

# 8863 Balboa Ave, San Diego, CA, 92123

[Link to Report](#)

Report Created

Jan 26, 2023

[truthfinder.com/dashboard](https://truthfinder.com/dashboard)

## Disclaimer

TruthFinder IS NOT A CREDIT REPORTING AGENCY ("CRA") FOR PURPOSES OF THE FAIR CREDIT REPORTING ACT ("FCRA"), 15 USC §§ 1681 et seq. AS SUCH, THE ADDITIONAL PROTECTIONS AFFORDED TO CONSUMERS, AND OBLIGATIONS PLACED UPON CREDIT REPORTING AGENCIES, ARE NOT CONTEMPLATED BY, NOR CONTAINED WITHIN, THESE TERMS.

You may not use any information obtained from this report in connection with determining a prospective candidate's suitability for:

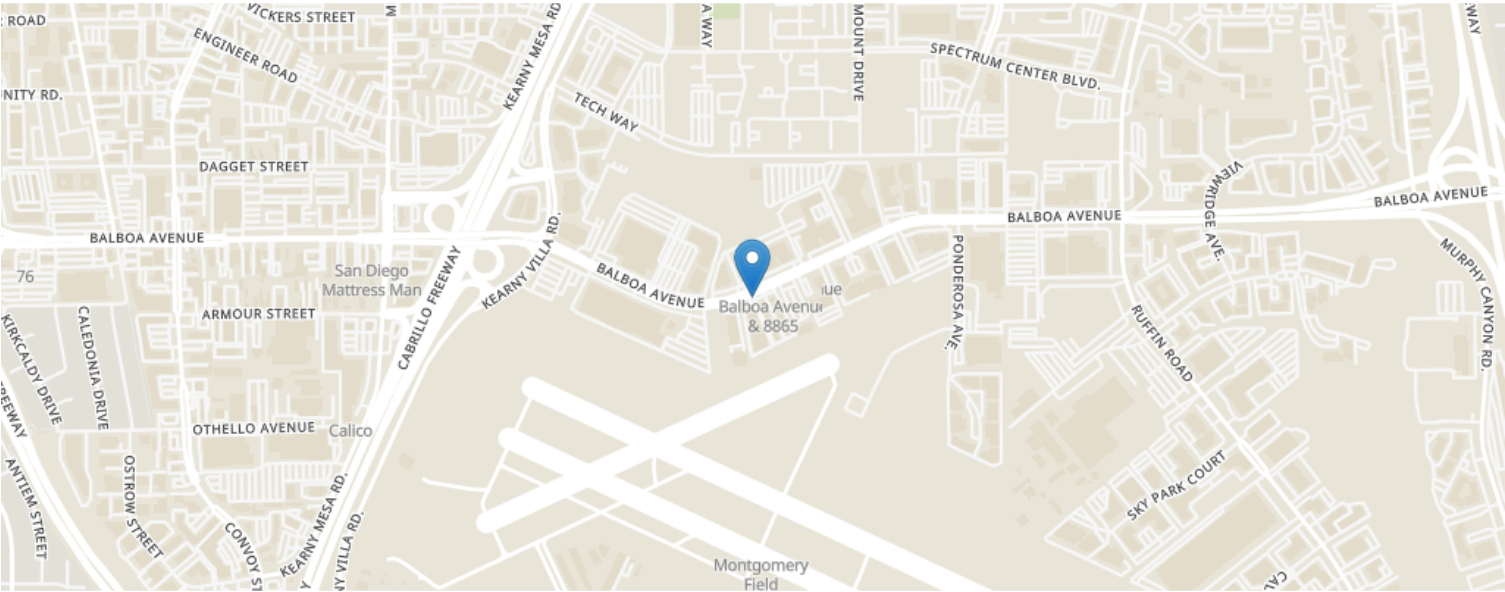
- Health insurance or any other insurance
- Credit and/or loans
- Employment
- Education, scholarships or fellowships
- Housing or other accommodations
- Benefits, privileges or services provided by any business establishment.

The information provided by this report has not been collected in whole or in part for the purpose of furnishing consumer reports, as defined in the FCRA. Accordingly, you understand and agree that you will not use any of the information you obtain from this report as a factor in: (a) establishing an individual's eligibility for personal credit, loans, insurance or assessing risks associated with existing consumer credit obligations; (b) evaluating an individual for employment, promotion, reassignment or retention (including employment of household workers such as babysitters, cleaning personnel, nannies, contractors, and other individuals); (c) evaluating an individual for educational opportunities, scholarships or fellowships; (d) evaluating an individual's eligibility for a license or other benefit granted by a government agency or (e) any other product, service or transaction in connection with which a consumer report may be used under the FCRA or any similar state statute, including, without limitation, apartment rental, check-cashing, or the opening of a deposit or transaction account. You also agree that you shall not use any of the information you receive through this report to take any "adverse action," as that term is defined in the FCRA; you have appropriate knowledge of the FCRA; and, if necessary, you will consult with an attorney to ensure compliance with these Terms.

# Map

This section contains the map for this location.

8863 Balboa Ave, San Diego, CA 92123-1546



# Residents

This section contains residents for this location.

