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ELECTRONICALLY FILED
Superior Court of California,
County of San Diego

10/06/2017 at 02:22:55 PM

Clerk of the Superior Court
By Erika Engel, Deputy Clerk

Attorneys for Petitioner/Plaintiff Darryl Cotton

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SAN DIEGO

CENTRAL DIVISION

DARRYL COTTON, an individual,

Petitioner/Plaintiff,

v.

CITY OF SAN DIEGO, a public entity; and
DOES 1 through 25,

Respondents/Defendants,

REBECCA BERRY, an individual;
LARRY GERACI, an individual; and
ROES 1 through 25,

Real Parties In Interest.

CASE NO: 37-2017-00037675-CU-MM-CTL

VERIFIED PETITION FOR
ALTERNATIVE WRIT OF MANDATE
[CODE CIV. PROC., § 1085]

INTRODUCTION

1. Pursuant to Code of Civil Procedure section 1085, petitioner/plaintiff Darryl Cotton ("Cotton") seeks an alternative writ of mandate and a peremptory writ of mandate directing respondents/defendants City of San Diego ("City") and DOES 1 through 25 to: (1) recognize Cotton, the sole record owner of the real property located at 6176 Federal Boulevard, San Diego, California 92105 ("Property"), as the sole applicant with respect to Conditional Use Permit Application -- Project No. 520606 ("Cotton Application") for a Conditional Use Permit ("CUP") to operate a Medical Marijuana Consumer Cooperative ("MMCC") at the

1 Property; and (2) process the Cotton Application with Cotton as the sole applicant. In the
2 alternative, Cotton seeks an order to show cause directed to the City as to why the Court should
3 not issue such a writ.

4 2. The relief sought in paragraph 1 is proper because Cotton has no other plain,
5 speedy, or adequate legal remedy. The relief is necessary because the City's refusal to
6 recognize Cotton as the sole applicant on the Cotton Application is lacking in evidentiary
7 support and inconsistent with the City's legal duty.

8 JURISDICTION, VENUE, AND PARTIES

9 3. The Court has jurisdiction over this petition pursuant to Code of Civil Procedure
10 section 1085.

11 4. Venue is proper in this Court because the City is a public entity located in this
12 judicial district and the property at issue is located in this judicial district.

13 5. Petitioner/plaintiff Cotton is, and at all times mentioned was, an individual
14 living and doing business in California.

15 6. Respondent/defendant City is, and at all times mentioned was, a public entity
16 organized and existing under the laws of California.

17 7. Cotton is informed and believes real party in interest Rebecca Berry ("Berry")
18 is, and at all times mentioned was, an individual living and doing business in the County of
19 San Diego.

20 8. Cotton is informed and believes real party in interest Larry Geraci ("Geraci") is,
21 and at all times mentioned was, an individual living and doing business in the County of San
22 Diego.

23 9. Cotton does not know the true names and capacities of the
24 respondents/defendants named as DOES 1 through 25 and, therefore, sues them by fictitious
25 names. Cotton is informed and believes DOES 1 through 25 are in some way responsible for
26 the events described in this petition or impacted by them. Cotton will seek leave to amend this
27 petition when the true names and capacities of these parties have been ascertained.

10. At all times mentioned each respondent/defendant was an agent, principal, representative, alter ego, and/or employee of the others and each was at all times acting within the course and scope of said agency, representation, and/or employment and with the permission of the others.

11. Cotton does not know the true names and capacities of the real parties in interest named as ROES 1 through 25 and, therefore, names them by fictitious names. Cotton is informed and believes ROES 1 through 25 are in some way responsible for the events described in this petition or impacted by them. Cotton will seek leave to amend this petition when the true names and capacities of these parties have been ascertained.

12. At all times mentioned each real party in interest was an agent, principal, representative, alter ego, and/or employee of the others and each was at all times acting within the course and scope of said agency, representation, and/or employment and with the permission of the others.

BACKGROUND

13. In or around August 2016, Geraci first contacted Cotton seeking to purchase the Property. Geraci desired to buy the Property from Cotton because it meets certain requirements of the City for obtaining a CUP to operate a MMCC at the Property. The Property is one of a very limited number of properties located in San Diego City Council District 4 that potentially satisfy the CUP requirements for a MMCC.

14. Over the ensuing weeks and months, Geraci and Cotton negotiated extensively regarding the terms of a potential sale of the Property. Cotton, acting in good faith based upon Geraci's representations during the sale negotiations, assisted Geraci with preliminary due diligence in investigating the feasibility of a CUP application at the Property while the parties negotiated the terms of a possible deal. However, despite the parties' work on a CUP application, Geraci represented to Cotton that a CUP application for the Property could not actually be submitted until after a critical zoning issue was resolved or the application would be summarily rejected by the City.

15. On or around October 31, 2016, Geraci asked Cotton to execute an Ownership Disclosure Statement, which is a required component of all CUP applications. Geraci told Cotton that he needed the signed document to show that Geraci had access to the Property in connection with his lobbying efforts to resolve the zoning issue and his eventual preparation of a CUP application. Geraci also requested that Cotton sign the Ownership Disclosure Statement as an indication of good-faith while the parties negotiated on the sale terms. At no time did Geraci indicate to Cotton that a CUP application would be filed prior to the parties entering into a final written agreement for the sale of the Property. In fact, Geraci repeatedly maintained to Cotton that the critical zoning issue needed to be resolved before a CUP application could even be submitted.

16. The Ownership Disclosure Statement that Geraci provided to Cotton to sign in October 2016 incorrectly indicated that Cotton had leased the Property to Berry. However, Cotton has never met Berry personally and never entered into a lease or any other type of agreement with her. At the time, Geraci told Cotton that Berry was a trusted employee who was very familiar with MMCC operations and who was involved with his other MMCC dispensaries. Cotton's understanding was that Geraci was unable to list himself on the application because of Geraci's other legal issues but that Berry was Geraci's agent and was working in concert with him and at his direction. Based upon Geraci's assurances that listing Berry as a tenant on the Ownership Disclosure Statement was necessary and proper, Cotton executed the Ownership Disclosure Statement that Geraci provided to him. A true and correct copy of the CUP application, including the Ownership Disclosure Statement, is attached hereto as Exhibit 1.

17. On November 2, 2016, Geraci and Cotton met at Geraci's office in an effort to negotiate the final terms of their deal for the sale of the Property. The parties reached an agreement on the material terms for the sale of the Property. The parties further agreed to cooperate in good faith to promptly reduce the complete agreement, including all of the agreed-upon terms, to writing.

1 18. At the November 2, 2016 meeting, the parties executed a three-sentence
2 document related to their agreement on the purchase price for the Property at Geraci's request,
3 which read as follows:

4 Darryl Cotton has agreed to sell the property located at 6176 Federal Blvd, CA for
5 a sum of \$800,000.00 to Larry Geraci or assignee on the approval of a Marijuana
6 Dispensary. (CUP for a dispensary)

7 Ten Thousand dollars (cash) has been given in good faith earnest money to be
8 applied to the sales price of \$800,000.00 and to remain in effect until license is
9 approved. Darryl Cotton has agreed not to enter into any other contacts on this
10 property.

11 A true and correct copy of the November 2, 2016 agreement is attached hereto as Exhibit 2.
12 Geraci assured Cotton that the document was intended to merely create a record of Cotton's
13 receipt of the \$10,000 "good-faith" deposit and provide evidence of the parties' agreement on
14 the purchase price and good-faith agreement to enter into final integrated agreement documents
15 related to the sale of the Property. A true and correct copy of the November 2, 2016 email is
16 attached hereto as Exhibit 3.

17 19. Thereafter, Cotton continued to operate in good faith under the assumption that
18 Geraci's attorney would promptly draft the fully integrated agreement documents as the parties
19 had agreed and the parties would shortly execute the written agreements to document their
20 agreed-upon deal. However, over the following months, Geraci proved generally unresponsive
21 and continuously failed to make substantive progress on his promises, including his promises
22 to promptly deliver the draft final agreement documents, pay the balance of the non-refundable
23 deposit, and keep Cotton apprised of the status of the zoning issue.

24 20. Over the weeks and months that followed, Cotton repeatedly reached out to
25 Geraci regarding the status of the zoning issue, the payment of the remaining balance of the
26 non-refundable deposit, and the status of the draft documents. For example, between January
27 18, 2017 and February 7, 2017, the following exchange took place between Geraci and Cotton
28 via text message:

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23. On March 7, 2017, Geraci emailed Cotton a revised draft of the side agreement along with a further request to change material terms of the parties' deal. Cotton, increasingly frustrated with Geraci's failure to abide by the parties' agreement, responded to Geraci on March 16, 2017 in an email which included the following:

We started these negotiations 4 months ago and the drafts and our communications have not reflected what agreed upon and are still far from reflecting our original agreement. Here is my proposal, please have your attorney Gina revise the Purchase Agreement and the Side Agreement to incorporate all the terms we have agreed upon so that we can execute final versions and get this closed... Please confirm by Monday 12:00 PM whether we are on the same page and you plan to continue with our agreement ... If, hopefully, we can work through this, please confirm that revised final drafts that incorporate the terms will be provided by Wednesday at 12:00 PM. I promise to review and provide comments that same day so we can execute the same or next day.

24. On the same day, Cotton contacted the City's Development Project Manager responsible for CUP applications. At that time, Cotton discovered for the first time that Geraci had submitted a CUP application for the Property way back on October 31, 2016, before the parties even agreed upon the final terms of their deal and contrary to Geraci's express representations over the previous five months. Cotton expressed his disappointment and frustration in the same March 16, 2017 email to Geraci:

I found out today that a CUP application for my property was submitted in October, which I am assuming is from someone connected to you. Although, I note that you told me that the \$40,000 deposit balance would be paid once the CUP was submitted and that you were waiting on certain zoning issues to be resolved. Which is not the case.

