

**ARCHAEOLOGICAL RESOURCES SURVEY,
PAVILION AT OCEANSIDE,
OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA**

Submitted to:

**City of Oceanside
Planning Department
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Oceanside, California 92054
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July 2007

Affinis Job No. 2000

USGS quadrangle: San Luis Rey (7.5' series)

Acreage: 87.5 acres

Keywords: San Diego County; Oceanside, San Luis Rey; San Luis Rey River; coastal; archaeological survey; CA-SDI-5445; potential buried resources; flaked stone tools, ground stone tools, debitage, fire-cracked rock, pottery, shell beads, glass trade bead, adobe bricks, historic artifacts, marine shell, animal bone; T11S, R4W, Section 18

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MANAGEMENT SUMMARY

The Pavilion at Oceanside proposes to develop commercial uses at the site of a former drive-in theater complex in the City of Oceanside. The project site is on the north side of State Route 76 and is bounded on the west by the new alignment of Foussat Road and on the northwest by the San Luis Rey River.

The southern portion of the project area is within the previously recorded archaeological site CA-SDI-5445, which covers over 100 acres. The site was identified as primarily a shellfish processing location, due to the abundance of marine shell and limited number and variety of other cultural materials. The vast majority of the site, the portion on the north side of Mission Avenue, was tested by Caltrans personnel and determined not to be a significant resource, due to its lack of integrity and limited research potential. Later researchers identified a portion of the site south of Mission Avenue as significant. In addition, a few pieces of burned bone were identified as human cranial fragments. CA-SDI-5445 is an important site to the Luiseño community.

The project area was surveyed for cultural resources by Affinis personnel in February 2006. Cultural material observed consisted of fragmented marine shell (*Chione* and *Donax*), a core fragment, a mano fragment, and a Tizon Brown Ware pottery sherd. The site boundary was extended slightly farther north than previously mapped, based on the presence of marine shell.

Due to the alluvial setting of the project area and the history of flooding, there is a potential for deeply buried cultural resources in this area. In addition, several fragments of human bone were identified in collections from the site. Based on these factors, an archaeological monitoring program should be conducted for the project, as detailed under Impacts, Significance, and Mitigation Recommendations. The monitoring program would include: the development of a pre-excavation agreement between the applicant, the appropriate Luiseño tribe(s), and the City of Oceanside; the presence of a qualified archaeologist and a Native American monitor at the pre-construction meeting; a Native American monitor and an archaeological monitor on-site during grading, trenching, and other ground-disturbing activities; analysis of any cultural material found; preparation of a report detailing the methods and results of the monitoring program; and curation or repatriation of the cultural material collected.

Implementation of this monitoring program would ensure that development of the project would have no significant impacts to cultural resources within the project area.

I. INTRODUCTION

PROJECT LOCATION

The proposed Pavilion at Oceanside is located in the San Luis Rey area of the City of Oceanside, in northwestern San Diego County (Figure 1). The property is bounded on the south by the State Route 76 (SR 76) overpass and Mission Avenue, by Foussat Road (new alignment) on the west, the San Luis Rey River on the northwest, and a developed community to the east (Figures 2 and 3). The parcel is approximately 2.5 miles east-northeast of Interstate 5 (I-5) (Figure 1). The project area is within Township 11 South, Range 4 West, Section 18, on the USGS 7.5' San Luis Rey quadrangle (Figure 2).

PROJECT DESCRIPTION

The Pavilion at Oceanside project is planned as a community shopping center at the former site of a drive-in theater complex. The applicant proposes to develop 881,400 sf of commercial uses on the 87.5-acre property, including a movie theater, a health club, a variety of retail shops with a range of sizes and merchandise, and restaurants (Figure 4).

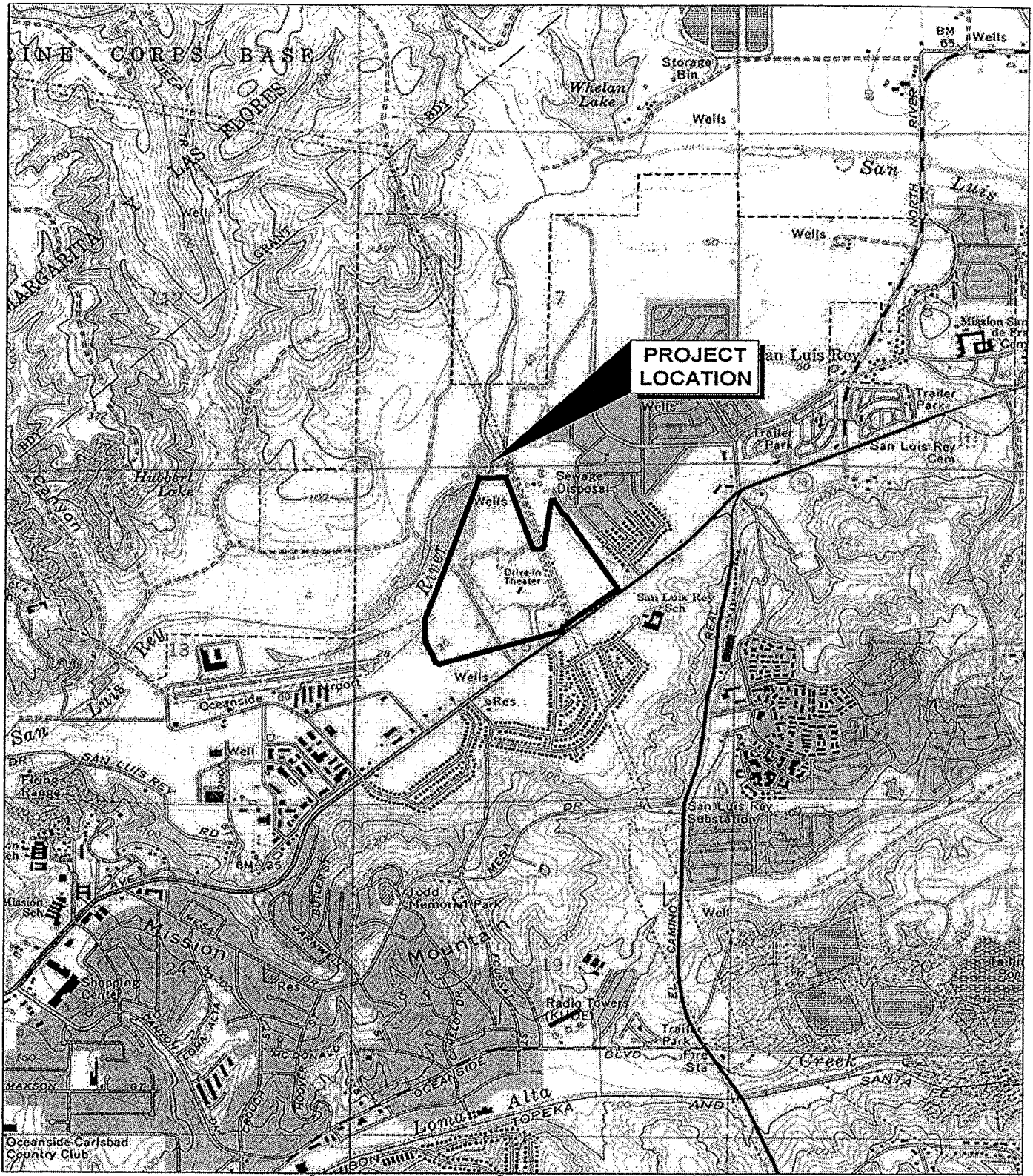
Grading work for the project would include import of fill to allow for appropriate drainage and utilities to serve site development, while raising the site out of the FEMA 100-year floodplain. Imported fill material would be obtained from an approved borrow site, and would be placed over the entire project site. The raised site is designed to control storm water runoff by providing a combination of landscaped swales with on-site drainage facilities that would enhance the water quality system.

The archaeological project consisted of a survey and literature review to assess the presence of cultural resources that may be affected by development of the property. Mary Robbins-Wade served as the project manager/project archaeologist, while Andrew Giletti served as field director. This report addresses the methods and results of the survey, as well as recommendations.

II. ENVIRONMENTAL SETTING

PHYSICAL ENVIRONMENT

The project area is in the coastal plains of northern San Diego County, where the climate is characterized as semi-arid, cool (Griner and Pryde 1976:Figure 3.4). Average annual temperatures range from a January low of about 44° F to a July high of about 75° F, and annual rainfall averages around 10 inches (Griner and Pryde 1976). The parcel lies within the San Luis Rey River floodplain; prior to channelization, the river cut across the northwestern corner of the property, and part of the project area was marshy (Figure 2). In the past, the San Luis Rey River



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Project location on USGS 7.5'
San Luis Rey qudrangle

Figure 2

has ranged over much of the valley bottom, depositing alluvial sediments. The river would have provided a source of fresh water for native inhabitants of the area.

Geologically, the project area itself is mapped as Quaternary alluvium (Rogers 1965). The nearby uplands consist of Eocene marine sedimentary rocks (Rogers 1965). The soils on the majority of the property are mapped as Tujunga sand, 0 to 5 percent slopes, with Grangeville fine sandy loam, 0 to 2 percent slopes, mapped in the southeastern portion of the project area (Bowman 1973). These soils generally support grasses and forbs with a few scattered oaks (Bowman 1973). The property was in agricultural uses for decades and was later part of a drive-in theater. A house also stood adjacent to the parcel, within an area that currently supports manufactured slopes for SR 76.

Corum (1991) detailed the various post-depositional factors affecting archaeological site CA-SDI-5445, which generally covers the southern half of the current project area. These factors include flooding, agricultural uses, and construction at the site. There have been at least five major flood events and numerous smaller floods since records have been kept for the area. The disastrous flood of 1916 covered the entire valley and destroyed every bridge, as well as severely damaging roads, public facilities, farms, etc. Following a flood event in the 1970s, heavy equipment was used on a portion of the archaeological site to remove large amounts of sand deposited by the flooding. Fill soil was imported for development of the drive-in theater and the swap meet parking lot. Fill soils within the archaeological site and fill used for bridge construction and for improvements to North Foussat Road were sometimes obtained from the north side of the river, possibly from the important archaeological site CA-SDI-5130 (Corum 1991).

CULTURAL ENVIRONMENT

General Culture History

Several summaries discuss the prehistory of San Diego County and provide a background for understanding the archaeology of the general area surrounding the project. Moratto's (1984) review of the archaeology of California contains important discussions of Southern California, including the San Diego area. Bull (1983, 1987), Carrico (1987), Gallegos (1987), and Warren (1985, 1987) provide summaries of relatively recent work and interpretations. The following is a brief discussion of the culture history of the San Diego region.

Carter (1957, 1978, 1980), Minshall (1976) and others (e.g., Childers 1974; Davis 1968, 1973) have long argued for the presence of Pleistocene humans in California, including the San Diego area. The sites identified as "early man" are all controversial. Carter and Minshall are best known for their discoveries at Texas Street and Buchanan Canyon. The material from these sites is generally considered nonartifactual, and the investigative methodology is often questioned (Moratto 1984).

The earliest accepted archaeological manifestation of Native Americans in the San Diego area is the San Dieguito complex, dating to approximately 10,000 years ago (Warren 1967). The San

Dieguito complex was originally defined by Rogers (1939), and Warren published a clear synthesis of the complex in 1967. The material culture of the San Dieguito complex consists primarily of scrapers, scraper planes, choppers, large blades, and large projectile points. Rogers considered crescentic stones to be characteristic of the San Dieguito complex as well. Tools and debitage made of fine-grained green metavolcanic material, locally known as felsite, were found at many sites which Rogers identified as San Dieguito. Often these artifacts were heavily patinated. Felsite tools, especially patinated felsite, came to be seen as an indicator of the San Dieguito complex. Until relatively recently, many archaeologists felt that the San Dieguito culture lacked milling technology and saw this as an important difference between the San Dieguito and La Jolla complexes. Sleeping circles, trail shrines, and rock alignments have also been associated with early San Dieguito sites. The San Dieguito complex is chronologically equivalent to other Paleoindian complexes across North America, and sites are sometimes called "Paleoindian" rather than "San Dieguito". San Dieguito material underlies La Jolla complex strata at the C. W. Harris site in San Dieguito Valley (Warren, ed. 1966).

The traditional view of San Diego prehistory has the San Dieguito complex followed by the La Jolla complex at least 7000 years ago, possibly as long as 9000 years ago (Rogers 1966). The La Jolla complex is part of the Encinitas tradition and equates with Wallace's (1955) Millingstone Horizon, also known as Early Archaic or Milling Archaic. The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147). "Crude" cobble tools, especially choppers and scrapers, characterize the La Jolla complex (Moriarty 1966). Basin metates, manos, discoidals, a small number of Pinto series and Elko series points, and flexed burials are also characteristic.

Warren et al. (1961) proposed that the La Jolla complex developed with the arrival of a desert people on the coast who quickly adapted to their new environment. Moriarty (1966) and Kaldenberg (1976) have suggested an in situ development of the La Jolla people from the San Dieguito. Moriarty has since proposed a Pleistocene migration of an ancestral stage of the La Jolla people to the San Diego coast. He suggested this Pre-La Jolla complex is represented at Texas Street, Buchanan Canyon, and the Brown site (Moriarty 1987).

In recent years, archaeologists in the region have begun to question the traditional definition of San Dieguito people simply as makers of finely crafted felsite projectile points, domed scrapers, and discoidal cores, who lacked milling technology. The traditional defining criteria for La Jolla sites (manos, metates, "crude" cobble tools, and reliance on lagoonal resources) have also been questioned (Bull 1987; Cárdenas and Robbins-Wade 1985; Robbins-Wade 1986). There is speculation that differences between artifact assemblages of "San Dieguito" and "La Jolla" sites reflect functional differences rather than temporal or cultural variability (Bull 1987; Gallegos 1987). Gallegos (1987) has proposed that the San Dieguito, La Jolla, and Pauma complexes are manifestations of the same culture, with differing site types "explained by site location, resources exploited, influence, innovation and adaptation to a rich coastal region over a long period of time" (Gallegos 1987:30). The classic "La Jolla" assemblage is one adapted to life on the coast and appears to continue through time (Robbins-Wade 1986; Winterrowd and Cárdenas 1987). Inland

sites adapted to hunting contain a different tool kit, regardless of temporal period (Cárdenas and Van Wormer 1984).