---

## Possible Past Residents

Name	Age	Date First Seen	Date Last Seen
Maria Torres Sandoval	65	Sep 15, 2005	Apr 25, 2022
Jennifer C McKinney	37	Mar 24, 2018	Oct 4, 2018
William H Moore	105	Jun 1, 1990	May 31, 2018

# Neighbors

This section contains possible neighbors or people living nearby to 8863 Balboa Ave, San Diego, CA 92123-1546

---

Our extensive public records search did not uncover neighbors information for 8863 Balboa Ave, San Diego, CA 92123-1546.

# Location Details

This section contains location details for this location

## Location Details

Street	City	County	Country
8863 Balboa Ave	San Diego	San Diego	US
5 Digit Zip Code	Description	County FIPS	Congressional District
92123	4 Suites	06073	51
Is Deliverable	Is Receiving Mail	Zip Type	UTC Offset
Yes	Yes	Standard	-8
Sub Division Name	Location Type	Location Use	Longitude
City San Diego Indust Park Uni	High-Rise	Commercial	-117.13826
Latitude			
32.82039			

# Ownership History

This section includes information about the ownership history at this location.

## Previously Owned Property #1

Indl Park

Current Owner  
Allied Spectrum Inc

8863 Balboa Ave  
San Diego, California, 92123

1000 sq/ft

Assessed Value	Mortgage Amount	Sale Amount	Tax Amount
\$477,951.00	\$200,000.00	\$3,280,000.00	\$4,982.98
2022	Oct 4, 2022	Sep 28, 2022	2021

## Property Details

Living Sq. Ft	Land Sq. Ft	APN#	Type
1000	109524	369-150-13-23	Industrial

## Property Value

Land Value	Improvement Value	Assessed Value (2022)	Tax Amount (2021)
\$306,591.00	\$171,360.00	\$477,951.00	\$4,982.98

## Assessed Value

2008 - 2022

2008	2009	2010	2011	2012
\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
2013	2014	2015	2016	2017
\$250,000.00	\$185,000.00	\$185,000.00	\$289,345.00	\$375,000.00
2018	2019	2020	2021	2022
\$382,500.00	\$390,150.00	\$397,952.00	\$402,074.00	\$477,951.00

## Ownership History

Current Owner

Allied Spectrum Inc

Oct 4, 2022

## Ownership Details

Document Number	344940	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Sale Date	Sep 28, 2022
Recording Date	Aug 29, 2022	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Title Company	TICOR TITLE-SD COM'L

Owner	Allied Spectrum Inc 501 W Broadway Ste 800, San Diego, California, 92101	Seller	Business Cond Montgomery Field
-------	---	--------	--------------------------------

#### Mortgage Information

Mortgage Date	Sep 28, 2022	Recording Date	Oct 4, 2022
Document Number	388270	Mortgage Amount	\$200,000.00
Mortgage Loan Type	Private Party Lender	Mortgage Deed Type	Deed Of Trust

#### Deed Information

Document Type	Mechanic Liens	Registry Entry Date	Aug 29, 2022
Document Number	000000344940	Transaction Type	Mechanic Lien / Release
Batch ID	20220831	Batch Sequence	01386

#### Deed Information

Document Type	Release/Recision	Registry Entry Date	Dec 2, 2022
Document Number	000000456153	Batch ID	20221207
Batch Sequence	00279		

---

#### Previous Owner

**Allied Spectrum Inc**

Jun 1, 2021

#### Ownership Details

Document Number	409182	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	May 21, 2021	Resale New Construction	Resale
Recording Date	Jun 1, 2021	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Mortgaged Purchase
Sale Amount	\$3,280,000.00	Title Company	ORANGE COAST TITLE CO
Owner	Allied Spectrum Inc 1350 Columbia St Unit 503, San Diego, California, 92101	Seller	Michael Essary

#### Mortgage Information

Mortgage Date	May 25, 2021	Recording Date	Jun 1, 2021
Document Number	409182	Mortgage Amount	\$1,590,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

---

#### Previous Owner

**Michael Essary**

May 28, 2019

#### Ownership Details

Document Number	202328	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Sale Date	May 23, 2019
Recording Date	May 28, 2019	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Owner	Michael Essary 8863 Balboa Ave Ste E, San Diego, California, 92123

#### Mortgage Information

Mortgage Date	May 23, 2019	Recording Date	May 28, 2019
Document Number	202328	Mortgage Amount	\$1,000,000.00
Mortgage Loan Type	Private Party Lender	Mortgage Deed Type	Deed Of Trust

---

#### Previous Owner

**San Diego United Holdings Grou**

Mar 20, 2017

#### Ownership Details

Document Number	126556	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	Mar 1, 2017	Resale New Construction	Resale
Recording Date	Mar 20, 2017	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Mortgaged Purchase
Sale Amount	\$275,000.00	Title Company	FIRST AMERICAN TITLE SAN DIEGO
Owner	San Diego United Holdings Grou 7977 Broadway, Lemon Grove, California, 91945	Seller	Razuki Investments LLC

#### Mortgage Information

Mortgage Date	May 11, 2017	Recording Date	May 15, 2017
Document Number	217174	Mortgage Amount	\$50,000.00
Mortgage Loan Type	Private Party Lender	Mortgage Deed Type	Deed Of Trust