25. On March 17, 2017, after Geraci requested an in-person meeting via text message, Cotton replied in an email to Geraci which including the following:

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1 I would prefer that until we have final agreements that we converse exclusively
2 via email. My greatest concern is that you get a denial on the CUP application
3 and not provide the remaining \$40,000 non-refundable deposit. To be frank, I
4 feel that you are not dealing with me in good faith, you told me repeatedly that
5 you could not submit a CUP application until certain zoning issues had been
6 resolved and that you had spent hundreds of thousands of dollars on getting them
7 resolved. You lied to me, I found out yesterday from the City of San Diego that
8 you submitted a CUP application on October 31 2016 BEFORE we even signed
9 our agreement on the 2nd of November... Please confirm by 12:00 PM Monday
10 that you are honoring our agreement and will have final drafts (reflecting
11 completely the below) by Wednesday at 12:00 PM.

12 Geraci did not provide the requested confirmation that he would honor their agreement or
13 proffer the requested agreements prior to Cotton's deadlines.

14 26. On March 21, 2017, Cotton emailed Geraci to confirm their agreement was
15 terminated and that Geraci had no interest in the Property.

16 27. On March 22, 2017, Geraci's attorney, Michael Weinstein ("Weinstein"),
17 emailed Cotton a copy of a complaint filed by Geraci in which Geraci claims for the very first
18 time that the three-sentence document signed by the parties on November 2, 2016 constituted
19 the parties' complete agreement regarding the Property, contrary to the parties' further
20 agreement the same day, the entire course of dealings between the parties, and Geraci's own
21 statements and actions.

22 28. On March 28, 2017, Weinstein emailed Cotton and indicated that Geraci
23 intended to continue to pursue the CUP application and would be posting notices on Cotton's
24 property. Cotton responded via email the same day and objected to Geraci or his agents
25 entering the Property and reiterated the fact that Geraci has no rights to the Property.

26 29. On May 12, 2017, Cotton filed a cross-complaint against Berry and Geraci
27 including causes of action for breach of contract, intentional misrepresentation, negligent
28 misrepresentation, and false promise with respect to the purchase agreement and the CUP
29 application.

30 30. On September 22, 2017, Cotton, through his attorneys, demanded the City
31 remove Berry from the Cotton Application and process it for Cotton. A true and correct copy
32 of the September 22, 2017 letter is attached hereto as Exhibit 4.

30. The City responded via email on September 29, 2017, but did not agree to remove Berry from the Cotton Application and process it on behalf of Cotton. A true and correct copy of the September 29, 2017 email is attached hereto as Exhibit 5.

FIRST CAUSE OF ACTION

(Writ of Mandate – Against all respondents/defendants and all real parties in interest)

31. Cotton incorporates by reference paragraphs 1 through 30 above as though set forth in full at this point.

32. The City is subject to California law. The City is further responsible for administering the CUP process according to the San Diego Municipal Code (“Municipal Code”), and is obligated to perform the ministerial duties of: (1) recognizing Cotton as the sole applicant for the Cotton Application, as required under Municipal Code sections 112.0102 and 113.0103, and (2) processing the Cotton Application with Cotton as the sole applicant and financially responsible party.

33. As the record owner of the Property, Cotton has a clear, present, legal and beneficial right in seeing that the City follows the Municipal Code and California law and recognizes the correct applicant with respect to the Cotton Application.

34. Cotton has no plain, speedy and adequate remedy in the ordinary course of law, other than the writ by this petition. Cotton has exhausted all available administrative remedies, if any, available to him. The only means by which Cotton may compel the City to follow the Municipal Code and California law is this petition for a writ of mandate.

INDEX OF EXHIBITS

<u>Exhibit</u>	<u>Description</u>
1	CUP application incl. Ownership Disclosure Statement
2	November 2, 2016 agreement
3	Email dated November 2, 2016 between Cotton and Geraci
4	Letter dated September 22, 2017 from Cotton to the City
5	Email dated September 29, 2017 from City to Cotton

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1 PRAYER FOR RELIEF

2 WHEREFORE, Cotton prays as follows:

3 ON ALL CAUSES OF ACTION:

4 1. For a writ of mandate to be issued under Code of Civil Procedure section 1085,
5 and under seal of this Court, ordering the City to recognize Cotton as the sole applicant with
6 respect to the Cotton Application and to process the Cotton Application with Cotton as the sole
7 applicant;

8 2. In the alternative, for an order to show cause directed to the City as to why the
9 Court should not issue such a writ; and

10 3. For such other or further relief the Court deems just.

11 DATED: October 6, 2017

Respectfully submitted,

12 FINCH, THORNTON & BAIRD, LLP

13
14 By: 

DAVID S. DEMIAN

ADAM C. WITT

Attorneys for Petitioner/Plaintiff DARRYL
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VERIFICATION

I, Darryl Cotton, have read this VERIFIED PETITION FOR ALTERNATIVE WRIT OF MANDATE [CODE CIV. PROC., § 1085], and I am familiar with its contents. I am informed and believe the matters stated therein are true and on that basis verify that the matters stated therein are true.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct to the best of my knowledge.

Executed on October 6, 2017 in San Diego, California.



Darryl Cotton

Exhibit 1

TRIAL EX. 000165



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

General Application

FORM
DS-3032
AUGUST 2013

Part I (Must be completed for all permits/approvals)

1. Approval Type: *Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes* ☐ Electrical/Plumbing/Mechanical ☐ Sign ☐ Structure ☐ Grading ☐ Public Right-of-Way ☐ Subdivision ☐ Demolition/Removal ☐ Development Approval ☐ Vesting Tentative Map ☐ Tentative Map ☐ Map Walver ☒ Other: CUP

2. Project Address/Location: *Include Building or Suite No.*
6176 Federal Blvd. Project Title: Federal Blvd. MMCC Project No. For City Use Only: 520606

Legal Description: *(Lot, Block, Subdivision Name & Map Number)*
TR# 001100 BLK 25 LOT 20 PER MAP 2121 IN* City/Muni/Twp: SAN DIEGO Assessor's Parcel Number: 543-020-02

Existing Use: ☐ House/Duplex ☐ Condominium/Apartment/Townhouse ☒ Commercial/Non-Residential ☐ Vacant Land
Proposed Use: ☐ House/Duplex ☐ Condominium/Apartment/Townhouse ☒ Commercial/Non-Residential ☐ Vacant Land

Project Description:
The project consists of the construction of a new MMCC facility

3. Property Owner/Lessee Tenant Name: *Check one* ☐ Owner ☒ Lessee or Tenant Telephone: Fax:
Rebecca Berry

Address: City: State: Zip Code: E-mail Address:
5982 Gullstrand Street San Diego CA 92122 becky@tfcsd.net

4. Permit Holder Name - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103. Telephone: Fax:
Name: Rebecca Berry
Address: City: State: Zip Code: E-mail Address:
5982 Gullstrand Street San Diego CA 92122 becky@tfcsd.net

5. Licensed Design Professional (if required): *(check one)* ☒ Architect ☐ Engineer License No.: C-19371 Telephone: Fax:
Name: Michael R Morton AIA
Address: City: State: Zip Code: E-mail Address:
3956 30th Street San Diego CA 92104

6. Historical Resources/Lead Hazard Prevention and Control (not required for roof mounted electric-photovoltaic permits, deferred fire approvals, or completion of expired permit approvals).
a. Year constructed for all structures on project site: 1951
b. HRE Site # and/or historic district if property is designated or in a historic district (if none write N/A): N/A
c. Does the project include any permanent or temporary alterations or impacts to the exterior (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc)? ☒ Yes ☐ No
d. Does the project include any foundation repair, digging, trenching or other site work? ☒ Yes ☐ No
I certify that the information above is correct and accurate to the best of my knowledge. I understand that the project will be distributed/reviewed based on the information provided.
Print Name: Abhay Schweitzer Signature: [Signature] Date: 10/28/2016

7. Notice of Violation - If you have received a Notice of Violation, Civil Penalty Notice and Order, or Stipulated Judgment, a copy must be provided at the time of project submittal. Is there an active code enforcement violation case on this site? ☐ No ☐ Yes, copy attached

8. Applicant Name: *Check one* ☐ Property Owner ☐ Authorized Agent of Property Owner ☒ Other Person per M.C. Section 112.0102 Telephone: Fax:
Rebecca Berry
Address: City: State: Zip Code: E-mail Address:
5982 Gullstrand Street San Diego CA 92122 becky@tfcsd.net

Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.
Signature: [Signature] Date: Oct 31 2016

17
RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

DARRYL COTTON
6176 Federal Blvd.
San Diego, CA 92114

DOC # 1998-0102763

Feb 27, 1998 8:00 AM

1741

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 162.10
OC: OC

Escrow No. 8860609 - N20
Order No. 8860609 - P03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No:
543-020-02

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$155.10

☐ unincorporated area ☒ City of SAN DIEGO

☒ computed on the full value of the interest or property conveyed, or is

☐ computed on the full value less the value of liens or encumbrances remaining at time of sale, and

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

MARVIN H. JOSEPHSON AND MARILYN J. JOSEPHSON, CO-TRUSTEES OF THE JOSEPHSON FAMILY
TRUST DATED SEPTEMBER 19, 1994

hereby GRANT(S) to

DARRYL COTTON, A Single Man

the following described real property in the City of SAN DIEGO
County of SAN DIEGO, State of California:

THAT PORTION OF BLOCK 25, TRACT NO. 2 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1100, FILED IN
THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 5, 1907, AS SHOWN ON
MAP NO. 2121 OF JOFAINA VISTA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO
COUNTY, JULY 20, 1928, NOW ABANDONED AND DESCRIBED AS LOT 20.