Several archaeologists in San Diego, however, do not subscribe to the Early Prehistoric/Late Prehistoric chronology (see Cook 1985; Gross and Hildebrand 1998; Gross and Robbins-Wade 1989; Shackley 1988; Warren 1998). They feel that an apparent overlap among assemblages identified as "La Jolla," "Pauma," or "San Dieguito" does not preclude the existence of an Early Milling period culture in the San Diego region, whatever name is used to identify it, separate from an earlier culture. One problem these archaeologists perceive is that many site reports in the San Diego region present conclusions based on interpretations of stratigraphic profiles from sites at which stratigraphy cannot validly be used to address chronology or changes through time. Archaeology emphasizes stratigraphy as a tool, but many of the sites known in the San Diego region are not in depositional situations. In contexts where natural sources of sediment or anthropogenic sources of debris to bury archaeological materials are lacking, other factors must be responsible for the subsurface occurrence of cultural materials. The subsurface deposits at numerous sites are the result of such agencies as rodent burrowing and insect activity. Recent work has emphasized the importance of bioturbative factors in producing the stratigraphic profiles observed at archaeological sites (see Gross 1992). Different classes of artifacts move through the soil in different ways (Bocek 1986; Erlandson 1984; Johnson 1989), creating vertical patterning (Johnson 1989) that is not culturally relevant. Many sites which have been used to help define the culture sequence of the San Diego region are the result of just such nondepositional stratigraphy.

The Late Prehistoric period is represented by the San Luis Rey complex in northern San Diego County and the Cuyamaca complex in the southern portion of the county. The San Luis Rey complex is the archaeological manifestation of the Shoshonean predecessors of the ethnohistoric Luiseño (named for the San Luis Rey Mission). The Cuyamaca complex represents the Yuman forebears of the Kumeyaay (Diegueño, named for the San Diego Mission). Agua Hedionda is traditionally considered to be the point of separation between Luiseño and Northern Diegueño territories.

The San Luis Rey complex (SLR) is divided into two phases, SLR I and SLR II. Elements of the SLR complex include small, triangular, pressure-flaked projectile points (generally Cottonwood series, but Desert side-notched series also occurs); milling implements: mortars and pestles, manos and metates, and bedrock milling features; bone awls; *Olivella* shell beads; other stone and shell ornaments; and cremations (Meighan 1954; Moratto 1984; True et al. 1974). The later SLR II complex also includes several elements not found in the SLR I complex: "pottery vessels, cremation urns, red and black pictographs, and such nonaboriginal items as metal knives and glass beads" (Meighan 1954:223).

SLR I was originally thought to date from A.D. 1400 to A.D. 1750, with SLR II dating between A.D. 1750 and A.D. 1850 (Meighan 1954). However, that division was based on the assumption that the Luiseño did not practice pottery manufacture until just prior to the arrival of the Spanish. The chronology has since been revised due to evidence that pottery may have been introduced to

the Luiseño circa A.D. 1200-1600. Ceramics were probably introduced from the Luiseños' southern neighbors, the Kumeyaay (True et al. 1974).

Ethnography

The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the Indians associated with the mission. The Luiseño language belongs to the Cupan group of the Takic subfamily, which has also been called Southern California Shoshonean, and is part of the widespread Uto-Aztecan language family (Bean and Shipek 1978; Sparkman 1908; White 1963). Neighboring groups that speak Cupan languages are Cupeño, Cahuilla, and Gabrielino. The Indians associated with Mission San Juan Capistrano, called Juaneño by the Spanish, have sometimes been described as a separate group. The language, culture, and territory of the Luiseño and Juaneño are so closely related that the two are often considered to be a single ethnic nationality (Bean and Shipek 1978; White 1963). However, Cameron (1987:319-321) has noted archaeological differences between the two groups, and many individuals within the Luiseño and Juaneño communities consider the two to be separate groups.

The territory of the Luiseño Indians is generally described as extending along the coast from Agua Hedionda Creek on the southwest to Aliso Creek on the northwest. On the north this boundary extended east beyond Santiago Peak to the eastern side of the Elsinore Fault Valley, continuing southeast to Palomar Mountain, then around the southern slope above the valley of San Jose. The southern boundary follows westerly to Agua Hedionda Creek (Bean and Shipek 1978; White 1963).

Luiseño social organization is noted for "(1) extensive proliferation of social statuses, (2) clearly defined ruling families that interlocked various rancherias within the ethnic nationality, (3) a sophisticated philosophical structure associated with the taking of hallucinogenics (datura), and (4) elaborate ritual paraphernalia including sand paintings symbolic of an avenging sacred being named Chinigchingish" (Bean and Shipek 1978:550).

Ethnographic and ethnohistoric studies of the Luiseño include Bean and Shipek (1978), Boscana (1947), Kroeber (1976), Robinson (1947), Shipek (1977), Sparkman (1908), Talley (1982), and White (1963). Archaeological studies addressing the Late Prehistoric San Luis Rey complex include Meighan (1954), McCown (1955), True et al. (1974), and Wallace (1960). Most of the ethnographic studies, as well as the "classic" archaeological studies of the Luiseño, have concentrated on the Pauma Valley and the Palomar Mountain area, although Wallace's (1960) study was an archaeological survey of the Buena Vista Creek watershed.

Project Vicinity

Mission San Luis Rey is located a little over one mile northeast of the current project area (Figure 2). Sparkman (1908) lists *Keish* as the name his Luiseño informants gave for San Luis Rey. Kelsey indicated that the Luiseño name for the village in the area of Mission San Luis was

Tacayme, “although Pablo Tac recalls that the people called the area Quechla, the Indian name for the stone found there” (Kelsey 1990:26). Hudson (1964) noted that *Keish*, *Qee’sh*, and *Quechla* are all orthographic variants of the same village or place name (Franklin and Carrico 1978:19). The rancherías at San Luis Rey became integral parts of the Mission, supplying laborers as well as converts (Carrico 1977; Hewes and Hewes 1958). Kroeber (1976: Plate 57) noted several villages along the San Luis Rey River, in addition to *Keish*, including one at the coast (*Wiawio*), two a short distance east of San Luis Rey (*Wiasamai* and *Wahaumai*), and two between this area and Pala (*Kwalam* and *Tomkav*). Kroeber (1976:Plate 57) also shows a village called *Ikaimai* (Carrico 1977 calls it *Ikalma*) at San Luis Rey.

When it came time to establish a mission between San Diego and San Juan Capistrano, the site on the San Luis Rey River was chosen, and a mission was established there on June 13, 1798 (Englehardt 1921:8). Father Antonio Peyri was founder of the mission and guided its construction. The site selected for the mission had been a thriving Indian community, and continued to be so during the mission period. Previous research at the mission has dealt with the location of the Indian settlement, and the consensus seems to be that the main portion of the village was north of the mission, toward the river, but that dwellings occurred in other places as well (Kelsey 1990:32; Magalousis and Kelsey 1992). There is evidence to indicate the presence of Indian houses to the east and to the southeast of the mission. Indeed, the location of the settlement seems to have shifted through time (Oxendine 1983).

The Indian village of San Luis Rey was tallied as a separate entity in the 1860 census, containing 20 dwellings, with a population of 106. “[I]t is not certain whether the village listed between Visitation Numbers 175 and 194 was located in the immediate vicinity of the mission, in the vicinity of CA-SDI-5133/H [a short distance northwest of the Pavilion at Oceanside project area], or scattered somewhere in between” (Swanson 1994:4:20).

The Waniš site complex, located on the north side of the San Luis Rey River, just northwest of the current project area, includes CA-SDI-5130, -5133, -6014, and -6015 and probably represents the village of San Luis Rey or *Keish*. This site includes a La Jolla period component, with radiocarbon samples yielding dates between 5310 ± 60 years before present (BP) and 6090 ± 90 BP (Quillen et al. 1984). Late Prehistoric use of the site has also been documented, and the site was occupied into the 19th century (see Moratto et al. 1994; Robbins-Wade 2000). Human remains have been found at the Waniš site complex as well. A number of other archaeological sites have been recorded in the project vicinity, many associated with the occupation of Mission San Luis Rey or with the Waniš complex.

Based on historic and archaeological evidence, Oxendine (1983) suggested the following sequence of settlement locations by the Indians associated with Mission San Luis Rey:

The sequence of San Luis Rey occupation may be as follows. Either SDi-6014 or SDi-5130, or perhaps both sites, could be the *ranchería* observed at the west end of San Luis Rey valley in 1769. Radiocarbon dates suggest that SDi-6014 was

occupied at that time, and the deep midden observed by Franklin and Carrico at SDi-5130 suggest that it might also have a late occupation date. With the founding of Mission San Luis Rey in 1798, the Indians were moved from that village to the mission, and in 1827 were observed just north of it. In 1847, they were living at the site of SDi-5445, and in 1854, seem to have been at SDi-5130. They are reported to have been at SDi-5130 in 1873, at which date they moved to SDi-6009. By 1901, the Indians no longer lived in the vicinity of the mission [Oxendine 1983:115-116].

Following the Mission and Mexican periods, agricultural use of the valley by homesteaders began in the 19th century. Settlers included the Hubberts, Goldbaums, and Crouches (Corum 1991; Swanson 1994).

III. PREVIOUS RESEARCH

Records searches were conducted at the South Coastal Information Center at San Diego State University for an adjacent project in 2005, to update existing records on file at Affinis. The records searches covered the project area and a one-mile radius around it (Confidential Appendix A). Eighteen archaeological sites have been recorded within one mile of the project area.

The southern portion of the project area is within archaeological site CA-SDI-5445 (SDM-W-1527). The site was originally recorded by Norwood as a shell scatter covering an extensive area east of and adjacent to the drive-in theater. A testing program was conducted along the transmission line corridor in the eastern section of the current project area, in conjunction with work by San Diego Gas & Electric Company. The testing included mapping, surface collection, and mechanical excavation of six trenches (Westec Services 1978). Historic and prehistoric cultural material was collected, and a great deal of disturbance was noted.

Analysis of the total artifact assemblage recovered from site W-1527, consideration of recent historic disturbance, and the site's physical setting within a major floodplain, suggest that substantial surface and subsurface disruption has seriously impaired the integrity of this cultural resource [Westec Services 1978:36-37].

The report further noted, "For the remainder of site W-1527, beyond the primary impact zone, it is possible that some portions may possess sufficient integrity to prove valuable (and therefore archaeologically significant) in reconstructing an understanding of past lifeways along the San Luis Rey River" (Westec Services 1978:39). The site (as it was recorded at that time) was determined not to be National Register eligible; however, further excavation at each proposed power pole location was recommended. The report also recommended Native American consultation (Westec Services 1978).

During the survey for the proposed SR 76, the site boundary of CA-SDI-5445 was significantly expanded (Dominici 1989). Cultural material noted at that time included flaked stone and ground stone tools, debitage, fire-cracked rock, pottery, and adobe bricks, as well as a "slight scatter of shell" (1989 site record, on file at South Coastal Information Center). An Extended Phase I testing program was conducted in 1990 (Corum 1990), including "surface reconnaissance and excavation of ten 1 x 1 meter test units" (Corum 1991:6). Due to the presence of subsurface cultural material, a Phase II testing program also was conducted. Cultural material collected during that excavation included 356 prehistoric or ethnohistoric artifacts (cores, debitage, ground stone tools, Tizon Brown Ware ceramics and shell beads), 1283 historic artifacts (1 glass trade bead, 7 ceramic fragments, and 1275 pieces of tile), almost 260 g of animal bone, 32,935 g of marine shell, and 140 pieces of fire-affected rock (Corum 1991:ii). The site was described as follows:

CA-SDi-5445 covers about 106 acres (430,000 sq. meters). It is characterized by two dense, Donax-dominated core areas, set against a wider, more diffuse scatter

of Chione and Argopecten. The larger of these core areas rests largely beneath 2-8 feet of fill within the paved drive-in theatre and parking lot that occupy the central portion of the site. The smaller Donax-rich area is in an agricultural field in the southeastern part of the site.

The abundance of shell and limited quantity and variety of other materials, indicates that the site functioned primarily as a shellfish processing location. Other activities, such as lithic tool manufacture, animal butchering and plant preparation and consumption, are represented only to a minor degree.

The presence of ceramics, diagnostic shell beads, and a large quantity of Donax shell indicate a Late Prehistoric or early historic component at the site. A glass trade bead, two burnished Tizon Brown Ware sherds, seven pieces of white paste earthenware, and relatively abundant historic tile fragments suggests an early historic association [Corum 1991:ii].

The site has been disturbed by numerous episodes of flooding, decades of agricultural uses, and paving for the drive-in theater and swap meet parking. The subsurface deposits have been extensively mixed, and several feet of fill soils are present in various parts of the site (Corum 1991). The report concludes:

In sum, the prehistoric and historic research potential of site CA-SDi-5445 appears to be low. The site's Native American value is also considered to be low, given the nature of the site and the apparent absence of features and objects of sacred or ceremonial significance [Corum 1991:iv].

The Extended Phase I testing program included surface collection and the excavation of 10 test units, 3 of them within the current project area. The Phase II excavation included excavation of 46 backhoe trenches (37 of them within the current project area), 26 test units (20 within the project area), and 40 shovel tests. Manos, cores, flaked stone tools, debitage, fire-affected rock, animal bone, and shell were collected during the Extended Phase I testing program (Corum 1990). These same artifact classes were found during the Phase II testing, as well as a glass trade bead, shell beads, Tizon Brown Ware ceramics, historic ceramics, and adobe tile (Corum 1991).

Tuma and Guerrero (2002) expanded the site boundary to include a locus on the south side of Mission Avenue. This locus was determined to be a significant cultural resource. Cultural material was found to a depth of 150 cm, and the deposit below about 70 cm was considered to be relatively intact. The site was considered significant, due to its research potential (Tuma and Guerrero 2002).

Several years ago, a complete stone bowl was found along Mission Avenue in the area of CA-SDI-5445 (Mark Mojado, personal communication, 2001). Mark Mojado of the San Luis Rey Band of Luiseño Mission Indians informed the senior archaeologist that human cranial fragments were

found at CA-SDI-5445. Although human remains were not mentioned in any of the site records or reports that address this site, a few fragments were found in the collection from the Caltrans excavation while this material was sorted by personnel at the San Diego Archaeological Center (SDAC), where it had been sent for permanent curation. Rose Tyson of the San Diego Museum of Man identified two items as human skull fragments and one item as possibly human. These three pieces of burned bone had not been recognized as human when the material was cataloged but were identified during an inventory when the cultural material was examined at SDAC (San Diego Archaeological Center NAGPRA Inventory notes, Accession Number SDAC70, June 23, 2003).

IV. RESEARCH METHODS

The project area was surveyed for cultural resources by Affinis archaeologists Andrew Giletti, Matt Sivba, and Matt Murray on February 6 and 7, 2006. The property was walked in parallel transects spaced 10 m apart. Ground visibility was generally quite good, but the project area has been subject to a great deal of disturbance over many years, including grading, dumping of fill soils, and paving of portions of the property.

The senior archaeologist/project manager discussed the project with Mark Mojado, representing the San Luis Rey Band of Luiseño Mission Indians. Mr. Mojado is quite familiar with the property, and he visited it for the current project as well.