#### Mortgage Information

Mortgage Date	Mar 1, 2017	Recording Date	Mar 20, 2017
Document Number	126556	Mortgage Amount	\$275,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

---

#### Previous Owner

**San Diego United Holdings Group LLC**

Mar 20, 2017

#### Ownership Details

Document Number	126556	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Mar 1, 2017	Recording Date	Mar 20, 2017
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$275,000.00	Title Company	TITLE 365
Owner	San Diego United Holdings Group LLC 7977 Broadway, Lemon Grove, California, 91945	Seller	Razuki Investments LLC

---

#### Previous Owner

**Razuki Investments LLC**

Lending American  
Holdings LI American



Oct 18, 2016

#### Ownership Details

Document Number	559367	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	Sep 19, 2016	Resale New Construction	Resale
Recording Date	Oct 18, 2016	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Reo Transfer, Mortgaged Purchase, Investor Purchase
Sale Amount	\$375,000.00	Title Company	TITLE 365
Owner	Razuki Investments LLC Lending American Holdings LI American 7977 Broadway, Lemon Grove, California, 91945	Seller	High Sierra Equity LLC

#### Mortgage Information

Mortgage Date	Oct 4, 2016	Recording Date	Oct 18, 2016
Document Number	559367	Mortgage Amount	\$475,000.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

#### Previous Owner

**High Sierra Equity LLC**

Apr 20, 2016

#### Ownership Details

Document Number	183639	Universal Land Use	Industrial Condominium
Sale Code	Unknown	Property Indicator	Industrial
Sale Date	Apr 12, 2016	Resale New Construction	Resale
Recording Date	Apr 20, 2016	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale
Title Company	TITLE 365	Owner	High Sierra Equity LLC 7668 El Camino Real Ste 104-80, Carlsbad, California, 92009
Seller	Leading Edge Real Estate LLC		

#### Deed Information

Document Type	Deed	Registry Entry Date	Apr 20, 2016
Document Number	000000183639	Transaction Type	Nominal
Batch ID	20160423	Batch Sequence	00305

#### Previous Owner

**Leading Edge Real Estate LLC**

Jun 18, 2015

#### Ownership Details

Document Number	317928	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	Jun 4, 2015	Resale New Construction	Resale
Recording Date	Jun 18, 2015	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner

Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$285,000.00	Title Company	TITLE 365
Owner	Leading Edge Real Estate LLC 10455 Sorrento Valley Rd Ste 102, San Diego, California, 92121	Seller	Maria T Sandoval
Mortgage Information			
Recording Date	Jun 18, 2015	Cash Purchase	Yes
Document Number	317928		
Previous Owner			
High Sierra Equity LLC			
Jun 18, 2015			
Ownership Details			
Document Number	317928	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Jun 4, 2015	Recording Date	Jun 18, 2015
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$285,000.00	Title Company	TITLE 365
Owner	High Sierra Equity LLC 7668 El Camino Real Ste 104-80, Carlsbad, California, 92009	Seller	Maria T Sandoval
Previous Owner			
Maria T Sandoval			
Sep 15, 2005			
Ownership Details			
Document Number	796541	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	Aug 19, 2005	Resale New Construction	Resale
Recording Date	Sep 15, 2005	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absen- tee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$285,000.00	Title Company	STEWART TITLE
Owner	Maria T Sandoval 7359 Hyatt St, San Diego, Cali- fornia, 92111	Owner Relationship Type	Married Woman
Seller	Mauricio Torres Maria Torres William H Moore		
Mortgage Information			
Recording Date	Jul 11, 2008	Cash Purchase	Yes
Document Number	372405		
Previous Owner			
Mauricio Torres			
Maria S Torres			
Sep 15, 2005			

#### Ownership Details

Document Number	796541	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	Aug 19, 2005	Resale New Construction	Resale
Recording Date	Sep 15, 2005	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$285,000.00	Title Company	STEWART TITLE
Owner	Mauricio Torres Maria S Torres 8863 Balboa Ave Ste E, San Diego, California, 92123	Owner Relationship Type	Husband/Wife
Seller	William H Moore		

#### Mortgage Information

Recording Date	Sep 15, 2005	Cash Purchase	Yes
Document Number	796541		

#### Previous Owner

**Maria T Sandoval**

Sep 15, 2005

#### Ownership Details

Document Number	796541	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Aug 19, 2005	Recording Date	Sep 15, 2005
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$285,000.00	Title Company	STEWART TITLE
Owner	Maria T Sandoval 7359 Hyatt St, San Diego, California, 92111	Owner Relationship Type	Married Woman
Seller	William H Moore		

#### Previous Owner

**Ninus Malan**

#### Ownership Details

Document Number	411435	Property Indicator	Industrial
Recording Date	Jun 2, 2021	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Owner	Ninus Malan	Seller	Salam Razuki

#### Deed Information

Document Type	Release/Recision	Registry Entry Date	Jun 2, 2021
Document Number	000000411435	Batch ID	20210621
Batch Sequence	01736		