Dated February 3, 1998

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On FEBRUARY 18, 1998

MADELINE BROKER

a Notary Public in and for said County and State, personally appeared

MARVIN H. JOSEPHSON

MARILYN J. JOSEPHSON

before me,

MARVIN H. JOSEPHSON, CO-TRUSTEE

MARILYN J. JOSEPHSON, CO-TRUSTEE

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.

Madeline Broker
Signature of Notary

AUGUST 26, 2000
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

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

Name

Street Address

City, State & Zip

GD1 -05/30/97bk

TRIAL EX. 000167

RECORDING REQUESTED BY:

DOC # 1998-0602678

SEP 22, 1998 9:45 AM

When Recorded Mail Document To:
Mr. Wayne R. Nelson Trustee
295 Frankham Road
Grants pass, or 97527

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 12.00

APN: 543-020-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTE: This Assignment should be kept with the Note and Deed of Trust hereby assigned.

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Wayne R. Nelson, Marilyn J. Nelson, Trustees of the Nelson Loving Trust Dated April 17, 1990 all beneficial interest under that certain Deed of Trust dated February 3, 1998 executed by Darryl Cotton, a single man

to Chicago Title Company, a California Corporation
and recorded as Instrument No. 1998-0102764 on February 27, 1998, of Official Records in the County Recorder's office of San Diego County, California, describing land therein as:

That portion of Block 25, Tract No. 2 of Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1100, filed in the office of the County Recorder of San Diego County, December 5, 1907, as shown on Map No. 2121 of Jofaina Vista, filed in the Office of the County Recorder of San Diego County, July 20, 19289, now abandoned and Described as Lot 20.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

DATED: September 16, 1998

STATE OF CALIFORNIA
COUNTY OF KERN

ON September 16, 1998 before me,
E. Marie Gonzalez personally appeared
Marvin H. Josephson and Marilyn J. Josephson

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.

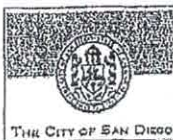
Signature

Marvin H. Josephson and Marilyn J. Josephson, Co-Trustees of the Josephson Family Trust Dated September 19, 1994

Marvin H. Josephson
Marvin H. Josephson, Co-Trustee

Marilyn J. Josephson
Marilyn J. Josephson, Co-Trustee





City of San Diego
Development Services
Attn: Deposit Accounts
1222 First Ave., MS-401
San Diego, CA 92101
(619) 446-5000

Deposit Account/Financially Responsible Party

FORM
DS-3242
August 2014

Project Address/Location: 6176 Federal Blvd. San Diego, CA 92114		Project No. <u>520606</u>		Internal Order No. <u>For City Use Only</u>	
Approval Type: Check appropriate box for type of approval requested: <input type="checkbox"/> Grading <input type="checkbox"/> Public Right-of-Way <input type="checkbox"/> Subdivision <input type="checkbox"/> Neighborhood Use <input type="checkbox"/> Coastal <input type="checkbox"/> Neighborhood Development <input type="checkbox"/> Site Development <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> Vesting Tentative Map <input type="checkbox"/> Tentative Map <input type="checkbox"/> Map Waiver <input type="checkbox"/> Other: _____					
Is the project subject to a Reimbursement Agreement? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, provide Reimbursement Agreement Application Project Number or Resolution/Ordinance No.: _____					
<p>Deposit Trust Fund Account Information: A deposit into a Trust Fund account with an initial deposit to pay for the review, inspection and/or project management services is required. The initial deposit is drawn against to pay for these services. The Financially Responsible Party will receive a monthly statement reflecting the charges made against the account, and an invoice when additional deposits are necessary to maintain a minimum balance. The payment of the invoice will be required in order to continue processing your project. At the end of the project, any remaining funds will be returned to the Financially Responsible Party.</p>					
FINANCIALLY RESPONSIBLE PARTY					
Name/Firm Name: Rebecca Berry		Address: 5982 Gullstrand Street		E-mail:	
City: San Diego		State: CA		Zip Code: 92122	
		Telephone:		Fax No.:	
<p>Financially Responsible Party Declaration: I understand that City expenses may exceed the estimated advance deposit and, when requested by the City of San Diego, will provide additional funds to maintain a positive balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the trust account, unless the City of San Diego approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested advance deposit is received.</p> <p><input type="checkbox"/> This is a continuation of existing Project No.: _____ Internal Order No.: _____</p> <p>NOTE: Using an existing opened account may be allowed when: 1. Same location for both projects; 2. Same Financially Responsible Party; 3. Same decision process (Ministerial and discretionary projects may not be combined); 4. Same project manager is managing both projects; and 5. Preliminary Review results in a project application.</p> <p>Please be advised: Billing statements cannot distinguish charges between two different projects.</p> <p>Please Print Legibly.</p> <p>Print Name: <u>REBECCA BERRY</u> Title: <u>PRESIDENT</u> Signature*: <u>Rebecca Berry</u> Date: <u>10/31/16</u></p> <p>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer).</p>					
FOR CITY USE ONLY					
Project Title: <u>Federal Blvd mmcc</u>		Date Requested: <u>10/31/16</u>			
<input type="checkbox"/> Keep existing Project No. _____ as lead		<input type="checkbox"/> Use new Project No. _____ as lead			
ACCOUNT CLOSURE AUTHORIZATION					
Date Requested: _____		<input type="checkbox"/> Completed <input type="checkbox"/> Inactive <input type="checkbox"/> Withdrawn <input type="checkbox"/> Collections			
Print Name: _____		Signature: _____			

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 DS-3242 (08-14)



City of San Diego
Development Services
1222 First Ave., MS-401
San Diego, CA 92101
(619) 446-5000

Affidavit for Medical Marijuana Consumer Cooperatives for Conditional Use Permit (CUP)

FORM
DS-190
MARCH 2014

The purpose of this affidavit is for the property owner, authorized agent, or business owner of the Medical Marijuana Consumer Cooperative (MMCC) to affirm that all uses within 1,000 feet from the subject property line have been identified, including residential zones within 100 feet, as defined in San Diego Municipal Code (SDMC), Sections 113.0103 and 141.0614.

The proposed MMCC location must be 100 feet from any residential zone and not within 1,000 feet of the property line of the following:

- | | |
|----------------------|--|
| 1. Public park | 6. Minor-oriented facility |
| 2. Church | 7. Other medical marijuana consumer cooperatives |
| 3. Child care center | 8. Residential care facility |
| 4. Playground | 9. Schools |
| 5. City library | |

GENERAL INFORMATION

Project Name:
Federal Blvd. MMCC

Project No.: For City Use Only

520400

Project Address:
6176 Federal Blvd., San Diego, CA 92114

Date Information Verified by Owner or Authorized Agent:
10/28/2016

DECLARATION: The property owner, authorized agent, or business owner of the Medical Marijuana Consumer Cooperative must complete the following section and sign their name where indicated.

We are aware that the business described above is subject to the Medical Marijuana Consumer Cooperatives (MMCC) regulated by SDMC, Section 141.0614 and Chapter 4, Article 2, Division 15. We hereby affirm under penalty of perjury that the proposed business location is not within 1,000 feet, measured in accordance with SDMC, Section 113.0225, of the property line of any public park, church, child care center, playground, library owned and operated by the City of San Diego, minor-oriented facility, other medical marijuana consumer cooperative, residential care facility, or schools; and is 100 feet from any residential zone as identified on the 1000-foot radius map and spread-sheet submitted with the Conditional Use Permit application.

Property Owner or Authorized Agent Name: Check one ☒ Owner ☐ Agent

Telephone No.:

Mailing Address:

City:

State:

Zip Code:

Signature:

Date:

Business Owner Name:

Rebecca Berry

Telephone No.:

(858) 999-6882

Mailing Address:

5982 Gullstrand Street

City:

San Diego

State:

CA

Zip Code:

92122

Signature:

Rebecca Berry

Date:

Oct 31 2016

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DS-190 (03-14)

TRIAL EX. 000170



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☒ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Walver ☐ Land Use Plan Amendment ☐ Other _____

Project Title: Federal Blvd, MMCC
Project Address: 6176 Federal Blvd., San Diego, CA 92114
Project No. For City Use Only: _____

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):
Darryl Cotton
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
6176 Federal Blvd
City/State/Zip:
San Diego Ca 92114
Phone No: (619) 954-4447 Fax No:
Signature: _____ Date: 10-31-2016

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:

Name of Individual (type or print):
Rebecca Berry
☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
5982 Gullstrand St
City/State/Zip:
San Diego / Ca / 92122
Phone No: 8589996882 Fax No:
Signature: _____ Date: 10-31-2016

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature: Date:



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Supplemental Discretionary Project Application

FORM
DS-3035
JANUARY 2011

REQUIRED FOR ALL PROCESS 2-5 DECISIONS

Project No.: _____

PUBLIC NOTICE CERTIFICATION

I hereby certify that the names and addresses submitted with the Public Notice package are current and accurate for the project site and for all of the properties located within 300 feet of the exterior boundaries of the property described in this application, and that the Assessor's Parcel Number and ownership information were obtained from the latest adopted San Diego County Tax Roll, and any update thereto, maintained in the office of the San Diego County Tax Assessor on February 22 2017. I understand that if it is found that any of this information is incorrect, the applicant will have to file a new and corrected list of impacted property owners and occupants with the City and any public hearing conducted for the project application may be declared null and void by the decision-making body or by the courts and the application may have to be refilled and the processing fee/deposit paid again.