In addition to discussing the project with members of the San Luis Rey Band, the project manager contacted the Native American Heritage Commission for a search of their Sacred Lands Files.

The senior archaeologist reviewed historic maps and aerial photographs to assess the potential for historic archaeological resources.

V. RESULTS

During the current survey, the cultural material observed consisted of fragmented marine shell (*Chione* and *Donax*), a core fragment, a mano fragment, and a Tizon Brown Ware pottery sherd. The site boundary was extended farther north than previously mapped, based on the presence of marine shell (Figure 5).

As addressed under Previous Research, the southern portion of the project area is within archaeological site CA-SDI-5445, which covers over 100 acres. The site was identified as primarily a shellfish processing location, due to the abundance of marine shell and limited number and variety of other cultural materials. The vast majority of the site, the portion on the north side of Mission Avenue, was tested by Caltrans personnel and determined not to be a significant resource, due to its lack of integrity and limited research potential (Corum 1991). Tuma and

SENSITIVE MATERIAL – IN CONFIDENTIAL APPENDIX B

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Location of CA-SDI-5445

Figure 5

Guerrero (2002) identified a portion of the site south of Mission Avenue as significant. In addition, a few pieces of burned bone from the portion of the site north of Mission Avenue were identified as human cranial fragments. CA-SDI-5445 is an important site to the Luiseño community. The site is described in detail under Previous Research.

The Native American Heritage Commission has no record of cultural resources in the immediate vicinity in their Sacred Lands Files. However, members of the San Luis Rey Band have indicated that the site area is of cultural importance to them.

As addressed under Previous Research and under Cultural Environment, CA-SDI-5445 and the Waniš complex on the north side of the river appear to be the remnants of Luiseño village sites occupied prior to, during, and after founding and use of the Mission San Luis Rey. However, the portion of CA-SDI-5445 within the current project area has been subject to a great deal of disturbance for decades and does not retain the integrity to qualify as a significant archaeological resource.

Due to the alluvial setting of the project area and the history of flooding addressed by Corum (1991), there is a potential for deeply buried cultural resources in this area. Significant subsurface cultural deposits have been encountered during recent construction monitoring at two sites in proximity to the current project area: the Waniš site complex (CA-SDI-5130, -5133, -6014, -6015), which is located a short distance north-northwest of the project area on the north side of the river, and Mission Wells (CA-SDI-10,080), a little over a mile northeast of the property, just west of Mission San Luis Rey. Human remains were uncovered at both of these sites. Reports of the monitoring programs for both sites are currently in progress.

Aerial photographs taken in 1928 show a house and outbuildings just east of the project area, as well as a structure in the southernmost portion of the property. Another house is shown to the south, in an area that currently supports manufactured slopes for SR 76 (see Robbins-Wade 2005). Based on this, there is a slight potential for historic archaeological material within the project area, but historic features would be more likely to the east and the south of the property.

VI. IMPACTS, SIGNIFICANCE, AND MITIGATION RECOMMENDATIONS

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR Section 4852) including the following:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or:
- Has yielded or may be likely to yield information important in prehistory or history.

The southern portion of the project area is within an archaeological site that covers over 100 acres. This site, CA-SDI-5445, was determined not to be a significant archaeological resource, due to its lack of integrity and low research potential (Corum 1991). However, a portion of the site, on the south side of Mission Avenue, was evaluated and determined to be significant. In addition, the site is important to the Luiseño people. A few human cranial remains were found during the Caltrans excavation and were not recognized as such until later. Given this, there is a potential for encountering additional human remains, which are culturally sensitive. In addition, due to the alluvial setting of the project area and the history of flooding addressed by Corum (1991), there is a potential for deeply buried cultural resources in this area.

As previously addressed, the project area is located in the floodplain of the San Luis Rey River. Given this alluvial setting, there is a potential for encountering significant subsurface cultural resources with little or no evidence on the surface. The property is in proximity to two projects at which significant buried cultural resources, including human remains, have been encountered recently during monitoring of grading. Reports of these monitoring programs (Mission Wells and Waniš) are currently in preparation. Based on these factors, an archaeological monitoring program should be conducted for the project. Specifically, the program should consist of the following:

1. Prior to implementation of the monitoring, a pre-excavation agreement shall be developed between the appropriate Luiseño Band(s), the applicant, and the City of Oceanside.
2. The qualified archaeologist and the Native American representative shall attend the pre-grading meeting with the contractors to explain the requirements of the program.
3. An archaeologist and a Native American monitor shall be on-site during all grading, trenching, and other ground-disturbing activities.
4. If archaeological artifact deposits or cultural features are discovered, grading activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and grading shall proceed. For any potentially significant artifact deposits, an adequate artifact sample to address research avenues previously identified for sites along the San Luis Rey River will be collected using professional archaeological collection methods.

5. If any human remains are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
6. Recovered artifactual materials shall be cataloged and analyzed.
7. A report shall be completed describing the methods and results of the monitoring and data recovery program.
8. Artifacts shall be curated with accompanying catalog to current professional repository standards or the collection will be repatriated to the Luiseño Band(s), as specified in the pre-excavation agreement.

Implementation of this monitoring program would ensure that development of the project would have no significant impacts to cultural resources within the project area.

VII. INDIVIDUALS AND AGENCIES CONSULTED

David Caterino	South Coastal Information Center
Mark Mojado	San Luis Rey Band of Luiseño Mission Indians
Dave Singleton	Native American Heritage Commission

VIII. PERSONNEL

The following persons participated in the preparation of this report:

Mary Robbins-Wade, M.A. (RPA)	Director of Cultural Resources
Andrew Giletti	Field Director
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**ARCHAEOLOGICAL RESOURCES SURVEY,
PALA ROAD EXTENSION,
OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA**

Submitted to:

**City of Oceanside
Planning Department
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July 2007

Affinis Job No. 2000

USGS quadrangle: San Luis Rey (7.5' series)

Acreage: 1 mile, linear

Keywords: San Diego County; Oceanside, San Luis Rey; San Luis Rey River; coastal; archaeological survey; CA-SDI-5445; potential buried resources; flaked stone tools, ground stone tools, debitage, fire-cracked rock, pottery, shell beads, glass trade bead, adobe bricks, historic artifacts, marine shell, animal bone; T11S, R4W, Section 18

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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USGS quadrangles: San Luis Rey (7.5' series)
Acreage: 1 mile, linear
Keywords: San Diego County; Oceanside, San Luis Rey; San Luis Rey River; coastal; archaeological survey; CA-SDI-5445; potential buried resources; flaked stone tools, ground stone tools, debitage, fire-cracked rock, pottery, shell beads, glass trade bead, adobe bricks, historic artifacts, marine shell, animal bone; T11S, R4W, Section 18

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CONFIDENTIAL APPENDIX

A	Locations of Cultural Resources
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MANAGEMENT SUMMARY

The proposed Pala Road Extension is located in the San Luis Rey area of the City of Oceanside, in northwestern San Diego County. The roadway is on the north side of State Route 76, a short distance west of El Camino Real, adjacent to the San Luis Rey River. The road would run adjacent to the Pavilion at Oceanside project, from the intersection of old Foussat Road and the new Foussat Road alignment, north to connect with the existing western terminus of Pala Road.

The previously recorded archaeological site CA-SDI-5445, which covers over 100 acres, was mapped adjacent to the proposed roadway alignment. The site was identified as primarily a shellfish processing location, due to the abundance of marine shell and limited number and variety of other cultural materials. The vast majority of the site, the portion on the north side of Mission Avenue, was tested by Caltrans personnel and determined not to be a significant resource, due to its lack of integrity and limited research potential. Later researchers identified a portion of the site south of Mission Avenue as significant. In addition, a few pieces of burned bone were identified as human cranial fragments. CA-SDI-5445 is an important site to the Luiseño community.

The Pala Road Extension project area was surveyed for cultural resources by Affinis personnel and a representative of the San Luis Rey Band of Luiseño Mission Indians in July 2007. CA-SDI-5445 was found to extend into the southern portion of the proposed road alignment. Cultural material observed within the Pala Road Extension project area consisted of a concentration of fragmented marine shell (*Chione* and *Donax*), with no associated artifacts. Outside this area of concentration one flake was found, as well as a few pieces of marine shell.

Due to the alluvial setting of the project area and the history of flooding, there is a potential for deeply buried cultural resources in this area. In addition, several fragments of human bone were identified in collections from the site. Based on these factors, an archaeological monitoring program should be conducted for the project, as detailed under Impacts, Significance, and Mitigation Recommendations. The monitoring program would include: the development of a pre-excavation agreement between the applicant, the appropriate Luiseño tribe(s), and the City of Oceanside; the presence of a qualified archaeologist and a Native American monitor at the pre-construction meeting; a Native American monitor and an archaeological monitor on-site during grading, trenching, and other ground-disturbing activities; analysis of any cultural material found; preparation of a report detailing the methods and results of the monitoring program; and curation or repatriation of the cultural material collected.

Implementation of this monitoring program would ensure that development of the project would have no significant impacts to cultural resources within the project area.

I. INTRODUCTION

PROJECT LOCATION

The proposed Pala Road Extension is located in the San Luis Rey area of the City of Oceanside, in northwestern San Diego County (Figure 1). The roadway is on the north side of State Route 76 (SR 76), a short distance west of El Camino Real, adjacent to the San Luis Rey River (Figures 2 and 3). The road would run adjacent to the Pavilion at Oceanside project, from the intersection of old Foussat Road and the new Foussat Road alignment, north to connect with the existing western terminus of Pala Road (Figure 3). The project area is within Township 11 South, Range 4 West, Section 18, on the USGS 7.5' San Luis Rey quadrangle (Figure 2).

PROJECT DESCRIPTION

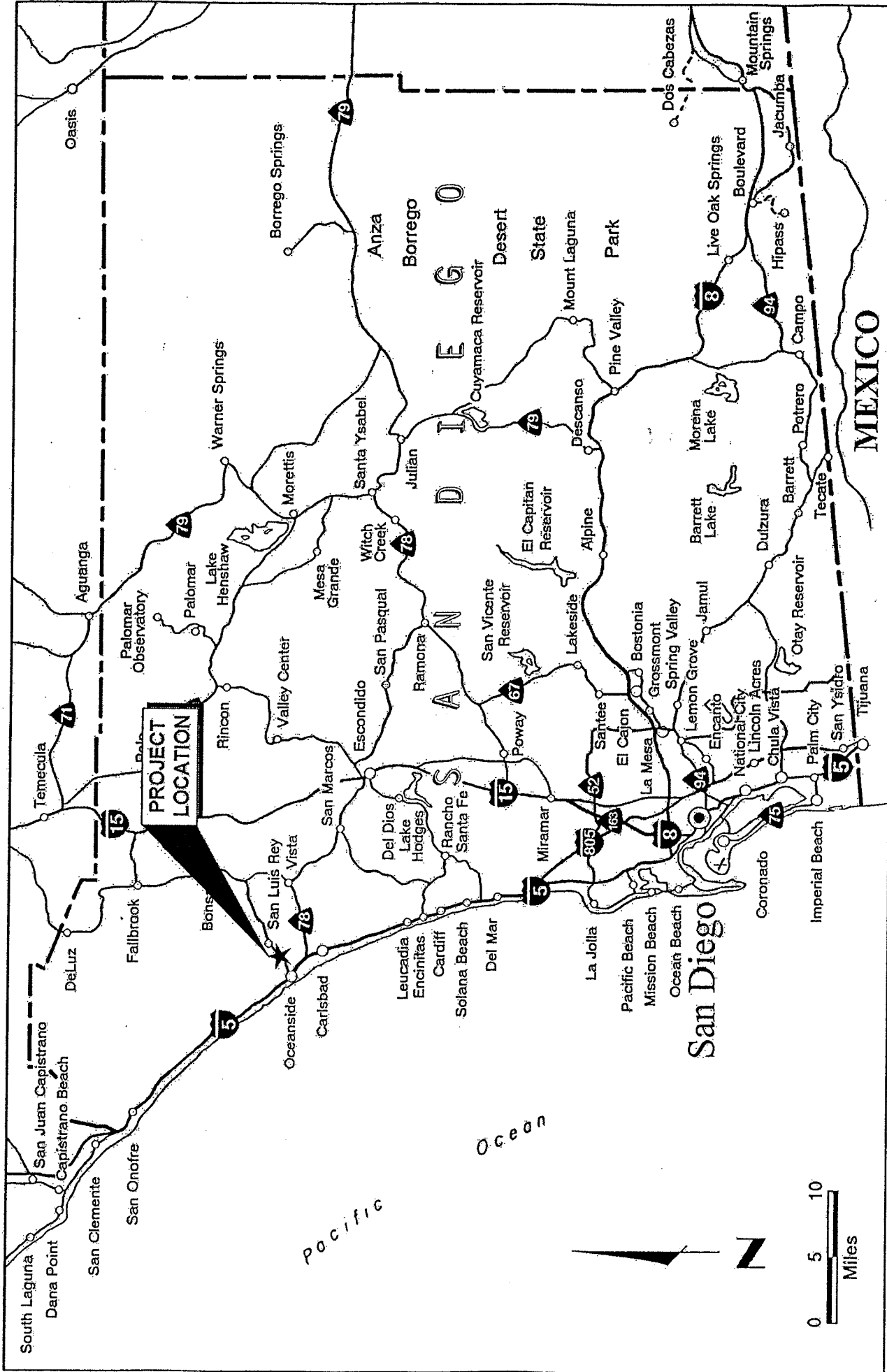
Pala Road is shown on the Oceanside Circulation element as a secondary arterial, and the Pala Road right-of-way along the western property boundary of the Pavilion project is shown to be dedicated and constructed along the project frontage. Under the Pavilion project plans, the Pala Road extension would terminate at the northern edge of the property boundary with a cul-de-sac bulb, suitable for future extension of the road by the City per the Circulation Element. Extension of Pala Road beyond the Pavilion project boundary north to the existing western terminus of the road is being addressed as a project alternative in the environmental analysis for the Pavilion project.

The archaeological project consisted of a survey and literature review to assess the presence of cultural resources that may be affected by development of the road extension for its entire length. Mary Robbins-Wade served as the project manager/project archaeologist, and Andrew Giletti was the field director. This report addresses the methods and results of the survey, as well as recommendations.