#### Deed Information

Document Type	Release/Recision	Registry Entry Date	Jun 2, 2021
Document Number	000000411436	Batch ID	20210621
Batch Sequence	01737		

#### Deed Information

Document Type	Release/Recision	Registry Entry Date	Jun 2, 2021
Document Number	000000411437	Batch ID	20210621
Batch Sequence	01738		

Previous Owner

**Ninus Malan**

May 14, 2021

Ownership Details

Document Number	371492	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Recording Date	May 14, 2021
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Title Company	ATTORNEY ONLY	Owner	Ninus Malan 8863 Balboa Ave Ste E, San Diego, California, 92123
Seller	Salam Razuki		

Deed Information

Document Type	Lis Pendens	Registry Entry Date	May 14, 2021
Document Number	000000371492	Batch ID	20210528
Batch Sequence	05184		

Previous Owner

**San Diego United Hldgs Grp LLC**

Oct 9, 2019

Ownership Details

Document Number	450294	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Recording Date	Oct 9, 2019
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Owner	San Diego United Hldgs Grp LLC Po Box 602090, San Diego, California, 92160
Seller	Busn Condos Montgomery Field Business Coa Montgomery Field		

Deed Information

Document Type	Mechanic Liens	Registry Entry Date	Oct 9, 2019
Document Number	000000450294	Transaction Type	Mechanic Lien / Release
Batch ID	20191016	Batch Sequence	00381

Deed Information

Document Type	Release/Recision	Registry Entry Date	Apr 6, 2020
Document Number	000000173722	Batch ID	20200417
Batch Sequence	02401		

Previous Owner

**San Diego United Hldgs Grp LLC**

Ownership Details

Document Number	147555	Property Indicator	Industrial
Recording Date	Apr 23, 2019	Residential Model Indicator	

Owner	San Diego United Hldgs Grp LLC	Seller	Based On Zip Code and Value Property is Not Residential Hall Family Trust
-------	--------------------------------	--------	---

#### Mortgage Information

Mortgage Date	May 11, 2017	Recording Date	Apr 23, 2019
Document Number	147555	Mortgage Amount	\$500,000.00
Mortgage Loan Type	Private Party Lender		

#### Previous Owner

San Diego United Hldgs Grp LLC  
Lending American

#### Ownership Details

Document Number	119683	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Recording Date	Apr 4, 2019
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absen- tee Owner	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Owner	San Diego United Hldgs Grp LLC Lending American		

#### Mortgage Information

Mortgage Date	May 11, 2017	Recording Date	Apr 4, 2019
Document Number	119683	Mortgage Amount	\$50,000.00
Mortgage Loan Type	Private Party Lender		

#### Previous Owner

San Diego United Hldgs Grp LLC  
Mar 5, 2019

#### Ownership Details

Document Number	78231	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Recording Date	Mar 5, 2019
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absen- tee Owner	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Owner	San Diego United Hldgs Grp LLC 10200 Willow Creek Rd Ste 100, San Diego, California, 92131	Seller	Field Business Montgomery

#### Deed Information

Document Type	Mechanic Liens	Registry Entry Date	Mar 5, 2019
Document Number	000000078231	Transaction Type	Mechanic Lien / Release
Batch ID	20190311	Batch Sequence	01892

#### Previous Owner

San Diego United Hldgs Grp LLC  
American Lndg & Hldgs LLC

#### Ownership Details

Document Number	2933	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Recording Date	Jan 3, 2019

Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Owner	San Diego United Hldgs Grp LLC American Lndg & Hldgs LLC		
<b>Mortgage Information</b>			
Mortgage Date	May 11, 2017	Recording Date	Jan 3, 2019
Document Number	2933	Mortgage Amount	\$500,000.00
Mortgage Loan Type	Private Party Lender		

Previous Owner  
**Razuki Investments LLC**  
 May 11, 2018

#### Ownership Details

Document Number	192010	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Recording Date	May 11, 2018
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Title Company	ATTORNEY ONLY	Owner	Razuki Investments LLC 8863 Balboa Ave, San Diego, California, 92123
Seller	San Diego United Hldgs Grp LLC Avail Shipping Inc		

#### Deed Information

Document Type	Lis Pendens	Registry Entry Date	May 11, 2018
Document Number	000000192010	Batch ID	20180517
Batch Sequence	07434		

#### Deed Information

Document Type	Lis Pendens	Registry Entry Date	Jul 18, 2018
Document Number	000000292355	Batch ID	20180723
Batch Sequence	03106		

## Previously Owned Property #2

City San Diego Indust Park Uni

8863 Balboa Ave Ste A  
 San Diego, California, 92123

1000 sq/ft

Current Owner

Ninus Malan

San Diego Holdings Group LLC

Aug 5, 2019

Assessed Value	Mortgage Amount	Sale Amount	Tax Amount
\$321,658.00	Cash Purchase	\$600,000.00	\$3,914.40
2022	Feb 1, 2018	Jan 31, 2018	2021

#### Property Details

Living Sq. Ft	Land Sq. Ft	APN#	Type
1000	109524	369-150-13-19	Industrial

## Property Value

Land Value

\$214,439.00

Improvement Value

\$107,219.00

Assessed Value (2022)