Print Name: Rebecca Berry
Title: President

Signature: Rebecca Berry
Date: 2/22/17

Alternative to Mailed Notice. If the number of tenants and owners to whom notice would be mailed is greater than 1,000, notice may be given by placing a display advertisement of at least one-eighth page in a newspaper of general daily circulation within the City in lieu of mailing, unless the noticing is required for a Coastal Development Permit. By signing below, you certify the noticing would be greater than 1,000 tenants and owners, and are requesting displayed advertising in lieu of the mailed notice.

Print Name: _____
Title: _____

Signature: _____
Date: _____

MILITARY FACILITY/OPERATION IMPACT STATEMENT PER SENATE BILL 1462

The State of California requires applicants to identify if their project is located in one of the following areas:
1) within 1,000 feet of a military installation 2) beneath a low-level flight path 3) within special use airspace as defined in Section 21098 of the Public Resources Code. Applicants must identify if the project is located in one of the above areas AND if the project location is in an urbanized area as defined in Government code Section 65944(2). Maps may be found on the internet at: <http://comlucagis.ca.gov/>.

Is the proposed project requesting development approval for new single-family, multi-family, commercial, industrial development, General Plan Amendment, Land Use Plan Amendment or Community Plan Amendment? ☐ Yes ☒ No

If yes, is the proposed project site located in one or more of the following:

- | | |
|--|---|
| 1. Within 1,000 feet of a military installation? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. Beneath a low level flight path? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Within "special use airspace" as defined in Section 21098 of the Public Resources Code? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. In an urbanized area? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Section 65962.5f of the State of California Government Code requires that, before the City of San Diego accepts as complete an application for any development project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

The development project and any alternatives proposed in this application ☐ is ☒ is not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

If Yes, provide Regulatory Identification Number: _____ Date of List: _____

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DS-3035 (01-11)

TRIAL EX. 000172

SUMMARY OF PARCELS

APN: 543-020-02 1000FT MMCC

Index	Parcel Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-02-00	CITY OF SAN DIEGO
2	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-06-00	CITY OF SAN DIEGO
3	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-11-00	CITY OF SAN DIEGO
4	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	478-190-05-00	CITY OF SAN DIEGO
5	LIGHT INDUSTRIAL	6360 FEDERAL BLVD	SAN DIEGO	CA	92114	478-190-38-00	FOAMCO LLC
6	SINGLE FAMILY RESIDENCE	6322 MALLARD ST	SAN DIEGO	CA	92114	478-230-01-00	ARGUMEDO, JULIUS & NICOLE J
7	SINGLE FAMILY RESIDENCE	6334 MALLARD ST	SAN DIEGO	CA	92114	478-230-02-00	GACETA, RAFAEL L
8	SINGLE FAMILY RESIDENCE	6345 MALLARD ST	SAN DIEGO	CA	92114	478-230-03-00	CRAIG, WILLIAM E & DIANNA TRUST
9	SINGLE FAMILY RESIDENCE	6360 MALLARD ST	SAN DIEGO	CA	92114	478-230-04-00	GARCIA, ANGEL M & ANGELICA H
10	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	478-230-09-00	CRAIG, WILLIAM E & DIANNA TRUST
11	PARKING LOT, PARKING STRUCTURE	6336 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-01-00	E W TRUCK & EQUIPMENT CO.
12	PARKING LOT, PARKING STRUCTURE	VACANT/PARKING LOT	SAN DIEGO	CA	92114	478-290-02-00	WINTERS 1970 TRUST
13	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
14	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
15	WAREHOUSE, STORAGE	6304 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-04-00	MAGIC CARPET
16	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE A	SAN DIEGO	CA	92114	478-290-05-00	STEWART, JEFFREY R
17	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	478-290-05-00	JACK'S COCKTAIL & TAVERN SUPPL.
18	STORES, RETAIL OUTLET	VACANT/PARKING LOT	LEMON GROVE	CA	92114	478-290-06-00	EK, JOHN C 1 & EK 2
19	STORES, RETAIL OUTLET	6176 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-02-00	FLEET ELECTRIC CO./INDA-GRO
20	STORES, RETAIL OUTLET	6190 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	CUENCAS AUTO REPAIR
21	STORES, RETAIL OUTLET	6184 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	FROMANG, GLENN & JACQUELINE ETAL
22	STORES, RETAIL OUTLET	6196 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	BIG K MARKET
23	VACANT COMMERCIAL	VACANT/MISC STORAGE	SAN DIEGO	CA	92114	543-020-04-00	EK, JOHN C 1 & EK 2
24	STORES, RETAIL OUTLET	6230 FEDERAL BLVD STE A	SAN DIEGO	CA	92114	543-020-05-00	EK, JOHN C 1 & EK 2
25	STORES, RETAIL OUTLET	6230 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	543-020-05-00	EK, JOHN C 1 & EK 2
26	VACANT COMMERCIAL	VACANT/DRIVEWAY	SAN DIEGO	CA	92114	543-020-06-00	STEWART, JEFFREY R
27	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-25-00	RIHA, FAY P TRUST
28	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-26-00	RIHA, FAY P TRUST
29	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-27-00	RIHA, FAY P TRUST
30	STORES, RETAIL OUTLET	6062 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-28-00	RIHA, FAY P TRUST
31	STORES, RETAIL OUTLET	6066 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-28-00	WEB BASED MARKETING SOLUTIONS
32	STORES, RETAIL OUTLET	6088 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-29-00	MICRONESIA EXPORTS INC.
33	STORES, RETAIL OUTLET	VACANT	SAN DIEGO	CA	92114	543-020-30-00	RIHA, FAY P TRUST
34	WAREHOUSE, STORAGE	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-31-00	NEFF RENTAL-CHULA VISTA
35	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-32-00	KERRIGAN, TIMOTHY J

74	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 1	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF, DAVID C TRUST
75	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 2	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF, DAVID C TRUST
76	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 3	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF, DAVID C TRUST
77	MULTI-FAMILY DWELLING (2-4 UNIT)	6061 FEDERAL BLVD APT 4	SAN DIEGO	CA	92114	543-034-70-00	OVERTRUF, DAVID C TRUST
78	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 5	SAN DIEGO	CA	92114	543-034-71-00	OVERTRUF, DAVID C TRUST
79	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 6	SAN DIEGO	CA	92114	543-034-71-00	OVERTRUF, DAVID C TRUST
80	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 7	SAN DIEGO	CA	92114	543-034-71-00	OVERTRUF, DAVID C TRUST
81	MULTI-FAMILY DWELLING (2-4 UNIT)	6055 FEDERAL BLVD APT 8	SAN DIEGO	CA	92114	543-034-71-00	OVERTRUF, DAVID C TRUST
82	SINGLE FAMILY RESIDENCE	6057 FEDERAL BLVD	SAN DIEGO	CA	92114	543-034-72-00	CARRILLO PROPERTY INVS LLC
83	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-034-73-00	CARRILLO PROPERTY INVS LLC
84	SINGLE FAMILY RESIDENCE	2046 WINNETT ST	SAN DIEGO	CA	92114	543-034-75-00	ANDRADE, ARMANDO A & AMANDA L
85	SINGLE FAMILY RESIDENCE	2036 WINNETT ST	SAN DIEGO	CA	92114	543-034-76-00	HOWARD, WILLIAM
86	SINGLE FAMILY RESIDENCE	2015 WINNETT ST	SAN DIEGO	CA	92114	544-011-07-00	SALERNO, LEONARD TRUST
87	SINGLE FAMILY RESIDENCE	2019 WINNETT ST	SAN DIEGO	CA	92114	544-011-08-00	OSORIO, VICTOR A JR
88	SINGLE FAMILY RESIDENCE	2027 WINNETT ST	SAN DIEGO	CA	92114	544-011-09-00	HORTI, CLAY B TRUST
89	SINGLE FAMILY RESIDENCE	2033 WINNETT ST	SAN DIEGO	CA	92114	544-011-10-00	WILDER FAMILY 1992 TRUST
90	SINGLE FAMILY RESIDENCE	2039 WINNETT ST	SAN DIEGO	CA	92114	544-011-11-00	FISHER, DAVID L
91	SINGLE FAMILY RESIDENCE	2045 WINNETT ST	SAN DIEGO	CA	92114	544-011-12-00	ESCUERO-GONZALEZ, SUSANO
92	SINGLE FAMILY RESIDENCE	2101 WINNETT ST	SAN DIEGO	CA	92114	544-011-13-00	MEYER, MAGI A
93	SINGLE FAMILY RESIDENCE	2109 WINNETT ST	SAN DIEGO	CA	92114	544-011-14-00	ORTEGA, RODOLFO & LINDA
94	SINGLE FAMILY RESIDENCE	2115 WINNETT ST	SAN DIEGO	CA	92114	544-011-15-00	RICHEY, J & D FOREVER TRUST
95	MULTI-FAMILY DWELLING (2-4 UNIT)	2121 WINNETT ST	SAN DIEGO	CA	92114	544-011-16-00	LAWRENCE, SHELIA A
96	MULTI-FAMILY DWELLING (2-4 UNIT)	2123 WINNETT ST	SAN DIEGO	CA	92114	544-011-16-00	LAWRENCE, SHELIA A
97	SINGLE FAMILY RESIDENCE	2125 WINNETT ST	SAN DIEGO	CA	92114	544-011-17-00	RODRIGUEZ, JUAN A
98	SINGLE FAMILY RESIDENCE	2129 WINNETT ST	SAN DIEGO	CA	92114	544-011-18-00	KARAS, MILAN
99	SINGLE FAMILY RESIDENCE	2141 WINNETT ST	SAN DIEGO	CA	92114	544-011-19-00	MADIGAN, WALTER A & DOROTHEA I RE
100	SINGLE FAMILY RESIDENCE	2145 WINNETT ST	SAN DIEGO	CA	92114	544-011-20-00	DEAL, JUNE M & BRION A
101	SINGLE FAMILY RESIDENCE	2151 WINNETT ST	SAN DIEGO	CA	92114	544-011-21-00	DAVIS, R L & GLORIA L
102	SINGLE FAMILY RESIDENCE	2068 ORIOLE ST	SAN DIEGO	CA	92114	544-011-51-00	NGUYEN, VAN
103	SINGLE FAMILY RESIDENCE	2082 ORIOLE ST	SAN DIEGO	CA	92114	544-011-52-00	CRETAIN, FRELISA
104	SINGLE FAMILY RESIDENCE	2088 ORIOLE ST	SAN DIEGO	CA	92114	544-011-54-00	BRUNNER, NICHOLAS & SAHAR
105	SINGLE FAMILY RESIDENCE	2092 ORIOLE ST	SAN DIEGO	CA	92114	544-011-55-00	NOVA, JULIAN L
106	SINGLE FAMILY RESIDENCE	2176 ORIOLE ST	SAN DIEGO	CA	92114	544-011-58-00	MEDINA, ALFREDO
107	SINGLE FAMILY RESIDENCE	2166 ORIOLE ST	SAN DIEGO	CA	92114	544-011-59-00	LAKEY, AVERY G
108	SINGLE FAMILY RESIDENCE	2146 ORIOLE ST	SAN DIEGO	CA	92114	544-011-63-00	CICCHETTI, CRAIG
109	SINGLE FAMILY RESIDENCE	2156 ORIOLE ST	SAN DIEGO	CA	92114	544-011-64-00	DEJOHNETTE, MICHELLE
110	SINGLE FAMILY RESIDENCE	2136 ORIOLE ST	SAN DIEGO	CA	92114	544-011-65-00	MURRY, ERIC K & ELIZABETH
111	SINGLE FAMILY RESIDENCE	2126 ORIOLE ST	SAN DIEGO	CA	92114	544-011-66-00	LAWEE, EDWARD & NANCY L