II. ENVIRONMENTAL SETTING

PHYSICAL ENVIRONMENT

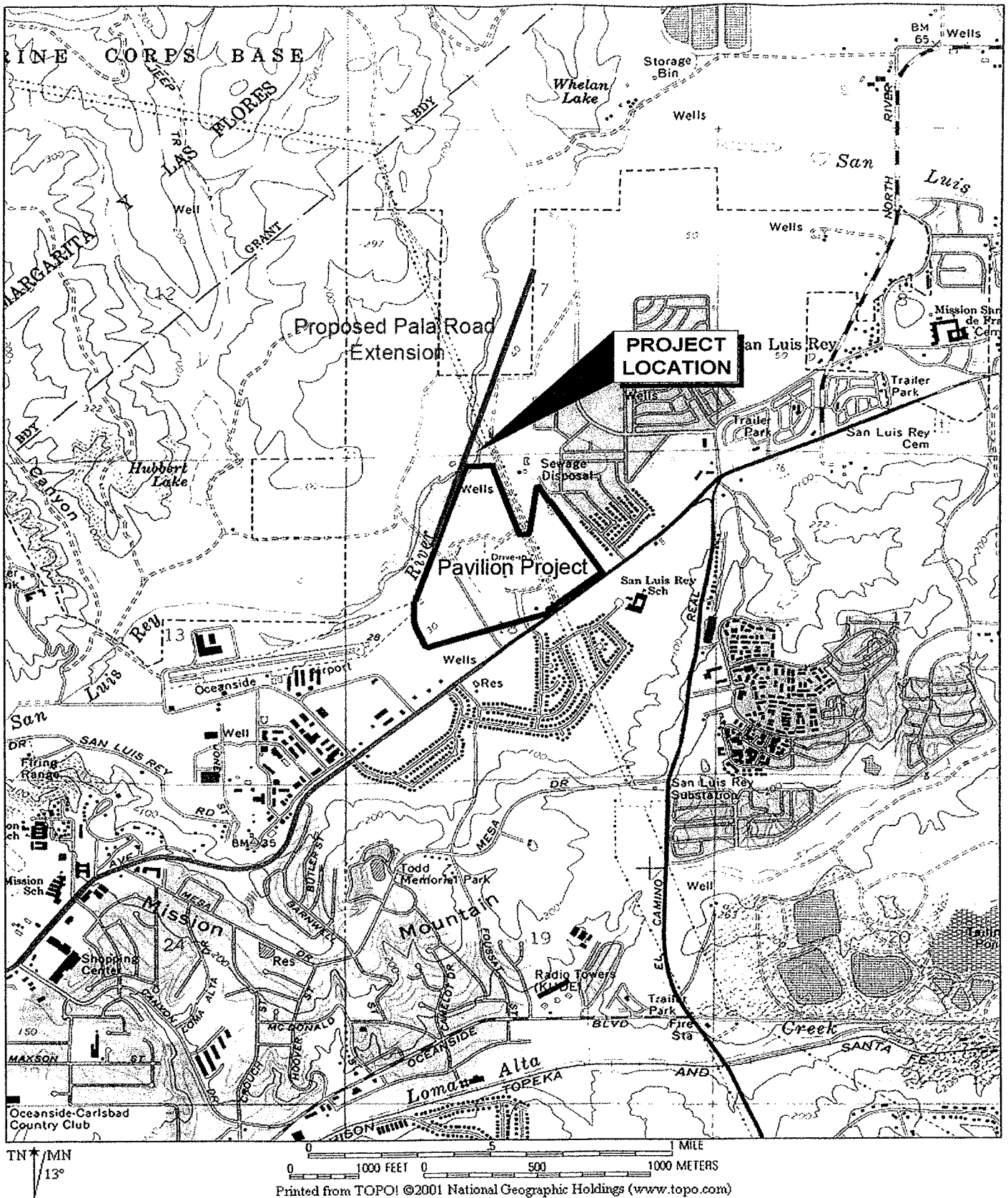
The project area is in the coastal plains of northern San Diego County, where the climate is characterized as semi-arid, cool (Griner and Pryde 1976:Figure 3.4). Average annual temperatures range from a January low of about 44° F to a July high of about 75° F, and annual rainfall averages around 10 inches (Griner and Pryde 1976). The project area lies within the San Luis Rey River floodplain; prior to channelization, the river cut across portions of the proposed road alignment, and parts of the project area were marshy (Figure 2). In the past, the San Luis Rey River has ranged over much of the valley bottom, depositing alluvial sediments. The river would have provided a source of fresh water for native inhabitants of the area.



Regional location in San Diego County

Figure 1

Affinis
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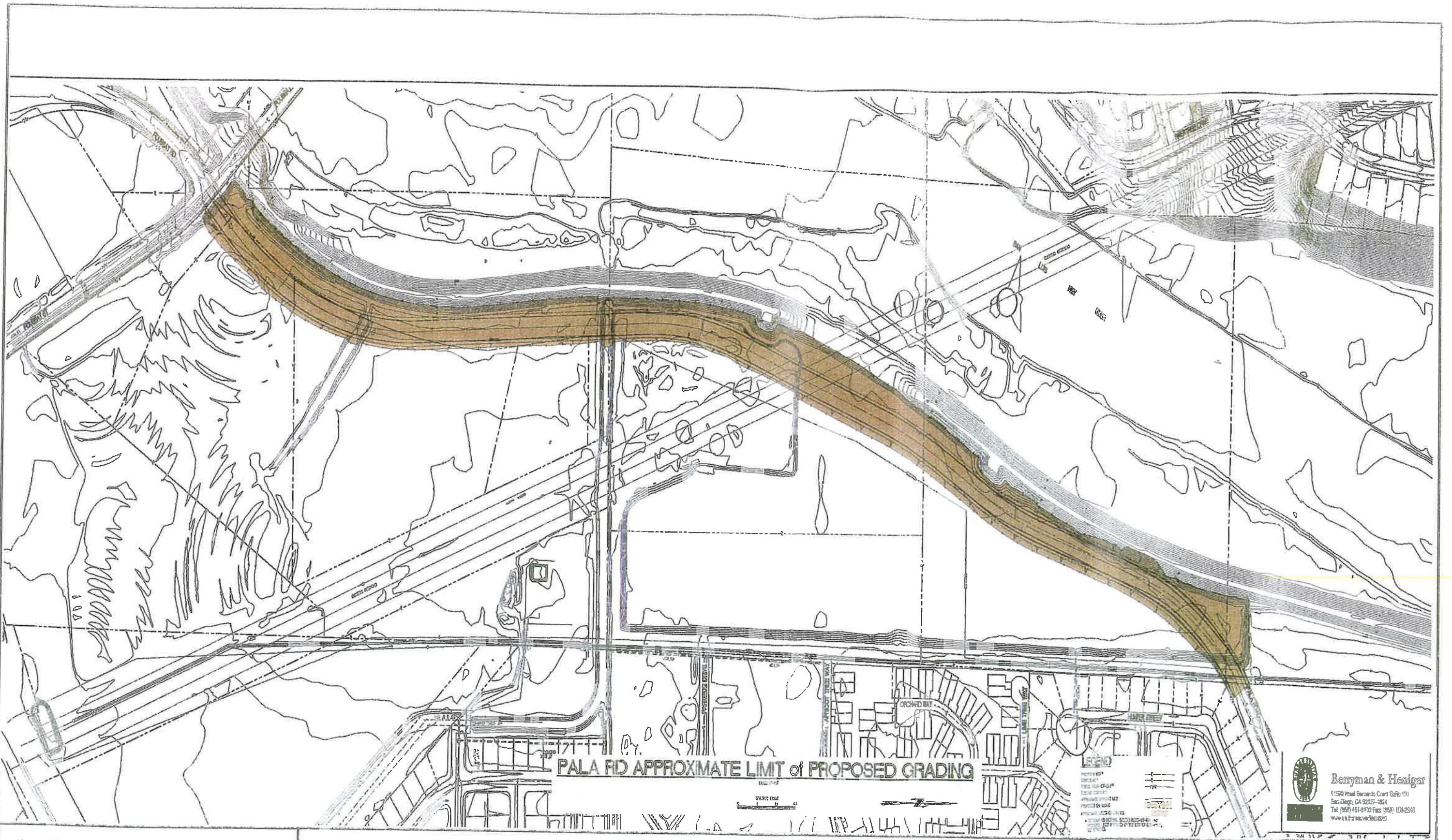


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Project location on USGS 7.5'
 San Luis Rey quadrangle

Figure 2



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 El Cajon, CA 92019

Pala Road approximate limit of proposed grading

Figure 3

Geologically, the project area itself is mapped as Quaternary alluvium (Rogers 1965). The nearby uplands consist of Eocene marine sedimentary rocks (Rogers 1965). The soils mapped for the proposed road alignment area are Riverwash and Tujunga sand, 0 to 5 percent slopes (Bowman 1973). These soils generally support grasses and forbs with a few scattered oaks, as well as sycamores on the riverbanks (Bowman 1973). The property was in agricultural uses for decades and has been affected by the channelization of the San Luis Rey River.

Corum (1991) detailed the various post-depositional factors affecting archaeological site CA-SDI-5445, which covers much of the adjacent Pavilion at Oceanside project area. The discussion is also applicable to the Pala Road Extension project area. These factors include flooding, agricultural uses, and construction at the site. There have been at least five major flood events and numerous smaller floods since records have been kept for the area. The disastrous flood of 1916 covered the entire valley and destroyed every bridge, as well as severely damaging roads, public facilities, farms, etc. Following a flood event in the 1970s, heavy equipment was used on a portion of the archaeological site to remove large amounts of sand deposited by the flooding. Fill soil was imported for development of the drive-in theater and the swap meet parking lot. Fill soils within the archaeological site and fill used for bridge construction and for improvements to North Fousat Road were sometimes obtained from the north side of the river, possibly from the important archaeological site CA-SDI-5130 (Corum 1991).

CULTURAL ENVIRONMENT

General Culture History

Several summaries discuss the prehistory of San Diego County and provide a background for understanding the archaeology of the general area surrounding the project. Moratto's (1984) review of the archaeology of California contains important discussions of Southern California, including the San Diego area. Bull (1983, 1987), Carrico (1987), Gallegos (1987), and Warren (1985, 1987) provide summaries of relatively recent work and interpretations. The following is a brief discussion of the culture history of the San Diego region.

Carter (1957, 1978, 1980), Minshall (1976) and others (e.g., Childers 1974; Davis 1968, 1973) have long argued for the presence of Pleistocene humans in California, including the San Diego area. The sites identified as "early man" are all controversial. Carter and Minshall are best known for their discoveries at Texas Street and Buchanan Canyon. The material from these sites is often considered nonartifactual, and the investigative methodology is often questioned (Moratto 1984).

The earliest accepted archaeological manifestation of Native Americans in the San Diego area is the San Dieguito complex, dating to approximately 10,000 years ago (Warren 1967). The San Dieguito complex was originally defined by Rogers (1939), and Warren published a clear synthesis of the complex in 1967. The material culture of the San Dieguito complex consists primarily of

scrapers, scraper planes, choppers, large blades, and large projectile points. Rogers considered crescentic stones to be characteristic of the San Dieguito complex as well. Tools and debitage made of fine-grained green metavolcanic material, locally known as felsite, were found at many sites which Rogers identified as San Dieguito. Often these artifacts were heavily patinated. Felsite tools, especially patinated felsite, came to be seen as an indicator of the San Dieguito complex. Until relatively recently, many archaeologists felt that the San Dieguito culture lacked milling technology and saw this as an important difference between the San Dieguito and La Jolla complexes. Sleeping circles, trail shrines, and rock alignments have also been associated with early San Dieguito sites. The San Dieguito complex is chronologically equivalent to other Paleoindian complexes across North America, and sites are sometimes called "Paleoindian" rather than "San Dieguito". San Dieguito material underlies La Jolla complex strata at the C. W. Harris site in San Dieguito Valley (Warren, éd. 1966).

The traditional view of San Diego prehistory has the San Dieguito complex followed by the La Jolla complex at least 7000 years ago, possibly as long as 9000 years ago (Rogers 1966). The La Jolla complex is part of the Encinitas tradition and equates with Wallace's (1955) Millingstone Horizon, also known as Early Archaic or Milling Archaic. The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147). "Crude" cobble tools, especially choppers and scrapers, characterize the La Jolla complex (Moriarty 1966). Basin metates, manos, discoidals, a small number of Pinto series and Elko series points, and flexed burials are also characteristic.

Warren et al. (1961) proposed that the La Jolla complex developed with the arrival of a desert people on the coast who quickly adapted to their new environment. Moriarty (1966) and Kaldenberg (1976) have suggested an in situ development of the La Jolla people from the San Dieguito. Moriarty has since proposed a Pleistocene migration of an ancestral stage of the La Jolla people to the San Diego coast. He suggested this Pre-La Jolla complex is represented at Texas Street, Buchanan Canyon, and the Brown site (Moriarty 1987).

In recent years, archaeologists in the region have begun to question the traditional definition of San Dieguito people simply as makers of finely crafted felsite projectile points, domed scrapers, and discoidal cores, who lacked milling technology. The traditional defining criteria for La Jolla sites (manos, metates, "crude" cobble tools, and reliance on lagoonal resources) have also been questioned (Bull 1987; Cárdenas and Robbins-Wade 1985; Robbins-Wade 1986). There is speculation that differences between artifact assemblages of "San Dieguito" and "La Jolla" sites reflect functional differences rather than temporal or cultural variability (Bull 1987; Gallegos 1987). Gallegos (1987) has proposed that the San Dieguito, La Jolla, and Pauma complexes are manifestations of the same culture, with differing site types "explained by site location, resources exploited, influence, innovation and adaptation to a rich coastal region over a long period of time" (Gallegos 1987:30). The classic "La Jolla" assemblage is one adapted to life on the coast and appears to continue through time (Robbins-Wade 1986; Winterrowd and Cárdenas 1987). Inland sites adapted to hunting contain a different tool kit, regardless of temporal period (Cárdenas and Van Wormer 1984).

Several archaeologists in San Diego, however, do not subscribe to the Early Prehistoric/Late Prehistoric chronology (see Cook 1985; Gross and Hildebrand 1998; Gross and Robbins-Wade 1989; Shackley 1988; Warren 1998). They feel that an apparent overlap among assemblages identified as "La Jolla," "Pauma," or "San Dieguito" does not preclude the existence of an Early Milling period culture in the San Diego region, whatever name is used to identify it, separate from an earlier culture. One problem these archaeologists perceive is that many site reports in the San Diego region present conclusions based on interpretations of stratigraphic profiles from sites at which stratigraphy cannot validly be used to address chronology or changes through time. Archaeology emphasizes stratigraphy as a tool, but many of the sites known in the San Diego region are not in depositional situations. In contexts where natural sources of sediment or anthropogenic sources of debris to bury archaeological materials are lacking, other factors must be responsible for the subsurface occurrence of cultural materials. The subsurface deposits at numerous sites are the result of such agencies as rodent burrowing and insect activity. Recent work has emphasized the importance of bioturbative factors in producing the stratigraphic profiles observed at archaeological sites (see Gross 1992). Different classes of artifacts move through the soil in different ways (Bocek 1986; Erlandson 1984; Johnson 1989), creating vertical patterning (Johnson 1989) that is not culturally relevant. Many sites which have been used to help define the culture sequence of the San Diego region are the result of just such nondepositional stratigraphy.