\$321,658.00

Tax Amount (2021)

\$3,914.40

## Ownership History

Current Owner

8863 Balboa Ab LLC

Feb 1, 2018

### Ownership Details

Document Number

42944

Universal Land Use

Industrial Condominium

Sale Code

Sale Price (Full)

Property Indicator

Industrial

Sale Date

Jan 31, 2018

Resale New Construction

Resale

Recording Date

Feb 1, 2018

Absentee Indicator

Situs Address Taken From Sales Transaction - Determined Absentee Owner

Residential Model Indicator

Based On Zip Code and Value Property is Not Residential

Deed Securities Category

Resale, Cash Purchase

Sale Amount

\$600,000.00

Title Company

CHICAGO TITLE CO-SD

Owner

8863 Balboa Ab LLC  
1518 6th Ave, San Diego, California, 92101

Seller

Quinn Edward J Living Trust

### Mortgage Information

Recording Date

Feb 1, 2018

Cash Purchase

Yes

Document Number

42944

Previous Owner

8863 Balboa A B LLC

Feb 1, 2018

### Ownership Details

Document Number

42944

Universal Land Use

Industrial Condominium

Sale Code

Full Value

Property Indicator

Industrial

Sale Date

Jan 31, 2018

Recording Date

Feb 1, 2018

Absentee Indicator

Absentee(Mail And Situs Not =)

Residential Model Indicator

Property is Not Residential

Sale Amount

\$600,000.00

Title Company

CHICAGO TITLE CO-SD

Owner

8863 Balboa A B LLC  
6300 S Syracuse Way Ste 430,  
Centennial, Colorado, 80111

Seller

Quinn Edward J Living Trust

Previous Owner

8863 Balboa A B C LLC

Feb 1, 2018

### Ownership Details

Document Number

42944

Universal Land Use

Industrial Condominium

Sale Code

Full Value

Property Indicator

Industrial

Sale Date

Jan 31, 2018

Recording Date

Feb 1, 2018

Absentee Indicator

Absentee(Mail And Situs Not =)

Residential Model Indicator

Property is Not Residential

Sale Amount

\$600,000.00

Title Company

CHICAGO TITLE CO-SD

Owner

Seller

Quinn Edward J Living Trust

8863 Balboa A B C LLC  
6300 S Syracuse Way Ste 430,  
Centennial, Colorado, 80111

---

Previous Owner

**Edward J Quinn**

Feb 1, 2008

Ownership Details

Document Number	53096	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Jan 10, 2008	Recording Date	Feb 1, 2008
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$250,000.00	Title Company	CHICAGO TITLE CO.
Owner	Edward J Quinn 6261 Camino De La Costa, La Jolla, California, 92037	Seller	William H Moore

---

Previous Owner

**J Living Trust Quinn-Edward**

**Quinn Edward J Living Trust**

Feb 1, 2008

Ownership Details

Document Number	53096	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Jan 10, 2008	Recording Date	Feb 1, 2008
Absentee Indicator	Situs From Sale (Absentee)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$250,000.00	Title Company	CHICAGO TITLE CO.
Owner	J Living Trust Quinn-Edward Quinn Edward J Living Trust 6261 Camino De La Costa, La Jolla, California, 92037	Seller	William H Moore

---

Previous Owner

**Edward J Quinn**

Feb 1, 2008

Ownership Details

Document Number	53096	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Jan 10, 2008	Recording Date	Feb 1, 2008
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$250,000.00	Title Company	CHICAGO TITLE CO.
Owner	Edward J Quinn 6261 Camino De La Costa, La Jolla, California, 92037	Owner Relationship Type	NS
Seller	William H Moore		

---

Previous Owner

**Quinn Edward J Living Trust**

Feb 1, 2008



#### Ownership Details

Document Number	53096	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	Jan 10, 2008	Resale New Construction	Resale
Recording Date	Feb 1, 2008	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$250,000.00	Title Company	CHICAGO TITLE CO.
Owner	Quinn Edward J Living Trust 6261 Camino De La Costa, La Jolla, California, 92037	Seller	William H Moore

#### Mortgage Information

Recording Date	Feb 1, 2008	Cash Purchase	Yes
Document Number	53096		

#### Previous Owner

**Quinn Edward J Living Trust 10-10-95**

Feb 1, 2008

#### Ownership Details

Document Number	53096	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Jan 10, 2008	Recording Date	Feb 1, 2008
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$250,000.00	Title Company	CHICAGO TITLE CO.
Owner	Quinn Edward J Living Trust 10-10-95 6261 Camino De La Costa, La Jolla, California, 92037	Seller	William H Moore

#### Previous Owner

**Edward J Quinn**

Feb 1, 2008

#### Ownership Details

Document Number	53096	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Jan 10, 2008	Recording Date	Feb 1, 2008
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$250,000.00	Title Company	CHICAGO TITLE CO.
Owner	Edward J Quinn 6261 Camino De La Costa, La Jolla, California, 92037	Seller	William H Moore

#### Previous Owner

**William Moore**

Oct 11, 2006

#### Ownership Details

Document Number	723977	Universal Land Use	Industrial Condominium
-----------------	--------	--------------------	------------------------