112	SINGLE FAMILY RESIDENCE	2112 ORIOLE ST	SAN DIEGO	CA	92114	544-011-67-00	ACADEMIA, DIONISIO JR & MARCELINA
113	SINGLE FAMILY RESIDENCE	2108 ORIOLE ST	SAN DIEGO	CA	92114	544-011-68-00	ESTRADA, MARIO
114	SINGLE FAMILY RESIDENCE	2106 ORIOLE ST	SAN DIEGO	CA	92114	544-011-69-00	DEL RIO, RIGOBERTO & LINDA
115	SINGLE FAMILY RESIDENCE	2102 ORIOLE ST	SAN DIEGO	CA	92114	544-011-70-00	CARRASQUILLO, RALPH & ANDREA
116	GOVERNMENTAL, PUBLIC	6225 FEDERAL BLVD	SAN DIEGO	CA	92114	544-011-76-00	PLUMBERS & PIPEFITTERS LABOR HAL
117	SINGLE FAMILY RESIDENCE	2149 ORIOLE ST	SAN DIEGO	CA	92114	544-012-03-00	HONG, VICTOR & SOMKHITH A TR
118	SINGLE FAMILY RESIDENCE	2145 ORIOLE ST	SAN DIEGO	CA	92114	544-012-04-00	HANSHEW, MEGAN
119	SINGLE FAMILY RESIDENCE	2141 ORIOLE ST	SAN DIEGO	CA	92114	544-012-05-00	INCIONG, MARIA N
120	SINGLE FAMILY RESIDENCE	2129 ORIOLE ST	SAN DIEGO	CA	92114	544-012-06-00	MILLER, PEGGY M
121	SINGLE FAMILY RESIDENCE	2125 ORIOLE ST	SAN DIEGO	CA	92114	544-012-07-00	CAESAR, KENNETH A
122	SINGLE FAMILY RESIDENCE	2115 ORIOLE ST	SAN DIEGO	CA	92114	544-012-08-00	GUZMAN, YESSSENIA
123	SINGLE FAMILY RESIDENCE	2119 ORIOLE ST	SAN DIEGO	CA	92114	544-012-09-00	PAQUETTE, MICHAEL D & ANGELINA E
124	SINGLE FAMILY RESIDENCE	2109 ORIOLE ST	SAN DIEGO	CA	92114	544-012-10-00	HENDERSON, ARTIS L
125	SINGLE FAMILY RESIDENCE	2105 ORIOLE ST	SAN DIEGO	CA	92114	544-012-11-00	WARREN, JUDITH L REVOC FAMILY TRU
126	SINGLE FAMILY RESIDENCE	2190 SWAN ST	SAN DIEGO	CA	92114	544-012-30-00	LOWE, RYAN
127	DUPLEX	2218 SWAN ST	SAN DIEGO	CA	92114	544-012-31-00	THOMAS, BRENDA G
128	DUPLEX	2220 SWAN ST	SAN DIEGO	CA	92114	544-012-31-00	THOMAS, BRENDA G
129	SINGLE FAMILY RESIDENCE	6347 MALLARD ST	SAN DIEGO	CA	92114	544-012-32-00	FLORES, FERNANDO & REYNA B
130	SINGLE FAMILY RESIDENCE	2095 ORIOLE ST	SAN DIEGO	CA	92114	544-012-39-00	COLEMAN, DEVIN C
131	SINGLE FAMILY RESIDENCE	2185 ORIOLE ST	SAN DIEGO	CA	92114	544-012-52-00	DAVIS FAMILY TRUST
132	SINGLE FAMILY RESIDENCE	6319 MALLARD ST	SAN DIEGO	CA	92114	544-012-53-00	MORGAN, FRANK A & ELOISE I
133	SINGLE FAMILY RESIDENCE	6333 MALLARD ST	SAN DIEGO	CA	92114	544-012-54-00	VUONG, BAO K
134	SINGLE FAMILY RESIDENCE	2175 ORIOLE ST	SAN DIEGO	CA	92114	544-012-55-00	ACOSTA, JUAN
135	COMMERCIAL MISCELLANEOUS	PUBLIC AGENCY	SAN DIEGO	CA	92114	760-226-69-00	CITY OF SAN DIEGO
136	COMMERCIAL MISCELLANEOUS	PUBLIC AGENCY	SAN DIEGO	CA	92114	760-226-70-00	CITY OF SAN DIEGO

SUMMARY OF PARCELS

APN: 543-020-02 1000FT MMCC

Index	Use Code Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-02-00	CITY OF SAN DIEGO
2	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-06-00	CITY OF SAN DIEGO
3	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	477-490-11-00	CITY OF SAN DIEGO
4	PUBLIC AGENCY	PUBLIC AGENCY	SAN DIEGO	CA	92114	478-190-05-00	CITY OF SAN DIEGO
5	LIGHT INDUSTRIAL	6360 FEDERAL BLVD	SAN DIEGO	CA	92114	478-190-38-00	FOAMICO LLC
6	SINGLE FAMILY RESIDENCE	6322 MALLARD ST	SAN DIEGO	CA	92114	478-230-01-00	ARGUMEDO, JULIUS & NICOLE J
7	SINGLE FAMILY RESIDENCE	6334 MALLARD ST	SAN DIEGO	CA	92114	478-230-02-00	GACETA, RAFAEL L
8	SINGLE FAMILY RESIDENCE	6346 MALLARD ST	SAN DIEGO	CA	92114	478-230-03-00	CRAIG, WILLIAM E & DIANNA TRUST
9	SINGLE FAMILY RESIDENCE	6360 MALLARD ST	SAN DIEGO	CA	92114	478-230-04-00	GARCIA, ANGEL M & ANGELICA H
10	VACANT RESIDENTIAL	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	478-230-09-00	CRAIG, WILLIAM E & DIANNA TRUST
11	PARKING LOT, PARKING STRUCTURE	6336 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-01-00	E W TRUCK & EQUIPMENT CO.
12	PARKING LOT, PARKING STRUCTURE	VACANT/PARKING LOT	SAN DIEGO	CA	92114	478-290-02-00	WINTERS 1970 TRUST
13	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
14	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
15	WAREHOUSE, STORAGE	6304 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-04-00	MAGIC CARPET
16	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE A	SAN DIEGO	CA	92114	478-290-05-00	STEWART, JEFFREY R
17	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	478-290-05-00	JACK'S COCKTAIL & TAVERN SUPPL
18	STORES, RETAIL OUTLET	VACANT/PARKING LOT	LEMON GROVE	CA	92114	478-290-06-00	EK, JOHN C 1 & EK 2
19	STORES, RETAIL OUTLET	6176 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-02-00	FLEET ELECTRIC CO./INDA-GRO
20	STORES, RETAIL OUTLET	6190 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	CUENCAS AUTO REPAIR
21	STORES, RETAIL OUTLET	6184 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	FROMMANG, GLENN & JACQUELINE ETAL
22	STORES, RETAIL OUTLET	6196 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	BIG K MARKET
23	VACANT COMMERCIAL	VACANT/MISC STORAGE	SAN DIEGO	CA	92114	543-020-04-00	EK, JOHN C 1 & EK 2
24	STORES, RETAIL OUTLET	6230 FEDERAL BLVD STE A	SAN DIEGO	CA	92114	543-020-05-00	EK, JOHN C 1 & EK 2
25	STORES, RETAIL OUTLET	6230 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	543-020-05-00	EK, JOHN C 1 & EK 2
26	VACANT COMMERCIAL	VACANT/DRIVEWAY	SAN DIEGO	CA	92114	543-020-06-00	STEWART, JEFFREY R
27	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-25-00	RIHA, FAY P TRUST
28	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-26-00	RIHA, FAY P TRUST
29	PARKING LOT, PARKING STRUCTURE	VACANT/UNIMPROVED LAND	SAN DIEGO	CA	92114	543-020-27-00	RIHA, FAY P TRUST
30	STORES, RETAIL OUTLET	6062 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-28-00	RIHA, FAY P TRUST
31	STORES, RETAIL OUTLET	6066 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-28-00	WEB BASED MARKETING SOLUTIONS
32	STORES, RETAIL OUTLET	6088 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-29-00	MICRONESIA EXPORTS INC.
33	STORES, RETAIL OUTLET	VACANT	SAN DIEGO	CA	92114	543-020-30-00	RIHA, FAY P TRUST
34	WAREHOUSE, STORAGE	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-31-00	NEFF RENTAL-CHULA VISTA
35	VACANT INDUSTRIAL	VACANT	SAN DIEGO	CA	92114	543-020-32-00	KERRIGAN, TIMOTHY J