The Late Prehistoric period is represented by the San Luis Rey complex in northern San Diego County and the Cuyamaca complex in the southern portion of the county. The San Luis Rey complex is the archaeological manifestation of the Shoshonean predecessors of the ethnohistoric Luiseño (named for the San Luis Rey Mission). The Cuyamaca complex represents the Yuman forebears of the Kumeyaay (Diegueño, named for the San Diego Mission). Agua Hedionda is traditionally considered to be the point of separation between Luiseño and Northern Diegueño territories.

The San Luis Rey complex (SLR) is divided into two phases, SLR I and SLR II. Elements of the SLR complex include small, triangular, pressure-flaked projectile points (generally Cottonwood series, but Desert side-notched series also occurs); milling implements: mortars and pestles, manos and metates, and bedrock milling features; bone awls; *Olivella* shell beads; other stone and shell ornaments; and cremations (Meighan 1954; Moratto 1984; True et al. 1974). The later SLR II complex also includes several elements not found in the SLR I complex: "pottery vessels, cremation urns, red and black pictographs, and such nonaboriginal items as metal knives and glass beads" (Meighan 1954:223).

SLR I was originally thought to date from A.D. 1400 to A.D. 1750, with SLR II dating between A.D. 1750 and A.D. 1850 (Meighan 1954). However, that division was based on the assumption that the Luiseño did not practice pottery manufacture until just prior to the arrival of the Spanish. The chronology has since been revised due to evidence that pottery may have been introduced to the Luiseño circa A.D. 1200-1600. Ceramics were probably introduced from the Luiseños' southern neighbors, the Kumeyaay (True et al. 1974).

Ethnography

The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the Indians associated with the mission. The Luiseño language belongs to the Cupan group of the Takic subfamily, which has also been called Southern California Shoshonean, and is part of the widespread Uto-Aztecan language family (Bean and Shipek 1978; Sparkman 1908; White 1963). Neighboring groups that speak Cupan languages are Cupeño, Cahuilla, and Gabrielino. The Indians associated with Mission San Juan Capistrano, called Juaneño by the Spanish, have sometimes been described as a separate group. The language, culture, and territory of the Luiseño and Juaneño are so closely related that the two are generally considered to be a single ethnic nationality (Bean and Shipek 1978; White 1963). However, Cameron (1987:319-321) has noted archaeological differences between the two groups, and many individuals within the Luiseño and Juaneño communities consider the two to be separate groups.

The territory of the Luiseño Indians is generally described as extending along the coast from Agua Hedionda Creek on the southwest to Aliso Creek on the northwest. On the north this boundary extended east beyond Santiago Peak to the eastern side of the Elsinore Fault Valley, continuing southeast to Palomar Mountain, then around the southern slope above the valley of San Jose. The southern boundary follows westerly to Agua Hedionda Creek (Bean and Shipek 1978; White 1963).

Luiseño social organization is noted for "(1) extensive proliferation of social statuses, (2) clearly defined ruling families that interlocked various rancherías within the ethnic nationality, (3) a sophisticated philosophical structure associated with the taking of hallucinogenics (*datura*), and (4) elaborate ritual paraphernalia including sand paintings symbolic of an avenging sacred being named Chinigchingish" (Bean and Shipek 1978:550).

Ethnographic and ethnohistoric studies of the Luiseño include Bean and Shipek (1978), Boscana (1947), Kroeber (1976), Robinson (1947), Shipek (1977), Sparkman (1908), Talley (1982), and White (1963). Archaeological studies addressing the Late Prehistoric San Luis Rey complex include Meighan (1954), McCown (1955), True et al. (1974), and Wallace (1960). Most of the ethnographic studies, as well as the "classic" archaeological studies of the Luiseño, have concentrated on the Pauma Valley and the Palomar Mountain area, although Wallace's (1960) study was an archaeological survey of the Buena Vista Creek watershed.

Project Vicinity

Mission San Luis Rey is located a little over one mile northeast of the current project area (Figure 2). Sparkman (1908) lists *Keish* as the name his Luiseño informants gave for San Luis Rey. Kelsey indicated that the Luiseño name for the village in the area of Mission San Luis was *Tacayme*, "although Pablo Tac recalls that the people called the area Quechla, the Indian name for the stone found there" (Kelsey 1990:26). Hudson (1964) noted that *Keish*, *Qee'sh*, and *Quechla* are all orthographic variants of the same village or place name (Franklin and Carrico 1978:19).

The rancherías at San Luis Rey became integral parts of the Mission, supplying laborers as well as converts (Carrico 1977; Hewes and Hewes 1958). Kroeber (1976: Plate 57) noted several villages along the San Luis Rey River, in addition to *Keish*, including one at the coast (*Wiawio*), two a short distance east of San Luis Rey (*Wiasamai* and *Wahaumai*), and two between this area and Pala (*Kwalam* and *Tomkav*). Kroeber (1976:Plate 57) also shows a village called *Ikaimai* (Carrico 1977 calls it *Ikalmal*) at San Luis Rey.

When it came time to establish a mission between San Diego and San Juan Capistrano, the site on the San Luis Rey River was chosen, and a mission was established there on June 13, 1798 (Englehardt 1921:8). Father Antonio Peyri was founder of the mission and guided its construction. The site selected for the mission had been a thriving Indian community, and continued to be so during the mission period. Previous research at the mission has dealt with the location of the Indian settlement, and the consensus seems to be that the main portion of the village was north of the mission, toward the river, but that dwellings occurred in other places as well (Kelsey 1990:32; Magalousis and Kelsey 1992). There is evidence to indicate the presence of Indian houses to the east and to the southeast of the mission. Indeed, the location of the settlement seems to have shifted through time (Oxendine 1983).

The Indian village of San Luis Rey was tallied as a separate entity in the 1860 census, containing 20 dwellings, with a population of 106. “[I]t is not certain whether the village listed between Visitation Numbers 175 and 194 was located in the immediate vicinity of the mission, in the vicinity of CA-SDI-5133/H [a short distance northwest of the Pavilion at Oceanside project area], or scattered somewhere in between” (Swanson 1994:4:20).

The Waniš site complex, located on the north side of the San Luis Rey River, just northwest of the current project area, includes CA-SDI-5130, -5133, -6014, and -6015 and probably represents the village of San Luis Rey or *Keish*. This site includes a La Jolla period component, with radiocarbon samples yielding dates between 5310 ± 60 years before present (BP) and 6090 ± 90 BP (Quillen et al. 1984). Late Prehistoric use of the site has also been documented, and the site was occupied into the 19th century (see Moratto et al. 1994; Robbins-Wade 2000). Human remains have been found at the Waniš site complex as well. A number of other archaeological sites have been recorded in the project vicinity, many associated with the occupation of Mission San Luis Rey or with the Waniš complex.

Based on historic and archaeological evidence, Oxendine (1983) suggested the following sequence of settlement locations by the Indians associated with Mission San Luis Rey:

The sequence of San Luis Rey occupation may be as follows. Either SDi-6014 or SDi-5130, or perhaps both sites, could be the *ranchería* observed at the west end of San Luis Rey valley in 1769. Radiocarbon dates suggest that SDi-6014 was occupied at that time, and the deep midden observed by Franklin and Carrico at SDi-5130 suggest that it might also have a late occupation date. With the founding of Mission San Luis Rey in 1798, the Indians were moved from that village to the

mission, and in 1827 were observed just north of it. In 1847, they were living at the site of SDi-5445, and in 1854, seem to have been at SDi-5130. They are reported to have been at SDi-5130 in 1873, at which date they moved to SDi-6009. By 1901, the Indians no longer lived in the vicinity of the mission [Oxendine 1983:115-116].

Following the Mission and Mexican periods, agricultural use of the valley by homesteaders began in the 19th century. Settlers included the Hubberts, Goldbaums, and Crouches (Corum 1991; Swanson 1994).

III. PREVIOUS RESEARCH

Records searches were conducted at the South Coastal Information Center at San Diego State University for the survey of Fire Station No. 7, at SR 76 and Foussat Road, in 2005, to update existing records on file at Affinis. These records searches, which covered the fire station project area and a one-mile radius around it, were reviewed for the Pavilion at Oceanside and for the proposed Pala Road Extension. Eighteen archaeological sites have been recorded within one mile of the project area.

Archaeological site CA-SDI-5445 (SDM-W-1527) is mapped adjacent to the southern portion of the Pala Road Extension. The site was originally recorded by Norwood as a shell scatter covering an extensive area east of and adjacent to the drive-in theater. A testing program was conducted along the transmission line corridor in the eastern section of the current project area, in conjunction with work by San Diego Gas & Electric Company. The testing included mapping, surface collection, and mechanical excavation of six trenches (Westec Services 1978). Historic and prehistoric cultural material was collected, and a great deal of disturbance was noted.

Analysis of the total artifact assemblage recovered from site W-1527, consideration of recent historic disturbance, and the site's physical setting within a major floodplain, suggest that substantial surface and subsurface disruption has seriously impaired the integrity of this cultural resource [Westec Services 1978:36-37].

The report further noted, "For the remainder of site W-1527, beyond the primary impact zone, it is possible that some portions may possess sufficient integrity to prove valuable (and therefore archaeologically significant) in reconstructing an understanding of past lifeways along the San Luis Rey River" (Westec Services 1978:39). The site (as it was recorded at that time) was determined not to be National Register eligible; however, further excavation at each proposed power pole location was recommended. The report also recommended Native American consultation (Westec Services 1978).

During the survey for the proposed SR 76, the site boundary of CA-SDI-5445 was significantly expanded (Dominici 1989). Cultural material noted at that time included flaked stone and ground

stone tools, debitage, fire-cracked rock, pottery, and adobe bricks, as well as a “slight scatter of shell” (1989 site record, on file at South Coastal Information Center). An Extended Phase I testing program was conducted in 1990 (Corum 1990), including “surface reconnaissance and excavation of ten 1 x 1 meter test units” (Corum 1991:6). Due to the presence of subsurface cultural material, a Phase II testing program also was conducted. Cultural material collected during that excavation included 356 prehistoric or ethnohistoric artifacts (cores, debitage, ground stone tools, Tizon Brown Ware ceramics and shell beads), 1283 historic artifacts (1 glass trade bead, 7 ceramic fragments, and 1275 pieces of tile), almost 260 g of animal bone, 32,935 g of marine shell, and 140 pieces of fire-affected rock (Corum 1991:ii). The site was described as follows:

CA-SDi-5445 covers about 106 acres (430,000 sq. meters). It is characterized by two dense, Donax-dominated core areas, set against a wider, more diffuse scatter of Chione and Argopecten. The larger of these core areas rests largely beneath 2-8 feet of fill within the paved drive-in theatre and parking lot that occupy the central portion of the site. The smaller Donax-rich area is in an agricultural field in the southeastern part of the site.

The abundance of shell and limited quantity and variety of other materials, indicates that the site functioned primarily as a shellfish processing location. Other activities, such as lithic tool manufacture, animal butchering and plant preparation and consumption, are represented only to a minor degree.

The presence of ceramics, diagnostic shell beads, and a large quantity of Donax shell indicate a Late Prehistoric or early historic component at the site. A glass trade bead, two burnished Tizon Brown Ware sherds, seven pieces of white paste earthenware, and relatively abundant historic tile fragments suggests an early historic association [Corum 1991:ii].

The site has been disturbed by numerous episodes of flooding, decades of agricultural uses, and paving for the drive-in theater and swap meet parking. The subsurface deposits have been extensively mixed, and several feet of fill soils are present in various parts of the site (Corum 1991). The report concludes:

In sum, the prehistoric and historic research potential of site CA-SDi-5445 appears to be low. The site’s Native American value is also considered to be low, given the nature of the site and the apparent absence of features and objects of sacred or ceremonial significance [Corum 1991:iv].

The Extended Phase I testing program included surface collection and the excavation of 10 test units, 3 of them within the current project area. The Phase II excavation included excavation of 46 backhoe trenches (37 of them within the current project area), 26 test units (20 within the project area), and 40 shovel tests. Manos, cores, flaked stone tools, debitage, fire-affected rock,

animal bone, and shell were collected during the Extended Phase I testing program (Corum 1990). These same artifact classes were found during the Phase II testing, as well as a glass trade bead, shell beads, Tizon Brown Ware ceramics, historic ceramics, and adobe tile (Corum 1991).

Tuma and Guerrero (2002) expanded the site boundary to include a locus on the south side of Mission Avenue. This locus was determined to be a significant cultural resource. Cultural material was found to a depth of 150 cm, and the deposit below about 70 cm was considered to be relatively intact. The site was considered significant, due to its research potential (Tuma and Guerrero 2002).

Several years ago, a complete stone bowl was found along Mission Avenue in the area of CA-SDI-5445 (Mark Mojado, personal communication, 2001). Mark Mojado of the San Luis Rey Band of Luiseño Mission Indians informed the senior archaeologist that human cranial fragments were found at CA-SDI-5445. Although human remains were not mentioned in any of the site records or reports that address this site, a few fragments were found in the collection from the Caltrans excavation while this material was sorted by personnel at the San Diego Archaeological Center (SDAC), where it had been sent for permanent curation. Rose Tyson of the San Diego Museum of Man identified two items as human skull fragments and one item as possibly human. These three pieces of burned bone had not been recognized as human when the material was cataloged but were identified during an inventory when the cultural material was examined at SDAC (San Diego Archaeological Center NAGPRA Inventory notes, Accession Number SDAC70, June 23, 2003).

As a result of the survey for the Pavilion project in 2006, the boundary of CA-SDI-5445 was extended a short distance farther north than previously recorded, based on the presence of marine shell (Robbins-Wade and Giletti 2007).

IV. RESEARCH METHODS

The proposed alignment for the Pala Road Extension was surveyed for cultural resources by Affinis archaeologist Andrew Giletti and Stacy Mojado, representing the San Luis Rey Band of Luiseño Mission Indians, on July 13, 2007. The alignment was walked in parallel transects spaced 10 m apart. Ground visibility was poor to moderate in the southern portion of the alignment, with almost no ground visibility in the northern portion. The survey area has been affected by discing, grading, and weed abatement, as well dumping of gravel and chunks of concrete.

In addition to discussing the project with members of the San Luis Rey Band, the senior archaeologist/project manager contacted the Native American Heritage Commission for a search of their Sacred Lands Files.

The senior archaeologist reviewed historic maps and aerial photographs to assess the potential for historic archaeological resources.

V. RESULTS

During the current survey, CA-SDI-5445 was found to extend into the southern portion of the proposed road alignment. Cultural material observed within the Pala Road Extension project area consisted of a concentration of fragmented marine shell (*Chione* and *Donax*), with no associated artifacts. Outside this area of concentration one flake was found, as well as two *Donax* shells, and three pieces of *Chione*. The site location is illustrated in Figure 4 (Confidential Appendix A).

