The CITY may cancel this Agreement if the CITY determines the OWNERS: (a) have breached any of the conditions or covenants of this Agreement; (b) have allowed the PROPERTY to deteriorate to the point that it no longer meets the standards of a qualified historical property as defined in California Government Code section 50280.1; or (c) if the OWNERS have failed to restore or rehabilitate the PROPERTY in the manner specified in Paragraph 2 of this Agreement.

WA MG OWNERS' INITIALS

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9. Notice of Cancellation. Notwithstanding the above, this Agreement cannot be cancelled until after the CITY has given notice and has held a public hearing as required by California Government Code section 50285.

10. Cancellation Fee. If the CITY cancels this Agreement in accordance with Paragraph 8, the OWNERS shall pay those cancellation fees set forth in California Government Code sections 50280 et seq., described herein. Upon cancellation, the OWNERS shall pay a cancellation fee of twelve and one-half percent (12-1/2%) of the current fair market value of the PROPERTY, which is to be determined by the County Assessor as though the PROPERTY were free and clear of any of the restrictions pursuant to this Agreement. The cancellation fee shall be paid to the County Auditor at the time and in the manner that the County Auditor shall prescribe and shall be allocated by the County Auditor to each jurisdiction in the tax rate area in which the PROPERTY is located in the same manner as the County Auditor allocates the annual tax increment in that tax area that fiscal year.

WA MG OWNERS' INITIALS

11. No Compensation. The OWNERS shall not receive any payment from the CITY in consideration for the obligations imposed under this Agreement. The parties recognize and agree that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to the OWNERS as a result of assessed value of the PROPERTY because of the restrictions this Agreement imposes on the use and preservation of the PROPERTY.

12. Enforcement of Agreement. As an alternative to cancellation of the Agreement for breach of any condition as provided in Paragraph 8, the CITY may, in its sole discretion, specifically enforce, or enjoin the breach of the terms of this Agreement. In the event of a default, under the provisions of this Agreement by the OWNERS, the City shall give written notice to the OWNERS by registered or certified mail. If such violation is not corrected to the reasonable satisfaction of CITY within thirty (30) calendar days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within thirty (30) calendar days and thereafter diligently pursued to completion), the CITY may, without further notice, declare the OWNERS to be in breach under the terms of this Agreement, and may bring any action necessary to specifically enforce the obligations of the OWNERS growing out of the terms of this Agreement or apply for such other relief as may be appropriate under local, state, or federal law.

13. Indemnification. OWNERS shall indemnify, defend (with counsel reasonably acceptable to CITY) and hold harmless the City of Escondido, and all of its boards, commissions, departments, agencies, agents, officers, and employees from and against any and all actions, causes of actions, liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses (collectively the "Claims") incurred in connection with or arising in whole or in part from this Agreement, including without limitations:

- a. any accident, injury to or death of a person, loss of or damage to property incurring in or about the PROPERTY;
- b. the use or occupancy of the PROPERTY by the OWNERS,
their agents or invitees;
- c. the condition of the PROPERTY;
- d. any construction or other work undertaken by the OWNERS of the PROPERTY.

This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, experts and the CITY'S cost for investigating any Claims. The OWNERS shall defend the CITY and all of its boards, commissions, departments, agencies, agents, officers, and employees from any and all Claims

reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover its reasonable attorney's fees in addition to court costs and other relief ordered by the court.

19. Modification. No modification of this Agreement shall be valid or binding unless the modification is in writing, signed by all parties, and recorded with the County Recorder for the County of San Diego.

20. Binding Effect. This Agreement shall be binding on and inure to the benefit of all parties herein, their heirs, successors-in-interest, legal representatives, assigns and all persons acquiring any part or portion of the PROPERTY, whether by operation of law or otherwise, and that any such person(s) shall have the same rights and obligations under this Agreement.

21. Choice of Law and Forum. This Agreement and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of California. Any action or proceeding to enforce any provision of this Agreement shall be brought in the San Diego Superior Court, North County Division.

22. Sale. If the PROPERTY is sold, the OWNERS shall notify the CITY of the sale and present to the CITY a signed statement from the new owners indicating that a copy of this Agreement, the list of scheduled improvements for the PROPERTY as set forth in Attachment B of this Agreement, and any amendments to this Agreement were provided to them.

23. Headings. The headings of the paragraphs of this Agreement are inserted for convenience only. They do not constitute part of this Agreement and shall not be used in its construction.

24. Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.

25. Severability. The invalidity in whole or in part of any provision of this Agreement will not void or affect the validity of any other provisions of this Agreement.

26. Notices. Any notice, delivery or other communication pursuant to this Agreement shall be in writing and shall be given to:

CITY: City Clerk
City of Escondido
201 N. Broadway
Escondido, CA 92025

OWNERS: [Insert Owners' Names & Mailing Addresses]

Any party may change his/her/its address by giving written notice to the other parties in the manner provided in this paragraph. Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other parties within five (5) business days after the notice has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above.

27. Notice to Office of Historic Preservation. The OWNERS or an agent of the OWNERS shall provide written notice of this Agreement to the Office of Historic Preservation within six months of entering into this Agreement. A copy of this notice shall also be provided to the CITY.

(Remainder of page left intentionally blank.)

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28. Counterparts. This Agreement may be executed in any number of counterparts or by facsimile transmission, each of which will be deemed an original with the same effect as if all signatures were on the same instrument.

IN WITNESS WHEREOF, the CITY and the OWNERS have executed this Agreement as of the date set forth below.

CITY OF ESCONDIDO

Dated: _____

By: _____
Sam Abed, Mayor
(This signature must be notarized.)

Dated: _____

By: _____
Diane Halverson, City Clerk
(This signature must be notarized.)

OWNERS

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Dated: 9/15/23

By: *Israel Murguia*
[Insert Owner's Name] Israel Murguia
(This signature must be notarized.)

Dated: 9/15/23

By: *Melissa Garin*
[Insert Owner's Name] Melissa Garin
(This signature must be notarized.)

Dated: _____

By: _____
[Insert Owner's Name]
(This signature must be notarized.)

Dated: _____

By: _____
[Insert Owner's Name]
(This signature must be notarized.)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
JEFFREY R. EPP, City Attorney

By: _____