Sale Code	Sale Price (Partial)	Property Indicator	Industrial
Sale Date	Sep 18, 2006	Resale New Construction	Resale
Recording Date	Oct 11, 2006	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Owner Occupied
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Interfamily Transfer, Resale, Cash Purchase
Title Company	CHICAGO TITLE CO.	Owner	William Moore 8812 Haveteur Way, San Diego, California, 92123

Seller Frances M Moore

#### Mortgage Information

Recording Date	Jan 29, 2008	Cash Purchase	Yes
Document Number	43210		

#### Mortgage Information

Mortgage Date	Sep 18, 2006	Recording Date	Oct 11, 2006
Document Number	723977	Mortgage Amount	\$177,965.00
Mortgage Loan Type	Conventional	Mortgage Deed Type	Deed Of Trust

Previous Owner  
Ninus Malan  
San Diego Holdings Group LLC  
Aug 5, 2019

#### Ownership Details

Document Number	324959	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Recording Date	Aug 5, 2019
Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner	Residential Model Indicator	Based On Zip Code and Value Property is Not Residential
Title Company	ATTORNEY ONLY	Owner	Ninus Malan San Diego Holdings Group LLC 1843 J Ave, National City, California, 91950

Seller Salam Razuki

#### Deed Information

Document Type	Lis Pendens	Registry Entry Date	Aug 5, 2019
Document Number	000000324959	Batch ID	20190812
Batch Sequence	00833		

### Previously Owned Property #3

#### Industrial Park

8863 Balboa Ave Ste D  
San Diego, California, 92123  
1000 sq/ft

Current Owner  
Michelle Hanna  
Mar 25, 2022

Assessed Value	Mortgage Amount	Sale Amount	Tax Amount
\$181,198.00	Cash Purchase	\$447,000.00	\$2,217.60
2022	Mar 25, 2022	Mar 21, 2022	2021

#### Property Details

Living Sq. Ft	Land Sq. Ft	APN#	Type
1000	109524	369-150-13-22	Industrial

#### Property Value

Land Value	Improvement Value	Assessed Value (2022)	Tax Amount (2021)
\$90,599.00	\$90,599.00	\$181,198.00	\$2,217.60

## Ownership History

#### Current Owner

**Michelle Hanna**

Mar 25, 2022

#### Ownership Details

Document Number	134310	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	Mar 21, 2022	Resale New Construction	Resale
Recording Date	Mar 25, 2022	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$447,000.00	Title Company	TICOR TITLE CO/CA SAN DIEGO
Owner	Michelle Hanna 3197 Wayne Ln, San Diego, California, 92117	Owner Relationship Type	Unmarried Woman
Seller	Jsp Balbo Holding LLC		

#### Mortgage Information

Recording Date	Mar 25, 2022	Cash Purchase	Yes
Document Number	134310		

#### Previous Owner

**Michael Essary**

Apr 16, 2019

#### Ownership Details

Document Number	136190	Universal Land Use	Industrial Condominium
Property Indicator	Industrial	Sale Date	Apr 8, 2019
Recording Date	Apr 16, 2019	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Owner	Michael Essary 8304 Clairemont Mesa Blvd Ste 207, San Diego, California, 92111

#### Mortgage Information

Mortgage Date	Apr 8, 2019	Recording Date	Apr 16, 2019
Document Number	136190	Mortgage Amount	\$500,000.00
Mortgage Loan Type	Private Party Lender	Mortgage Deed Type	Deed Of Trust

Previous Owner

**Jsp Balboa Holding LLC**

Sep 8, 2014

**Ownership Details**

Document Number	385434	Universal Land Use	Industrial Condominium
Sale Code	Sale Price (Full)	Property Indicator	Industrial
Sale Date	Jul 28, 2014	Resale New Construction	Resale
Recording Date	Sep 8, 2014	Absentee Indicator	Situs Address Taken From Sales Transaction - Determined Absentee Owner
Residential Model Indicator	Based On Zip Code and Value Property is Not Residential	Deed Securities Category	Resale, Cash Purchase
Sale Amount	\$160,000.00	Title Company	TICOR TITLE
Owner	Jsp Balboa Holding LLC 4626 Cobb Dr, San Diego, California, 92117	Seller	Moore Family Trust

**Mortgage Information**

Recording Date	Sep 8, 2014	Cash Purchase	Yes
Document Number	385434		

Previous Owner

**J S P Balboa Holding LLC**

Sep 8, 2014

**Ownership Details**

Document Number	385434	Universal Land Use	Industrial Condominium
Sale Code	Full Value	Property Indicator	Industrial
Sale Date	Jul 28, 2014	Recording Date	Sep 8, 2014
Absentee Indicator	Absentee(Mail And Situs Not =)	Residential Model Indicator	Property is Not Residential
Sale Amount	\$160,000.00	Title Company	TICOR TITLE
Owner	J S P Balboa Holding LLC 4626 Cobb Dr, San Diego, California, 92117	Seller	Moore Family Trust

Previous Owner

**Moore Family Survivors**

Jan 1, 2014 - Dec 31, 2014

**Ownership Details**

Universal Land Use	Industrial Condominium	Property Indicator	Industrial
Absentee Indicator	Absentee(Mail And Situs Not =)	Owner	Moore Family Survivors 8812 Haveteur Way, San Diego, California, 92123