As addressed under Previous Research, CA-SDI-5445 has been previously recorded as covering over 100 acres. The site was identified as primarily a shellfish processing location, due to the abundance of marine shell and limited number and variety of other cultural materials. The vast majority of the site, the portion on the north side of Mission Avenue, was tested by Caltrans personnel and determined not to be a significant resource, due to its lack of integrity and limited research potential (Corum 1991). Tuma and Guerrero (2002) identified a portion of the site south of Mission Avenue as significant. In addition, a few pieces of burned bone from the Caltrans excavation were identified as human cranial fragments subsequent to the Caltrans analysis and report. CA-SDI-5445 is an important site to the Luiseño community. The site is described in detail under Previous Research.

The Native American Heritage Commission has no record of cultural resources in the immediate vicinity in their Sacred Lands Files. However, members of the San Luis Rey Band have indicated that the site area is of cultural importance to them.

As addressed under Previous Research and under Cultural Environment, CA-SDI-5445 and the Waniš complex on the north side of the river appear to be the remnants of Luiseño village sites occupied prior to, during, and after founding and use of the Mission San Luis Rey. However, the portion of CA-SDI-5445 within the Pavilion project area and the Pala Road Extension alignment has been subject to a great deal of disturbance for decades and does not retain the integrity to qualify as a significant archaeological resource.

Due to the alluvial setting of the project area and the history of flooding addressed by Corum (1991), as well as the fill soils related to channelization of the river, there is a potential for deeply buried cultural resources in this area. Significant subsurface cultural deposits have been encountered during construction monitoring at two sites in proximity to the current project area: the Waniš site complex (CA-SDI-5130, -5133, -6014, -6015), which is located a short distance north-northwest of the project area on the north side of the river, and Mission Wells (CA-SDI-10,080), a little over a mile northeast of the property, just west of Mission San Luis Rey. Human remains were uncovered at both of these sites. Reports of the monitoring programs for both sites are currently in progress.

Aerial photographs taken in 1928 show no buildings or structures within or adjacent to the proposed road alignment. Previous USGS topographic maps also show no structures within the project area.

SENSITIVE MATERIAL – IN CONFIDENTIAL APPENDIX A

Affinis

Shadow Valley Center
847 Jamacha Road
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Location of CA-SDI-5445

Figure 4

VI. IMPACTS, SIGNIFICANCE, AND MITIGATION RECOMMENDATIONS

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR Section 4852) including the following:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or:
- Has yielded or may be likely to yield information important in prehistory or history.

Archaeological site CA-SDI-5445 extends into the proposed road alignment. This site, which covers over 100 acres, was determined not to be a significant archaeological resource, due to its lack of integrity and low research potential (Corum 1991). However, a portion of the site, on the south side of Mission Avenue, was evaluated and determined to be significant. In addition, the site is important to the Luiseño people. A few human cranial remains were found during the Caltrans excavation and were not recognized as such until later. Given this, there is a potential for encountering additional human remains, which are culturally sensitive. In addition, due to the alluvial setting of the project area and the history of flooding addressed by Corum (1991), as well as the presence of fill soils, there is a potential for deeply buried cultural resources in this area.

There is a potential for encountering significant subsurface cultural resources with little or no evidence on the surface. The property is in proximity to two projects at which significant buried cultural resources, including human remains, have been encountered recently during monitoring of grading. Based on these factors, an archaeological monitoring program should be conducted for the project. Specifically, the program should consist of the following:

1. Prior to implementation of the monitoring, a pre-excavation agreement shall be developed between the appropriate Luiseño Band(s), the applicant, and the City of Oceanside.
2. The qualified archaeologist and the Native American representative shall attend the pre-grading meeting with the contractors to explain the requirements of the program.
3. An archaeologist and a Native American monitor shall be on-site during all grading, trenching, and other ground-disturbing activities.

4. If archaeological artifact deposits or cultural features are discovered, grading activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and grading shall proceed. For any potentially significant artifact deposits, an adequate artifact sample to address research avenues previously identified for sites along the San Luis Rey River will be collected using professional archaeological collection methods.
5. If any human remains are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
6. Recovered artifactual materials shall be cataloged and analyzed.
7. A report shall be completed describing the methods and results of the monitoring and data recovery program.
8. Artifacts shall be curated with accompanying catalog to current professional repository standards or the collection will be repatriated to the Luiseño Band(s), as specified in the pre-excavation agreement.

Implementation of this monitoring program would ensure that development of the project would have no significant impacts to cultural resources within the project area.

VII. INDIVIDUALS AND AGENCIES CONSULTED

David Caterino	South Coastal Information Center
Mark Mojado	San Luis Rey Band of Luiseño Mission Indians
Stacy Mojado	San Luis Rey Band of Luiseño Mission Indians
Dave Singleton	Native American Heritage Commission

VIII. PERSONNEL

The following persons participated in the preparation of this report:

Mary Robbins-Wade, M.A. (RPA)	Director of Cultural Resources
Andrew Giletti, B.A.	Field Director
Matt Sivba, B.A.	Graphics

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ARCHAEOS

11209 Golden Birch Way, San Diego, California 92131
(858) 549-2181

August 9, 2005

City of Oceanside
Planning Department
300 N. Coast Highway
Oceanside, California 92054

**REFERENCE: RESULTS OF THE HISTORICAL BUILDING ASSESSMENT FOR
3480 MISSION AVENUE, OCEANSIDE, CALIFORNIA 92054
(Archaeos Job No. 965)**

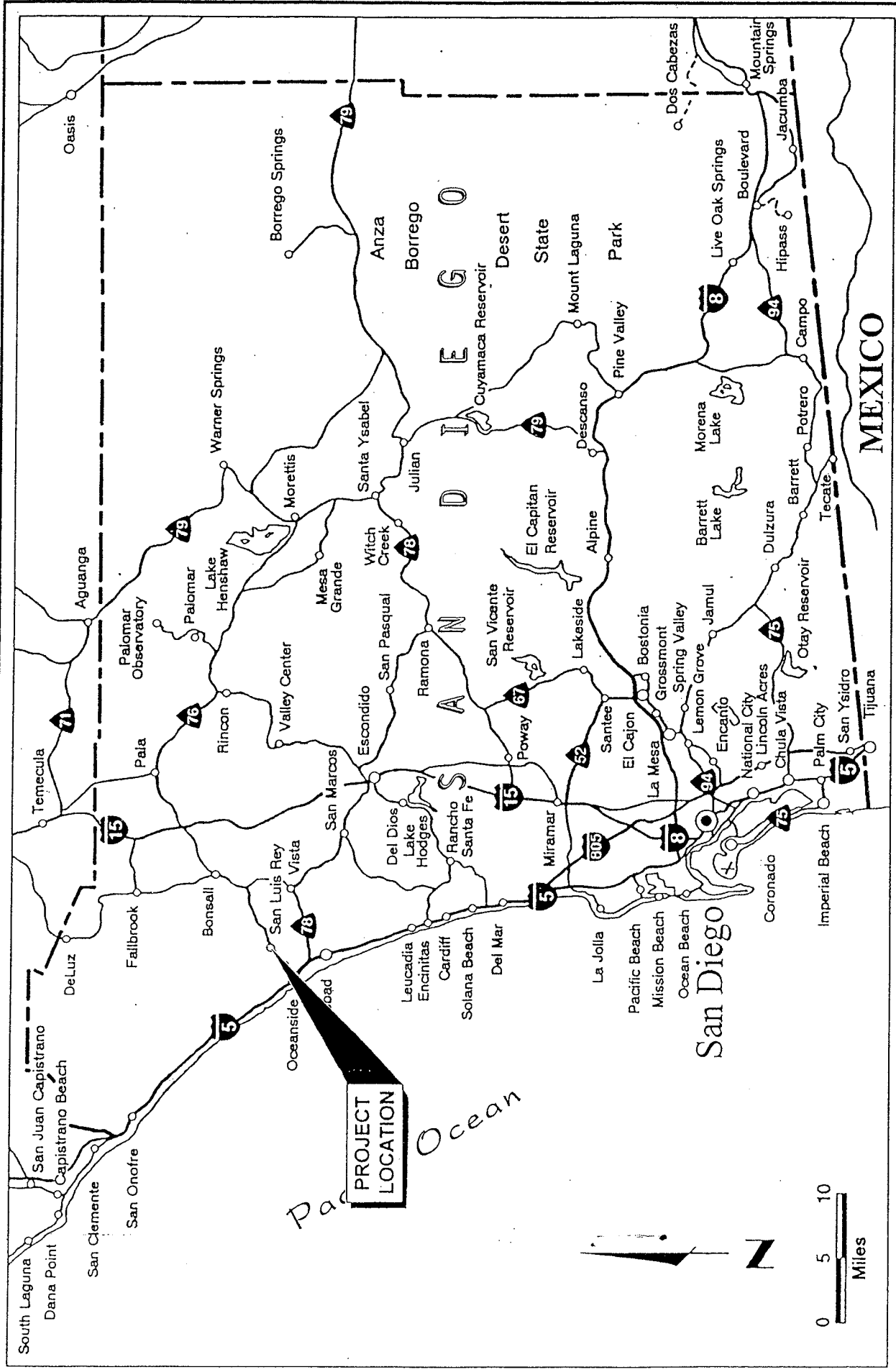
I. INTRODUCTION

This letter report details the findings of the historical assessments conducted for the buildings, a drive-in movie complex, located at 3480 Mission Avenue in the City of Oceanside, California 92054 (Figures 1 and 2). This study was conducted to assess the buildings' potential for historical and architectural significance in terms of eligibility for nomination to the California Register of Historical Places as defined by the California Environmental Quality Act.

The project area is located in an unsectioned portion of Township 11 South, Range 5 West, Section 13 on the USGS 7.5' San Luis Rey quadrangle (Figure 2). The property is situated on the north side of Mission Avenue and State Route 76, south of the San Luis Rey River, with Foussat Road to the east. The property includes 14 separate parcels: 160-270-31, -73, and -79; 160-280-14, -48, -49, -50, -51, -53, -54, and -55; and 160-290-58, -60, and -63.

The drive-in movie complex, formerly known as the Valley Drive-In, primarily occupies only one of these parcels, 160-280-53, but extends onto parcels 160-280-6 and 160-290-12, as well. These latter two parcels are not part of the present study area. The legal description of this subject property is the east half of the west half of Section 18, Township 11 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California. A swap meet now operates on the grounds of the former drive-in. The property is not listed in the 1992 Oceanside historic resources inventory (Flanigan, Carrico, and Carrico 1992).

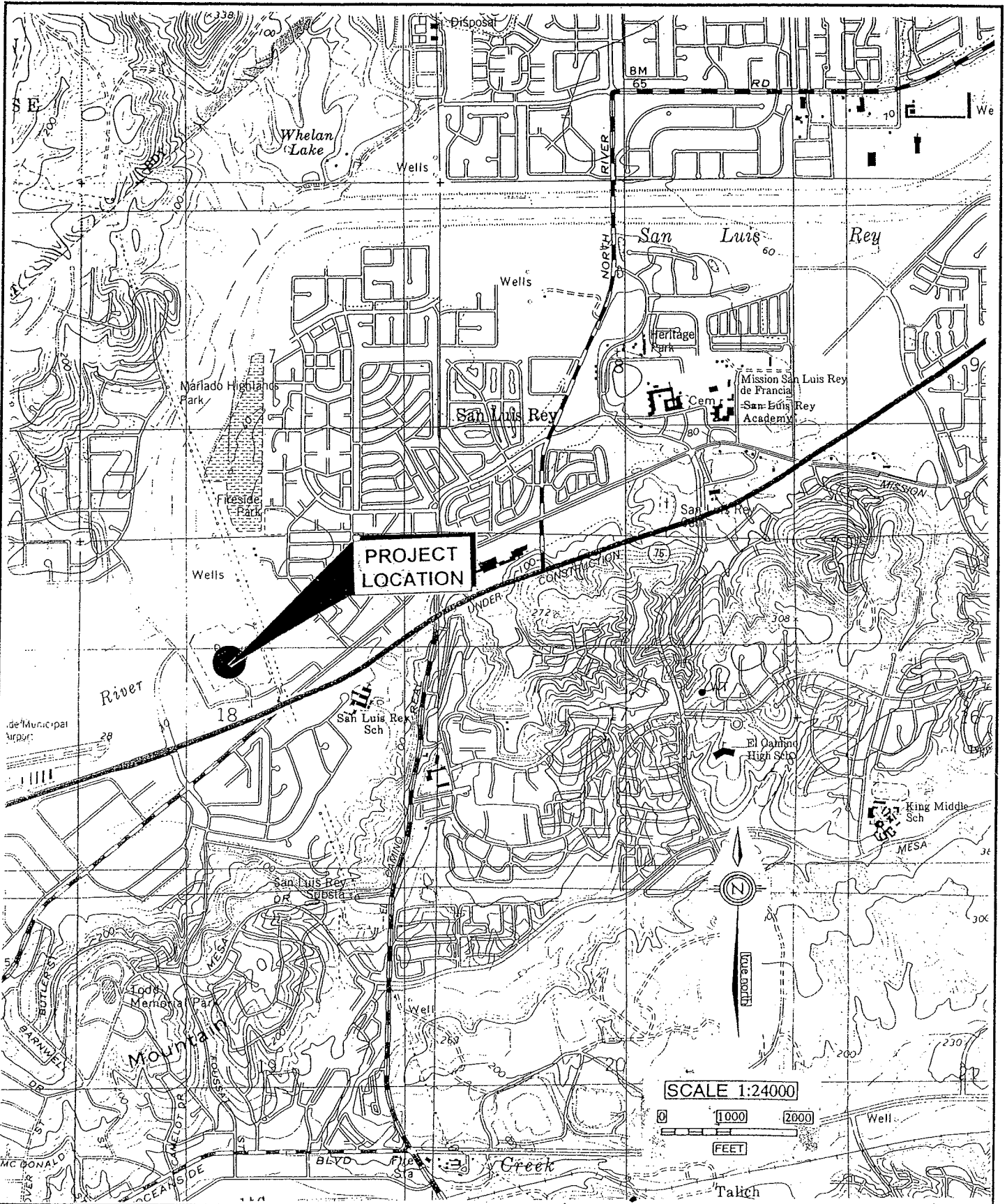
Filed w/ Application
6-12-06



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Regional location in San Diego County

Figure 1



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Project location on USGS
 7.5' San Luis Rey quadrangle

Figure 2

II. PROJECT DESCRIPTION

The Pavilions project is in the early stages of planning, but the mostly probably outcome is that it would demolish the existing drive-in movie complex. A commercial use or mixed commercial/residential use would be constructed in its place.