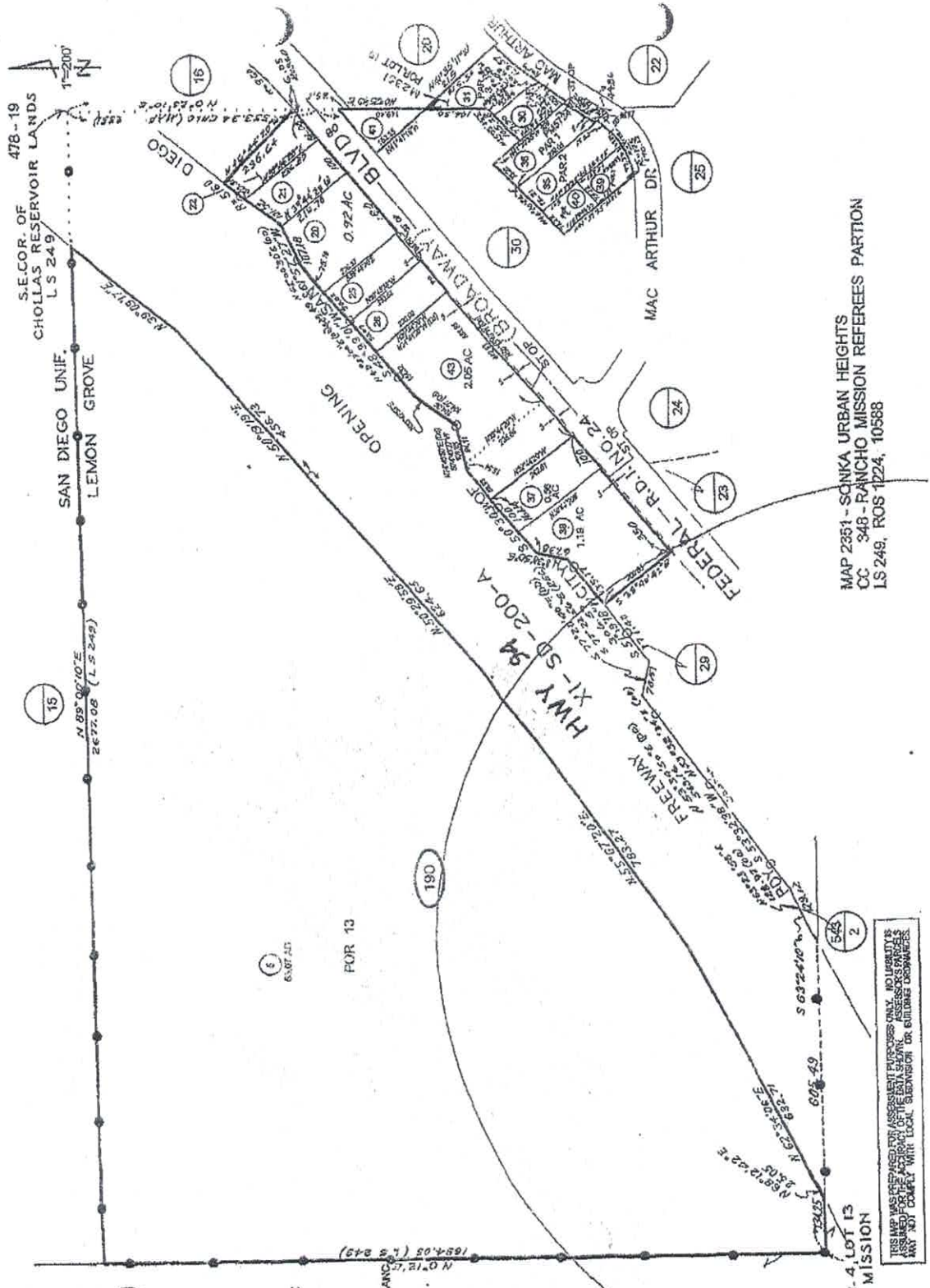
543-03
SHT 2 OF 2
1"=200'

07/29/2003 EX

CHANGES	OLD	NEW	OUT
01	24	56	70 6/65
02	24	57	71 12/37
03	24	58	72 12/37
04	24	59	73 12/37
05	24	60	74 12/37
06	24	61	75 12/37
07	24	62	76 12/37
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09	24	64	78 12/37
10	24	65	79 12/37
11	24	66	80 12/37
12	24	67	81 12/37
13	24	68	82 12/37
14	24	69	83 12/37
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34	24	89	103 12/37
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285	24	340	354 12/37
286	24	341	355 12/37

09/70/2015 RLW

CHANGES	
BLK	OLD NEW YR CUT
170	16 124 278 28 74 2572
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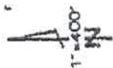


MAP 2351-SONKA URBAN HEIGHTS
CC 348-RANCHO MISSION REFERENCE PARTION
LS 249, ROS 1224, 10588

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO WARRANTIES
ASSUMED FOR THE ACCURACY OF THE DATA SHOWN OR FOR THE RESULTS
MAY NOT COMPLY WITH LOCAL, REGIONAL OR FEDERAL REQUIREMENTS

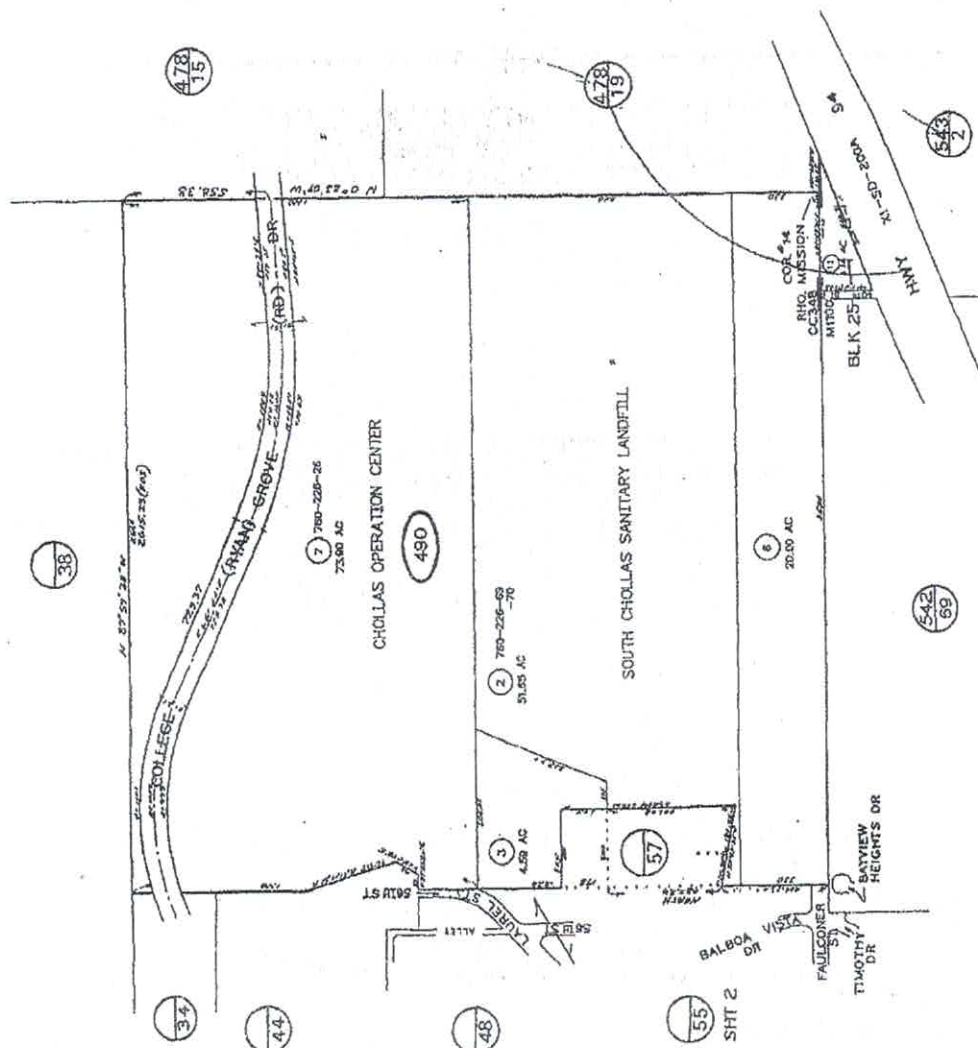
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 476 PG 16

477-49



10/01/07 WAS

CHANGES	
BLK OLD NEW/TCUT	
PICK-UP	11/14/2006



MAP 1100 - ENCANTO HEIGHTS TRACT NO. 2
PB 1-PG 348(CC 348) - RHO MISSION SAN DIEGO
(POR SE 1/4 SEC 34-16-2W)

ROS 11066

TRIAL EX. 000180

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS SHOWN ONLY. LOCAL GOVERNMENT OR BUILDING COMMISSIONS.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 477 PAGE 49.