Previous Owner

**Moore Family Survivors Trust 02-05-93**

Jan 1, 2013 - Dec 31, 2013

**Ownership Details**

Universal Land Use	Industrial Condominium	Property Indicator	Industrial
Absentee Indicator	Absentee(Mail And Situs Not =)	Owner	Moore Family Survivors Trust 02-05-93

---

Previous Owner  
**Moore Family Survivors 02-05-9**  
Jan 1, 2012 - Dec 31, 2012

Ownership Details			
Universal Land Use	Industrial Condominium	Property Indicator	Industrial
Absentee Indicator	Absentee(Mail And Situs Not =)	Owner	Moore Family Survivors 02-05-9 8812 Haveteur Way, San Diego, California, 92123
Owner Relationship Type	NS		

---

Previous Owner  
**William H Moore**  
Jan 1, 2008 - Dec 31, 2008

Ownership Details			
Universal Land Use	Industrial Condominium	Property Indicator	Industrial
Absentee Indicator	Owner Occupied	Owner	William H Moore 8863 Balboa Ave Ste D, San Diego, California, 92123

# Business Profiles

This section includes information about businesses at this location.

## Possible Business Affiliations

### American Aero Marine

Primary Company Names

### Astro Engine

DUNS Number  
136507717

Primary Company Names

### Balboa Ave Cooperative

DUNS Number  
111353098

Primary Company Names

### Balboa General Repair

DUNS Number  
152903774

Primary Company Names

### Bill Moore Promotional Products

Primary Company Names

### Bill Moore Vinyl Productions Inc

DUNS Number  
020225181

Primary Company Names

Bill Moore Vinyl Productions, Inc.

Alternative Company Names

Moore Bill Vinyle Production,

### C & S Communications, Inc

DUNS Number  
178294294

Primary Company Names

### Cal Aerospace Components Inc

Primary Company Names

California Aerospace Components, LLC

DUNS Number837020593

Primary Company Names

California Aerospace Fasteners

Primary Company Names

Califrnia Arspc Components LLC

Primary Company Names

Caliofrnia Aerospace Components LLC

DUNS Number837020593

Primary Company Names

Dannys Garage

DUNS Number017949190

Primary Company Names

Deborah Vazquez

DUNS Number147776707

Primary Company Names

Dk Auto

Primary Company Names

Dk Auto

DUNS Number070725167

Primary Company Names

Nguyen Kriss Duong

Door & Window Exchange

Primary Company Names

Door & Window Exchange

DUNS Number186920088

Primary Company Names

The Door & Window Exchange, Inc.

Ed Skis Auto Service

DUNS Number	Primary Company Names
927057505	

---

**Fire Lane Motors**

Primary Company Names
-----------------------

---

**Galaxie Electric**

DUNS Number	Primary Company Names
160544573	

---

**Golden State Greens Balboa Ave.**

Primary Company Names
-----------------------

---

**Hernandez, Adelina**

Primary Company Names
-----------------------

---

**Huynh And Trieu Family Inc A Cor**

Primary Company Names
-----------------------

---

**Intelligencethe**

Primary Company Names
-----------------------

---

**Jeremy Casanova**

Primary Company Names
-----------------------

---

**Luquin Eddie G**

Primary Company Names
-----------------------

---

**Majestic Motors**

DUNS Number	Primary Company Names
170644657	

---

**Mcgrath Construction**

Primary Company Names
-----------------------

---

**Mckinney Contracting Inc**



DUNS Number	Primary Company Names	Mckinney Contracting, Inc.
011283095		Mckinney Painting Inc.

Mgm Realty Enterprises

Primary Company Names
-----------------------

Mike Bonfield

Primary Company Names
-----------------------

Moore Bill Advertising

Primary Company Names
-----------------------

Moore Bill Vinyl Productions Inc

Primary Company Names
-----------------------

Moore, Bill Advertising

DUNS Number	Primary Company Names	Moore, Bill Vinyl Produc-
020225181		tions Inc

Ms Fasteners & Connectors

Primary Company Names
-----------------------

Netzahualcoyotl, Cuauhtemoc

Primary Company Names
-----------------------

Oregon Auto

Primary Company Names
-----------------------

Prudential Investment Corp.

Primary Company Names	Prudential Investment Corporation
-----------------------	-----------------------------------

Quinn,Edward J Living Trust

Primary Company Names
-----------------------

Rocco Auto Repair

DUNS Number	Primary Company Names
055951428	
<hr/>	
Rocco General Auto Repair	
Primary Company Names	
<hr/>	
Samuel L Cain	
Primary Company Names	
<hr/>	
San Diego Patients Cooperative Corporation	
Primary Company Names	
<hr/>	
Shamrock Vinyl Inc.	
DUNS Number	Primary Company Names
022114267	
<hr/>	
Skis Ed Auto Service	
Primary Company Names	
<hr/>	
Torres Auto Repair	
Primary Company Names	
<hr/>	
United Patients Consumer Cooperativ	
Primary Company Names	United Patients Consumer Cooperative
<hr/>	
Unitis Inc	
Primary Company Names	
<hr/>	
Universal Plumbing	
Primary Company Names	
<hr/>	
Vic & Ed Auto Svc	
Primary Company Names	
<hr/>	
Vimoga Auto Body	

Vimoga Engine Rebuilding

DUNS Number	Primary Company Names
131243474	

---

Water Heater Man

Primary Company Names

This section contains census data for 92123.