III. HISTORIC CULTURAL ENVIRONMENT

The resource is located in the San Luis Rey Valley. This land was under the influence of the Mission San Luis Rey during the Spanish Period, and had been occupied for a thousand years prior by the Luiseno Indians. After the mission lands were secularized under the Mexican regime, in the 1830s and particularly following the American victory over the Mexican government in 1848, the valley lands began to be opened up to settlers. Lee Utt, a sheep rancher, was among the first Americans to stake a claim; other early settlers included Herbert Crouch, Simon Goldbaum, and the Kitchen, Adams, Libby, Fletcher, Griffin, Graham, and Wild families. Many of these families originated in England and New England (Sully, Bigelow, and Daley 1970). They established a pattern of farming, dairying, and ranching that persisted into the 1970s (Kelsey n.d.).

The surrounding areas have undergone substantial change, largely in the post-World War II years. As ranch lands were acquired and subdivided, a pattern of suburban residential and service-oriented commercial use developed. Subsequently, the density of the San Luis Rey Valley increased over time. The original ranch land setting of the valley has been completely altered and has been replaced by a rural suburban landscape.

IV. METHODS AND RESULTS

Background studies consisting of archival research from the Oceanside Historical Society, examination of City Directories, examination of the chains of title for the property (1910 to present), a field check of the property, examination of Tax Assessor's records including the Commercial-Industrial Building Record (C-IBR) and various other City records, such as water records and cemetery records, were conducted as part of the project. Primary, Continuation, and Building, Structure and Object forms for the resource were completed and appear in this report as Appendix A. The author's background is provided in Appendix B.

DESCRIPTION OF RESOURCES, PARCEL 160-280-53

This resource consists of a drive-in movie complex which includes four movie screens, a snack bar and projection building, an office building, and two ticket booths. Associated features include wood post, chain link, and corrugated aluminum fencing, asphalt paving, and yard lights. Some speaker posts remain, but the speakers have been removed. Vendors booths and large trash bins, associated

with the current swap meet operation, are also present. The C-IBR for the complex is provided in Appendix C.

Snack bar/Projection building.

The resource consists of a one story concrete block, flat roofed building constructed in a utilitarian nondescript style. The front of the building has a vendor window for the snack bar in the central portion, with the projection room next to it on the east. Four projection windows are located in this portion of the building. Restrooms and a service room occupy the west end of the building. Four entries are located on the rear of the building. Two of these provide access into the restroom facilities, and the other two presumably provide entry into the snack bar/projection room and service room. The middle two single wood door entries sit beneath curved block arches. Two arches are also found on the front of the building. The building appears to be in fairly good condition. A view of this building is shown in Figure 3.

A fire occurred in the snack bar in 1980. The C-IBR shows that the damage was repaired in early 1981.

Office building.

This resource consists of an expediently constructed, nondescript, one and one-half story frame structure with a lower grilled vendor window and an upper metal slider. The lower portion of the building now functions as an information/cashier's office, and the upper room appears to function as a business office. The wood clad building has a flat roof with a loud speaker affixed to it. Vertical board trims defines the upper space. A simple single wood door leads into the building on the front facade. The upper portion of the door opens separately. A simple post and beam pergola extends from the front of the building. The building is in fair condition. A view of this building is shown in Figure 3.

Ticket booths.

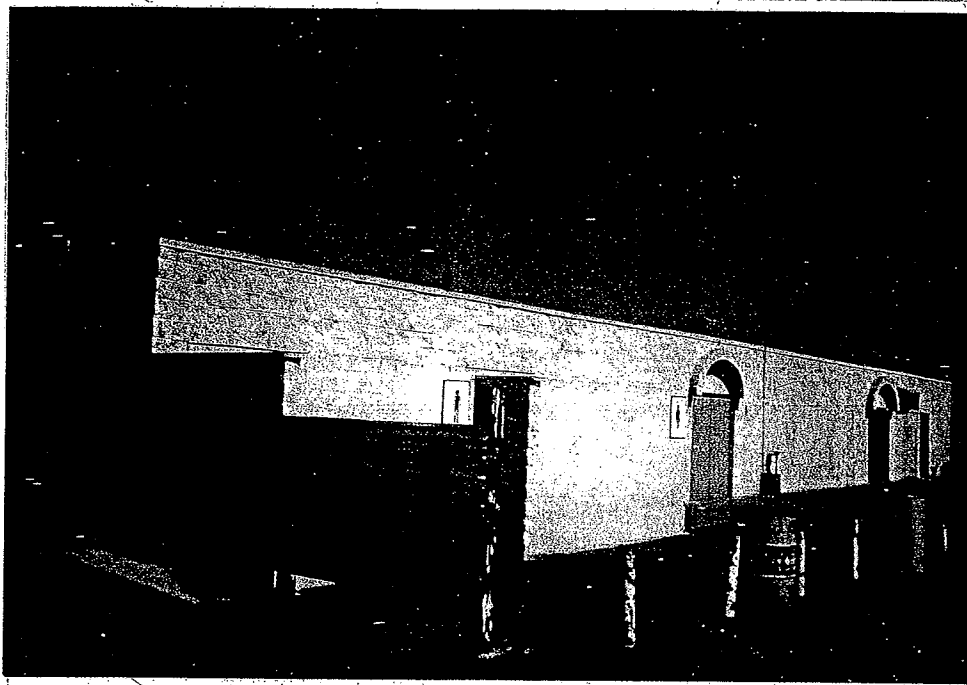
Two small 5' x 8' concrete block ticket booths are located near the entrance to the property. Identical and located opposite one another, each has a low front gabled roof covered with Mission-style tile. The booths have a window opening and a single wood door providing entry into the booths. A view of the booths is shown in Figure 4.

Movie screens.

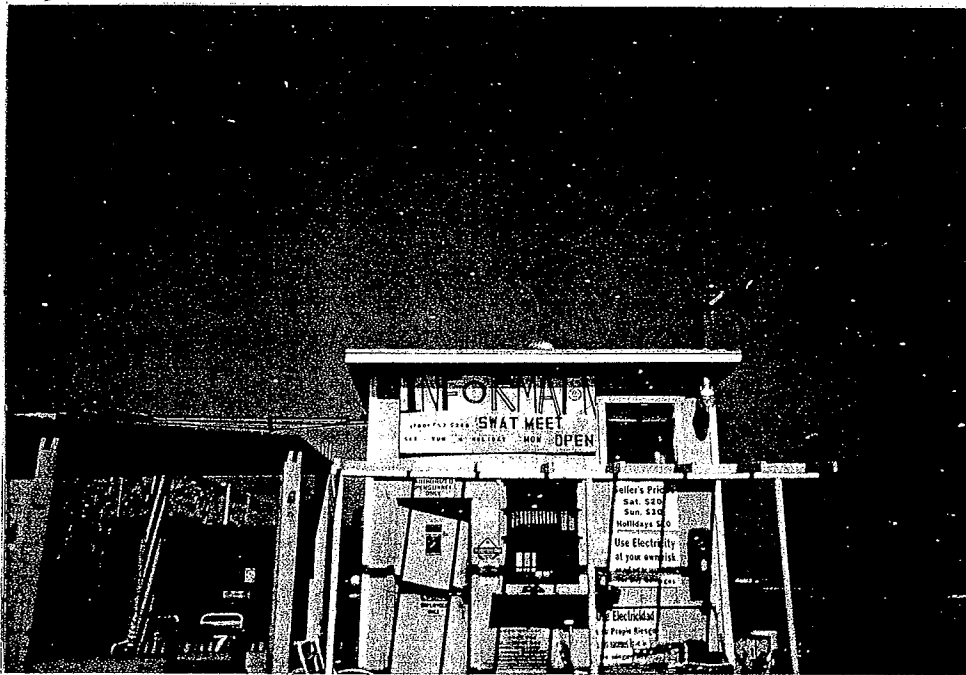
Four movie screens are located on the property. The screens are each approximately 112' -114' ft wide and 80' feet high. They are mounted on tapered steel trusses set in concrete and covered by aluminum covers. A view of one of the screens is shown in Figure 4.

HISTORY OF OWNERSHIP

According to the chain of title provided by California Lot Books, Inc., in February, 1910, John and Ida Griffin sold this parcel to Charles Forman and his wife Mary. Mr. Griffin was a County



Snack bar/Projection room

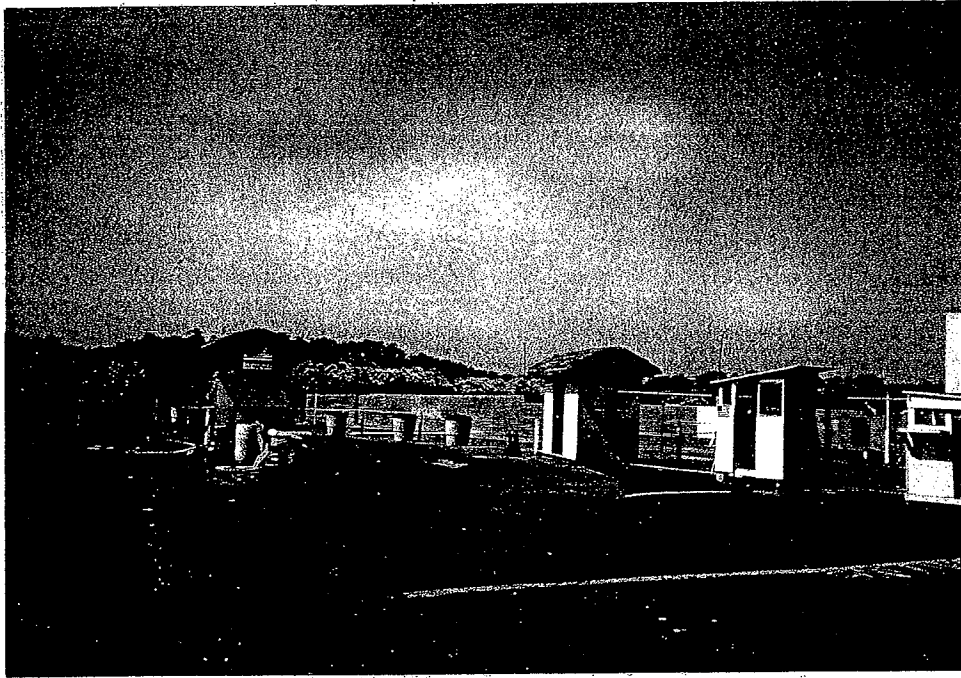


Office building

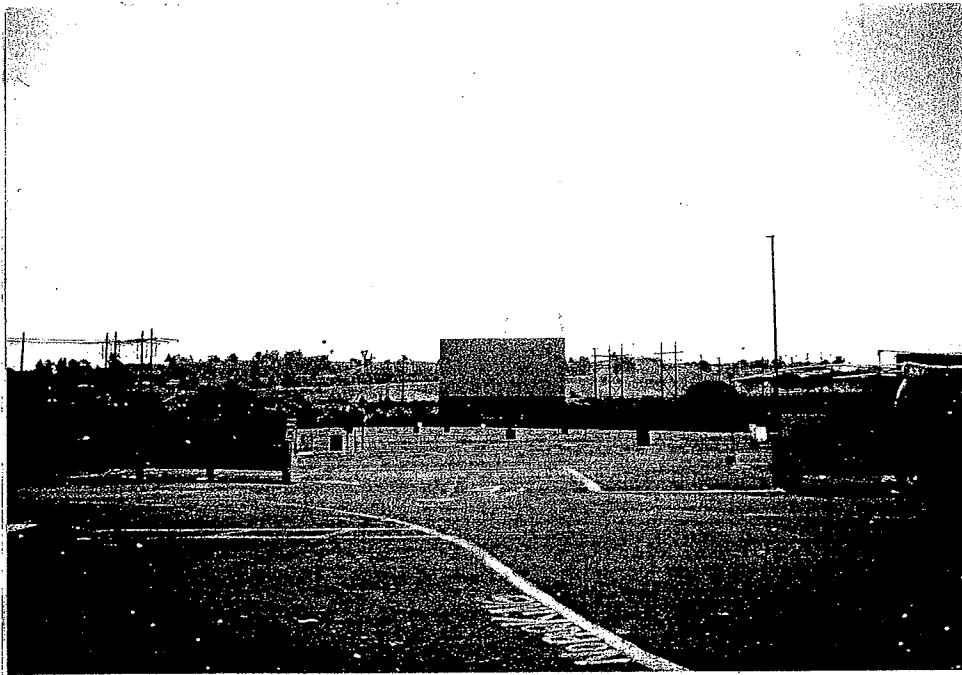
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Views of the snack bar/projection
room and office building

Figure 3



Ticket booths



One of the four movie screens

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Views of the ticket booths and one
of the four movie screens

Figure 4

supervisor and had many land holdings in the area. Less than a year after this transaction, Mr. Griffin passed away.

In August, 1912, the Formans conveyed title to the property to the South Coast Land Company. Six months later, Los Angeles millionaire oil magnate Charles A. Canfield, a director in the South Coast Land Company, acquired the subject property. Mr. Canfield, who had extensive land holdings all over the San Luis Rey Valley, as well as in Bonsall, Vista, and Carlsbad, appears to have been interested in the property as part of a plan to use San Luis Rey River water for his other properties (*Oceanside Blade*, March 29, 1913). The parcel remained in the Canfield family following Mr. Canfield's death in 1915, administered first by Dorothy Canfield Cheseldine, and later by Caroline C. Spalding. The property appears to have been leased out for ranching during this period.

Spalding sold the property to Rex and Barbara McDaniel in March, 1952. Kenneth Fether, and Harold F. and Edwina C. Horning acquired title in August 1961. Title was conveyed to the present owner, John Siegel, in December, 1964.

The Siegel family, residents of Los Angeles, have been long involved in the movie theater business. Fred Siegel built the Star Theater in downtown Oceanside in 1956. The theater was one of the largest in San Diego County, seating 960 movie goers. Following Fred's death in 1962, his brother Robert took over the Star.

According to Samuel Ramirez who has worked on the property since the Valley Drive-In was opened in August, 1966, the venture initially had a single screen, located on the east end of the parcel. An additional screen was added in 1967, on the north perimeter of the lot. Adult films were shown on this screen. Two more screens, on the south and west side of the property were constructed in 1976, allegedly in response to criticism that the adult content films on the north screen were visible from Mission Avenue and other public streets and were found by some to be offensive. Subsequently, adult themed films were shown on the new screens. The drive-in operated until July, 1998.

SUMMARY OF OTHER PARCEL OWNERSHIP

The ownership of the other parcels associated with the property are summarized below.

Parcels 160-270-31, -73, and -79.

These parcels share a common ownership until 1952. In addition, the early chains of ownership of 160-280-31 and -79 are identical to that of the subject parcel, 160-280-53, discussed above. Parcel 160-270-73's ownership is identical to the subject parcel throughout its history.