A Public Notice Package is needed for all actions requiring a Notice of Future Decision, Notice of Application or a Notice of Public Hearing (see Land Development Code Section 112.0302). The Land Development Manual, Project Submittal Requirements identifies when a Public Notice Package is required. This bulletin is provided to assist applicants in preparing the Public Notice Package.

I. PUBLIC NOTICE PACKAGE

1. **San Diego County Assessor Parcel Maps** are necessary to show each parcel of land located within 300 feet of the project site. The map(s) must outline the 300-foot radius from the perimeter of the property - See Figure 2 on reverse side for sample assessor parcel map with noticing radius.

2. **Electronic Address List.** Applicants must provide the owner and resident/occupant address list in an Excel Spreadsheet on a CD-R or USB flash drive. The spreadsheet must identify the Assessors Parcel Number, Name, Address, City, State and Zip Code. All applicable fields must be completed. Owner mailing addresses must be included if not within 300' (ie: different city/state). An address list for the Resident or Occupant, is required. Address list for tenants shall include the word "resident" or "occupant" in the "Name" column.

In addition to the standard noticing requirements, an electronic address list must also be provided for all "on-site" occupants. Clearly identify on the paper copy of the electronic address list (circle, highlight, etc.) all "on-site" occupants.

Also, all officially recognized Community Planning Groups that represent the area and those within 300 feet of the location of the proposed development must be included within the electronic address list.

Failure to provide the required "on-site" occupants at submittal will delay processing your project. Submittal will NOT be accepted if the "on-site" occupants are not clearly identified on the paper copy of the spreadsheet.

**Documents Referenced in this
Information Bulletin**

Land Development Code, Section 112.0302
Land Development Manual, Project Submittal Requirements

If property is vacant, add a hand written note on the paper copy of the spreadsheet.

NOTE: On the spreadsheet, use one row per owner/occupant. No more than 7 columns may be used. Each column heading must be in the same order as shown in Figure 1 on reverse side.

3. A paper copy of the Excel Spreadsheet that contains the property owners, residents/occupants, and Community Planning Group(s).

II. HOW TO GET THE INFORMATION

There are several companies that provide the complete noticing package (assessor's map and CD) including title companies.

The resident/occupant list may be obtained by identifying those property owner addresses which are different from the address for the parcel number. In the case of a multiple tenant building, it may be necessary to obtain the list of suite numbers at the site for each occupant. Do not provide the names of the residents/occupants.

The Community Planning Group contact list can be found on the Planning Division's website at <https://www.sandiego.gov/planning/community/contacts>. This list includes names and addresses of each planning group, as well as links to community planning area maps.

III. ALTERNATIVE TO MAILED NOTICE

If the number of tenants and owners to whom notice would be mailed is greater than 1,000, notice may be given by placing a display advertisement of at least one-eighth page in a newspaper of general daily circulation within the City in lieu of mailing, unless the noticing is required for a Coastal Development Permit.

The City of

SAN DIEGO

Development Services Department

Firouzeh Tirandazi / Project No. 520606

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED

SAN DIEGO

CA 92101

27 MAR '17

PM 3:1

Hasler

FIRST-CLASS MAIL

03/27/2017

USPS® \$000.462



ZIP 92101

01212550274

NOTICING SECTION PROJECT MANAGER
OR CURRENT RESIDENT
1222 1ST AVE. # MS 501
SAN DIEGO, CA 92101-4101

92101-410122





THE CITY OF SAN DIEGO

DATE OF NOTICE: March 27, 2017

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Process Three, Conditional Use Permit for the demolition of an existing one-story building and the construction of a new 1,955-square-foot one-story building for the operation of a Medical Marijuana Consumer Cooperative. The 0.14 acre site is located at 6176 Federal Boulevard in the CO-2-1 Zone within the Encanto Neighborhoods Community Plan and Council District 4.

PROJECT NO:	520606
PROJECT NAME:	<u>FEDERAL BLVD MMCC</u>
PROJECT TYPE:	CONDITIONAL USE PERMIT, PROCESS THREE
APPLICANT:	Rebecca Berry
COMMUNITY PLAN AREA:	Encanto Neighborhoods
COUNCIL DISTRICT:	4
CITY PROJECT MANAGER:	Firouzeh Tirandazi, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5325 / ftirandazi@sanidiego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Kenneth Malbrough, Chair of the Encanto Neighborhoods Community Planning Group at (619) 843-6721 to inquire about the community planning group meeting dates, times, and location for community review of this project.

This information will be made available in alternative formats upon request.

Internal Order No.: 24007070



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 27, 2017

POSTED NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

Please be advised that an application has been filed with the City of San Diego for a Process Three, Conditional Use Permit for the demolition of an existing one-story building and the construction of a new 1,955-square-foot one-story building for the operation of a Medical Marijuana Consumer Cooperative. The 0.14 acre site is located at 6176 Federal Boulevard in the CO-2-1 Zone within the Encanto Neighborhoods Community Plan area and Council District 4.

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COUNCIL DISTRICT:	4
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This information will be made available in alternative formats upon request.

Internal Order Number: 24007070

The City of



Development Services Department
Project Submittal & Management Division

03/14/2017

Barbara Harris
Barbara Harris Permitting
PO Box 930
Poway, CA 92074

Subject: Federal Blvd MMCC - 6176 Federal Blvd
CONDITIONAL USE PERMIT FOR MEDICAL MARIJUANA CONSUMER COOPERATIVE -
PROJECT No. 520606

Dear Ms. Harris:

The above application has recently been reviewed for completeness against the Land Development Manual - Project Submittal Requirements, was found to be complete, and has been distributed for review. The project information you provided will be further reviewed by staff for accuracy and adequacy during the review process. In approximately 35 days, you should receive a project assessment letter from your Development Project Manager. This letter will identify City staff project design issues and changes necessary for project compliance with the Land Development Code that you are required to make. The Project Manager assigned to your project is Firouzeh Tirandazi.

Enclosed are *Posted Notice of Application* and *Verification of Posting Public Notice* forms. The *Posted Notice of Application* is required to be posted along the property line visible from the street, within five business days of receipt. You must also complete the *Verification of Posting Public Notice* form which states that you or your representative has placed the *Posted Notice of Application* on the property within the appropriate time frame. This form must be returned to the Project Manager within five business days of posting the required notice.

It is recommended that you contact Kenneth Malbrough, Chair of the Encanto Neighborhoods Community Planning Group at (619) 843-6721 to make arrangements to present your project for review at their next available meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. We also notify the community planning group of your pending request and send them copies of your project plans and documents.

Page 2
Barbara Harris
03/14/2017

If you have any questions regarding this project or about the Notice of Application requirements, please contact Firouzeh Tirandazi at (619) 446-5325 or via email ftirandazi@san-diego.gov.

Sincerely,



Raul Aguilera
Project Management Assistant
Development Services

Enclosures: *Posted Notice of Application (3)*
Verification of Posting

cc: Project Number: 520606



THE CITY OF SAN DIEGO

Verification of Posting Public Notice

Federal Blvd MMCC / Project No. 520606

This is to verify that a *Notice of Application* has been posted at 6176 Federal Blvd, PROJECT NUMBER 520606, within five business days of receipt of the mailed notice as required in the Land Development Code, Section 112.0304. I understand that no more than three *Notice of Application* signs will be posted and will be spaced at a maximum of 200 feet apart on the real property.

Signature

Date Notice Posted

After signing this verification, please send it within 5 business days of posting date to:

Firouzeh Tirandazi
Development Project Manager
Development Services Department
1222 First Avenue, MS 501
San Diego, California 92101-4101

PACKAGE CONTENT LIST

This radius report package contains the following items and should not be removed by anyone but the Planning Department (with the exception of the Cover Sheet and Invoice):

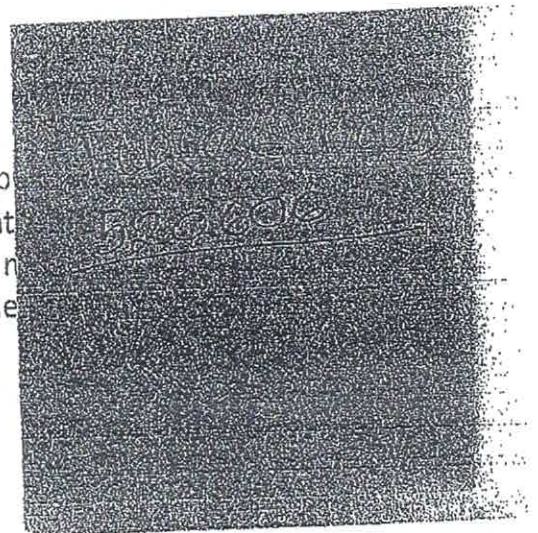
1. One vacant property notice
2. One summary of owners list
3. Owner & Occupant lists
4. One disk / CD with excel spreadsheets
5. Signed Certification
6. One set of maps

Removal of any item may delay your permit process.