## Census Data

Number of Single Family Dwelling Units	Number of Multi Family Dwelling Units	Total Households
4703	3507	10039
Average House Value	Persons Per Household	Income per Household
\$429,300.00	2.57	69962
Number of Businesses	Number of Employees	Business Annual Payroll
1725	61271	3922167
Business Quarter 1 Payroll	Total Addresses in Delivery Zone	Businesses in Delivery Zone
924121	14855	1934
Residential Addresses in Delivery Zone		
11045		

## SBSA (Core Based Statistical Areas) Information

CBSA Type	CBSA Name	CBSA
Metro	San Diego-Carlsbad, CA	41740

## MSA (Metropolitan Statistical Area) Information

MSA Name	MSA
San Diego CA MSA	7320

# Demographics

This section contains demographics data for 92123.

## Population Demographics

Total Population: 26,823

### CBSA Population

3,095,313

White	18,002 (67%)	Female	13,586 (51%)
Hispanic	5,192 (19%)	Male	13,237 (49%)
Asian	4,853 (18%)		
Black	3,055 (11%)		
Other	2,085 (8%)		
Indian	511 (2%)		
Hawaiian	452 (2%)		

## Age Demographics

Median Age: 32.6

### Median Female Age

33.7

Under 20	7.8%
31 - 40	27.5%
Over 50	22.61%

### Median Male Age

31.5

21 - 30	24.63%
41 - 50	17.46%

## Income Demographics

Under \$50k	32.06%	\$50k - \$100k	56.54%
\$100k - \$150k	10.26%	Over \$150k	1.15%

## Top Interests

Parenting	40.36%	General Food	21.32%
Pets	19.68%	Personal Care And Beauty	15.25%
Wedding	14.71%	Surfing	14.61%
Travel	13.1%	Music	12.79%
Fitness	12.58%	Cooking	12.12%

# Places

This section contains top places such as restaurants and nightclubs for 92123.

## Top Entertainment

Comedy Club	Comedy Palace	Stadium	Art of Eight Training and Fitness Center
Stadium	Chargers Park	Dance Studio	Champion Ballroom Academy & DanceSport

## Top Food

Restaurant	94th Aero Squadron Restaurant	Japanese Restaurant	Shogun Kobe Restaurant
Diner	Studio Diner	American Restaurant	Bud's Louisiana Cafe
American Restaurant	Elbow Room	Japanese Restaurant	Robataya Oton
Mexican Restaurant	Casa Machado	Food	Jack in The Box
American Restaurant	Maggie's Cafe	American Restaurant	Sizzler

## Top Nightlife

Brewery	Quantum Brewing
---------	-----------------

## Top Outdoors

Park	Civita Park	States & Municipalities	Serra Mesa, San Diego
States & Municipalities	Kearny Mesa, San Diego	States & Municipalities	Birdland, San Diego
Gym / Fitness Center	Self Made Training Facility Mission Valley	Golf Course	Stadium Golf Center
Gym / Fitness Center	Toby Wells YMCA	Gym / Fitness Center	Crunch
Gym / Fitness Center	BoomBox CrossFit SD	States & Municipalities	Ski Beach Mission Bay, San Diego

## Top Overall

Park	Civita Park	States & Municipalities	Serra Mesa, San Diego
Hospital	Rady Children's Hospital-San Diego	States & Municipalities	Kearny Mesa, San Diego
Hospital	Sharp Mary Birch Hospital for Women & Newborns	Doctor's Office	Kaiser Permanente
Hotel	Four Points-San Diego	Airport	Montgomery Field (MYF)
Hospital	Sharp Memorial Hospital	Restaurant	94th Aero Squadron Restaurant

## Top Shopping

Department Store	Walmart Vision Center	Automotive Shop	JBA Speed Shop
Electronics Store	Fry's Electronics	Motorcycle Shop	San Diego Harley-Davidson
Shop & Service	Fun Bike Center	Pet Store	PETSMART
Salon / Barbershop	Rawknykz Barber Shop	Arts & Crafts Store	Ceramic Pro Americas
Spa	Wellness Lounge Spa		

EXCLUDED Based on your PDF customizations

# FBI Crime Statistics

This section contains crime statistics for this location.

---

This section is not included in the download because of your PDF report customizations. To include it in a future report, toggle the section to “on” when you download again.

EXCLUDED Based on your PDF customizations

## Sex Offender Information

This section displays the names, locations, and offenses of individuals charged with sex crimes living in close proximity to the locations associated with the subject of this report. Individuals listed below may have been charged with sex crimes as indicated. We make no representation as to the current status of these individuals. Some individuals listed below may no longer be required to register or report to state sex offender registries.

This section is not included in the download because of your PDF report customizations. To include it in a future report, toggle the section to “on” when you download again.