Thank You,

Title Pro Information Systems

NOTE: The following information is not always provided on the Assessor's tax rolls: renter name, apartment numbers, mobile home unit numbers, etc. If needed and requested, this information may have to be provided by the property representative.



NOTICE

The Parcels that have no site addresses on the Summary Of Owners List may be unimproved/vacant property or a public agency and have no address to send the label.

The owner has been notified on the Owners List.

SUMMARY OF OWNERS

Use Code	Zone	YrBlt	Units	SqFt	SaleAmt	Phone	SaleDt
1 Parcel: 478-290-05-00 Owner: 6302 FEDERAL LLC WAREHOUSE, STORAGE M					Site: 6302 FEDERAL BLVD*SAN DIEGO CA Mall: 6302 FEDERAL BLVD*SAN DIEGO CA \$1,285,000F		92114 91945 01/11/2017
2 Parcel: 478-290-06-00 Owner: EK, JOHN C 1 & EK 2 STORES, RETAIL OUTLET M					Site: FEDERAL BLVD*LEMON GROVE CA Mall: 1310 EL CAMINO CT*ENCINITAS CA		92114 92024 01/13/1994
3 Parcel: 543-020-02-00 Owner: COTTON, DARRYL STORES, RETAIL OUTLET C		1951		918	Site: 6176 FEDERAL BLVD*SAN DIEGO CA Mall: 6184 FEDERAL BLVD*SAN DIEGO CA \$141,000F		92114 92114 02/27/1998
4 Parcel: 543-020-03-00 Owner: FROMANG, GLENN & JACQUELINE STORES, RETAIL OUTLET C			1	1,379	Site: 6190 FEDERAL BLVD 6196*SAN DIEGO CA Mall: 9828 HALBERNS BLVD*SANTEE CA		92114 92071 07/20/2000
5 Parcel: 543-020-04-00 Owner: EK, JOHN C 1 & EK 2 VACANT COMMERCIAL C					Site: FEDERAL BLVD*SAN DIEGO CA Mall: 1310 EL CAMINO CT*ENCINITAS CA		92114 92024 01/13/1994
6 Parcel: 543-020-05-00 Owner: EK, JOHN C 1 & EK 2 STORES, RETAIL OUTLET C					Site: 6230 FEDERAL BLVD*SAN DIEGO CA Mall: 1310 EL CAMINO CT*ENCINITAS CA 800		92114 92024 01/13/1994
7 Parcel: 543-020-34-00 Owner: KERRIGAN, TIMOTHY J VACANT INDUSTRIAL M					Site: FEDERAL BLVD*SAN DIEGO CA Mall: 165 6TH AVE 2302*SAN DIEGO CA \$3,232,000F		92114 92101 01/30/2015
8 Parcel: 543-020-35-00 Owner: KERRIGAN, TIMOTHY J VACANT INDUSTRIAL M					Site: FEDERAL BLVD*SAN DIEGO CA Mall: 165 6TH AVE 2302*SAN DIEGO CA \$3,232,000F		92114 92101 01/30/2015
9 Parcel: 543-020-36-00 Owner: KERRIGAN, TIMOTHY J VACANT INDUSTRIAL M					Site: 6144 FEDERAL BLVD*SAN DIEGO CA Mall: 165 6TH AVE 2302*SAN DIEGO CA \$3,232,000F		92114 92101 01/30/2015
10 Parcel: 543-020-37-00 Owner: KERRIGAN, TIMOTHY J VACANT INDUSTRIAL M					Site: 6144 FEDERAL BLVD*SAN DIEGO CA Mall: 165 6TH AVE 2302*SAN DIEGO CA \$3,232,000F		92114 92101 01/30/2015
11 Parcel: 543-034-13-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL R1					Site: FEDERAL BLVD*SAN DIEGO CA Mall: 813 OSAGE ST*SAN DIEGO CA \$110,000		92114 92114 02/10/1994
12 Parcel: 543-034-16-00 Owner: BANNISTER, WILLIAM D SINGLE FAMILY RESIDENCE R1		1921	1	1,482	Site: 2170 WINNETT ST*SAN DIEGO CA Mall: 2170 WINNETT ST*SAN DIEGO CA \$247,000F		92114 92114 02/03/2012
13 Parcel: 543-034-20-00 Owner: NODA, ROBERT S SINGLE FAMILY RESIDENCE R1		1932	1	1,216	Site: 2150 WINNETT ST*SAN DIEGO CA Mall: 2150 WINNETT ST*SAN DIEGO CA \$48,000F		92114 92114 11/16/1988
14 Parcel: 543-034-64-00 Owner: PUNONGBAYAN, ROGELIO F & VACANT RESIDENTIAL R1					Site: 6137 FEDERAL BLVD*SAN DIEGO CA Mall: 813 OSAGE ST*SAN DIEGO CA \$110,000F		92114 92114 02/10/1994

Use Code	Zone	YrBlt	Units	SqFt	SaleAmt	Phone	SaleDt
15	Parcel: 543-034-65-00	*M*	Site: FEDERAL BLVD*SAN DIEGO CA	92114			
	Owner: PUNONGBAYAN, ROGELIO F &		Mall: 813 OSAGE ST*SAN DIEGO CA	92114			
	VACANT RESIDENTIAL	R1	\$110,000F				02/10/1994
16	Parcel: 543-034-66-00	*M*	Site: FEDERAL BLVD*SAN DIEGO CA	92114			
	Owner: PUNONGBAYAN, ROGELIO F &		Mall: 813 OSAGE ST*SAN DIEGO CA	92114			
	VACANT RESIDENTIAL	R1	\$110,000F				02/10/1994
17	Parcel: 543-034-67-00	*M*	Site: FEDERAL BLVD*SAN DIEGO CA	92114			
	Owner: PUNONGBAYAN, ROGELIO F &		Mall: 813 OSAGE ST*SAN DIEGO CA	92114			
	VACANT RESIDENTIAL	R1	\$110,000F				02/10/1994
18	Parcel: 543-034-68-00	*M*	Site: FEDERAL BLVD*SAN DIEGO CA	92114			
	Owner: PUNONGBAYAN, ROGELIO F &		Mall: 813 OSAGE ST*SAN DIEGO CA	92114			
	VACANT RESIDENTIAL	R1	\$110,000F				02/10/1994
19	Parcel: 543-034-69-00	*M*	Site: FEDERAL BLVD*SAN DIEGO CA	92114			
	Owner: PUNONGBAYAN, ROGELIO F &		Mall: 813 OSAGE ST*SAN DIEGO CA	92114			
	VACANT RESIDENTIAL	R1	\$110,000				02/10/1994
20	Parcel: 544-011-76-00		Site: 6225 FEDERAL BLVD*SAN DIEGO CA	92114			
	Owner: PLUMBERS & PIPEFITTERS LABOR		Mall: 7850 HASKELL AVE*VAN NUYS CA	91406			
	GOVERNMENTAL, PUBLIC	C					05/13/1996

OWNERS LIST

Parcel Number	Owner Name	Mailing Address	City	State	Zip
478-290-05-00	6302 FEDERAL LLC	6302 FEDERAL BLVD	SAN DIEGO	CA	91945
478-290-06-00	EK,JOHN C 1 & EK 2	1310 EL CAMINO CT	ENCINITAS	CA	92024
543-020-02-00	COTTON,DARRYL	6184 FEDERAL BLVD	SAN DIEGO	CA	92114
543-020-03-00	FROMANG,GLENN & JACQUELINE ETAL	9828 HALBERNS BLVD	SANTEE	CA	92071
543-020-34-00	KERRIGAN,TIMOTHY J	165 6TH AVE 2302	SAN DIEGO	CA	92101
543-034-13-00	PUNONGBAYAN,ROGELIO F & ELIZABET	813 OSAGE ST	SAN DIEGO	CA	92114
543-034-16-00	BANNISTER,WILLIAM D	2170 WINNETT ST	SAN DIEGO	CA	92114
543-034-20-00	NODA,ROBERT S	2150 WINNETT ST	SAN DIEGO	CA	92114
544-011-76-00	PLUMBERS & PIPEFITTERS LABOR HAL	7850 HASKELL AVE	VAN NUYS	CA	91406
	ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP	6143 SKYLINE DRIVE	SAN DIEGO	CA	92114

3 GROVE (RD) DR

226-28

IN CENTER

16

SAN DIEGO UNIF.
LEMON GROVE

6
63.07 AC

POR 13

190

2 760-228-69
-70
51.65 AC

5
20.00 AC

COR. 14
RHO. MISSION
CC348
M1100

BLK 25

HWY XI-SD-200A 94

HWY 94
XI-SD-200-A

FREEWAY

FEDERAL RD. NO. 24

STROM

MALLARD

33

60

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

3
SHT. J

4
SHT. 2

4
SHT. 1

4
SHT. 2

4
SHT. 1

4
SHT. 2

4
SHT. 1

VICINITY/AREA MAP

□ = Subject Property

○ = 1000/100 FT Radius

○ = Within Radi

N

TRIAL EX. 000195

MAP 5571
MAP 1254 - EMPIRE ADD
ROS 4242,4637,5997,10813

SAN DIEGO COUNTY
ASSISTANT CLERK
BOOK 513 PAGE 03 SHT 2 OF 2

THIS MAP AND THE INFORMATION CONTAINED HEREIN ARE FOR INFORMATION ONLY. NO WARRANTY IS MADE BY THE COUNTY OF SAN DIEGO FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.