The ownership of the other parcels associated with the property are summarized below. Copies of the chains of titles for each parcel are provided in Appendix D.

PARCELS 160-270-31, -73, and -79

These parcels share a common ownership until 1952. In addition, the early chains of ownership of 160-280-31 and -79 are identical to that of the subject parcel, 160-280-53, discussed above, and identical with each other after 1952. Parcel 160-270-73's ownership is identical to the subject parcel throughout its history.

Ownership of parcels 160-270-31 and -79 after 1952. In September, 1952, Caroline Spalding sold these two parcels to Walter and Virginia Johnson. The Johnsons were well-known Oceanside area citizens. In addition to serving as Oceanside Fire Chief, Mr. Johnson was a longtime San Luis Rey Valley rancher. (*Oceanside Blade*, January, 19, 1925). Marc A. Josepho and his brother Roy P. Josepho purchased the property from the Johnsons in January, 1955. The brothers were the sons of Anatol and Ganna Josepho, San Luis Rey Valley ranchers, who owned the Hi-Hope Ranch at the time. The family raised show cattle. Sons Roy and Marc went on to establish the Roymar Land Company which has developed numerous properties in the San Luis Rey Valley. In December, 1965, Fred C. Sproul and his wife Alberta, owners of the Sproul Investment Company of Colorado, acquired the two lots. The property was sold to John and Robert Siegel, the current owners, in January, 1967.

PARCELS 160-280-14, -48, -49, -50, -51, -54, AND -55

All of these parcels share identical ownership histories with parcels 160-270-31 and -79, except for parcel 160-280-54. The ownership history of the latter parcel is identical to that of parcels 160-270-53 and -73.

PARCELS 160-290-58, -60, AND -63

These three parcels have almost identical histories of ownership until 1912. Per the chains of title, County Supervisor and rancher John Griffin and his wife Ida sold these three parcels to Charles Forman in February, 1910. Forman and his wife Mary conveyed title to the properties to William M. Osborn, the owner of extensive land holdings in the San Luis Rey Valley, and his son George A. Osborn in April, 1911. In June of that year, the elder Mr. Osborn died, leaving the property to George and his siblings. The family sold the parcels to Roswell H. Wilson shortly after, in December, 1912.

Mr. Wilson was a well known Oceanside nurseryman who owned the Oceanside Pioneer Nursery Company for many years. At the time of the 1912 purchase, Wilson had just come to the area from Monrovia. Upon his arrival, he began acquiring a number of properties in the area.

Parcel 160-290-58. In December, 1919, Roswell Wilson conveyed title to this parcel to Stephen Davies. Davies resided on the property with his wife Cecelia and their family. He grew alfalfa and corn, and had a small dairy operation. Louis K. Calhoun and his wife Ada bought the property from Davies in December, 1925. It was acquired by Edward C. Fogal and his wife Alberta in May,

1927, and remained in the Fogal family until August, 1950 when it was purchased by Robert Wayland Slaughter and his wife Pearl Vera Slaughter. The present owners, John M. Siegel and Robert C. Siegel bought the parcel from the Slaughts in January, 1963.

Parcel 160-290-60. In July, 1913, Roswell and Florence Wilson sold the parcel to the Atchison, Topeka and Santa Fe Railway Company. The railway conveyed title to the property to the City of Oceanside in August, 1948. During the City's period of ownership, the land was leased to several entities, including Richard H. Read, the Mission Auto-Service Center, Hermes Financial Corporation, and Mercury Savings and Loan Association. The City of Oceanside quitclaimed the property to the current owners, John M. Siegel and Robert C. Siegel, in February, 1994.

Parcel 160-290-63. Roswell Wilson sold this parcel to Stephen Davies in December, 1919. Davies and his wife Cecelia conveyed title to the property to Pete Berges and Sylvian Berges in August, 1925. The land remained in the Berges family until its sale to Robert and Pearl Slaughter in December, 1954. The present owners, John M. Siegel and Robert C. Siegel acquired the property from the Slaughts in January, 1963.

V. ELIGIBILITY CRITERIA

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Under the California Environmental Quality Act (CEQA), a significant historic resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register, or is deemed significant in a historical resource survey (Section 5024.1(g) of the Public Resources Code).

In order to be eligible for listing under the California Register/National Register (the standards of which are both very similar), a resource must be significant within a historic context and must also meet one or more of the following criteria:

- Criterion A: Be associated with an event, or series of events, that have made a significant contribution to the broad pattern of history.
- Criterion B: Have an unequivocal association with the lives of people significant in the past.
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.

Criterion D: Have yielded or may be likely to yield information important in local, state or national prehistory or history.

VI. REGISTER STANDARDS

CALIFORNIA REGISTER CRITERIA

When evaluated within its historic context, under CEQA a property must be shown to be significant for one or more of the four Criteria for Evaluation – A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity.

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

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

Criterion C: Design/Construction. Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

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

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

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

VII. APPLICATION OF CRITERIA FOR 3480 MISSION AVENUE

Criterion A (association with a significant historical event): Significant historic events are not associated with the drive-in complex and no known significant historic events occurred on the property before this building was constructed. The resource is not significant under Criterion A.

Criterion B (association with a historic person or persons): Millionaire oil magnate C.A. Canfield, owned the property prior to its development. The Siegel family is closely linked with the movie theater industry, but their involvement with the property occurred too recently to be considered historically significant. Because mere ownership is not considered sufficient, the resource does not derive significance from these individuals.

Criterion C (represent a significant design or style of construction): In general, buildings must reach at least 45 years of age to be considered for architectural significance. The drive-in complex was constructed between 1966 and 1976, and is therefore too recently constructed to be assessed. Exceptions for age can be compensated for if the resource is a particularly extraordinary example of its genre. The complex, however, is typical of drive-ins throughout Southern California and its architecture is nondescript. The architects, if any, and the builders of the resources constituting the complex were not identified. The buildings are not the work of a master architect or craftsman, they are not constructed of rare or unusual materials, and were they were too recently constructed to be considered for architectural significance. The complex is not significant under Criterion C.

Criterion D (ability to yield further information): The complex has not been identified as significant under any of the preceding criteria. Therefore, it is unlikely that any further information of importance would be revealed with additional study. The resource is not significant under Criteria D.

Integrity: The complex is located on its original site and therefore retains its locational integrity. Its design integrity and the feeling are intact, and its original materials and workmanship are not

evident. The rural setting of the valley has been compromised by subsequent post-World War II development.

VIII. DETERMINATION

The 3480 Mission Avenue drive-in complex does not qualify under any National, state or local criteria for nomination to any historical register.

IX. MANAGEMENT CONSIDERATIONS

IMPACTS AND SIGNIFICANCE

Because the resource is not considered eligible for nomination to the California Register of Historical Resources or any other register, impacts associated with the demolition of the buildings are not considered to be significant .

MITIGATION MEASURES

Because no adverse impacts to the resource would be incurred by project implementation, mitigation measures for this resource are not required.

Should you have any questions, please call me.

Sincerely,

Ruth C. Alter, M.A. (RPA)
Principal

United States Department of the Interior, National Park Service

1991

How to Apply the National Register Criteria for Evaluation, National Register Bulletin Number 15, Washington D.C.

1992

The Secretary of the Interior's Standards for the Treatment of Historic Properties, Washington, D.C.

APPENDIX A
BUILDING FORMS

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) 3480 Mission Avenue

P1. Other Identifier: Valley Drive-In - Snack Bar/Projection Room Building

*P2. Location: Not for Publication Unrestricted *

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

*b. USGS 7.5' Quad San Luis Rey Date 1996 T 11S; R 5W; 1/4 of 1/4 of Sec 13; SB B.M.

*c. Address 3480 Mission Road City Oceanside Zip 92054

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ Me/ _____ Mn

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The Assessors Parcel Number is 160-280-53. The legal description of this subject property is the east half of the west half of Section 18, Township 11 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California.

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

The resource consists of a one story concrete block, flat roofed building constructed in a utilitarian nondescript style. The front of the building has a vendor window for the snack bar in the central portion, with the projection room next to it on the east. Four projection windows are located in this portion of the building. Restrooms and a service room occupy the west end of the building. Four entries are located on the rear of the building. Two of these provide access into the restroom facilities, and the other two presumably provide entry into the snack bar/projection room and service room. The middle two single wood door entries sit beneath curved block arches. Two arches are also found on the front of the building. The building appears to be in fairly good condition,

*P3b. Resource Attributes: (List)
HP-6 1-3 story Commercial

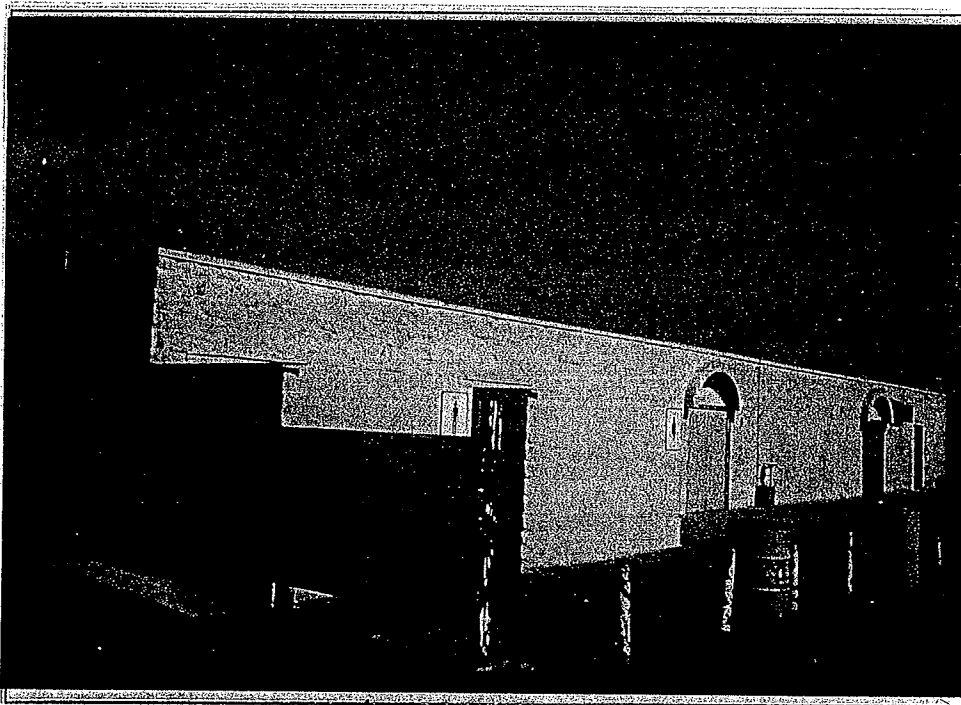
*P4. Resources Present:
Building Structure Object Site
 District Element of District
Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Rear building facade, 8/09/05, 963:1

*P6. Date Constructed/ Age and Sources: Historic Prehistoric
Built 1966 per Commercial-Industrial Building Record

*P7. Owner and Address:
Robert & Fred Siegel
3480 Mission Avenue
Oceanside, CA 92054

*P8. Recorded by (Name, affiliation, and address): Ruth Alter,
Archaeos, 11209 Golden Birch Way, San Diego, CA
92131 *P9. Date Recorded: 8/09/05



*P10. Type of Survey: (Describe) Field check *P11. Report Citation (Cite survey report and other sources, or enter "none".) Historic Building Evaluations for 3480 Mission Avenue, Oceanside, California 92054

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

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 2 of 6

*Resource Name or #: (Assigned by recorder) 3480 Mission Avenue

P1. Other Identifier: Valley Drive-In - Office building

*P2. Location: Not for Publication Unrestricted *

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

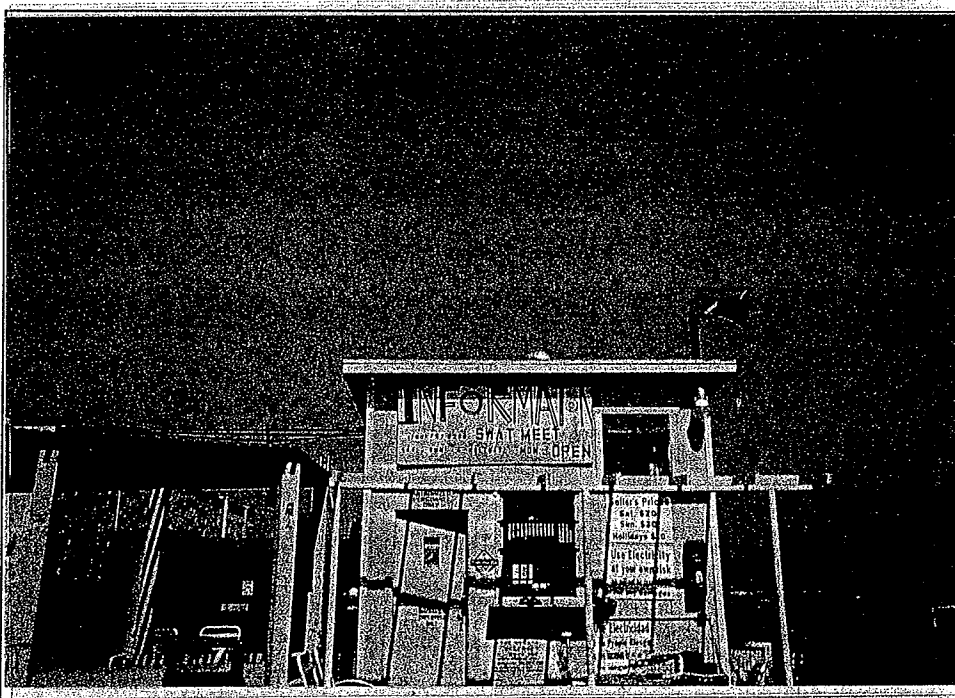
*b. USGS 7.5' Quad San Luis Rey Date 1996 T 11S; R 5W; 1/4 of 1/4 of Sec 13; SB B.M.

*c. Address 3480 Mission Road City Oceanside Zip 92054

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ Me/ _____ Mn

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The Assessors Parcel Number is 160-280-53. The legal description of this subject property is the east half of the west half of Section 18, Township 11 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): This resource consists of an expediently constructed, nondescript, one and one-half story frame structure with a lower grilled vendor window and an upper metal slider. The lower portion of the building now functions as an information/cashier's office, and the upper room appears to function as a business office. The wood clad building has a flat roof with a loud speaker affixed to it. Vertical board trims defines the upper space. A simple single wood door leads into the building on the front facade. The upper portion of the door opens separately. A simple post and beam pergola extends from the front of the building. The building is in fair condition.



*P3b. Resource Attributes: (List)
HP-6 1-3 story Commercial

*P4. Resources Present:
Building Structure Object Site
 District Element of District
Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Office building facade, 8/09/05, 963:2

*P6. Date Constructed/ Age and Sources: Historic Prehistoric
Built 1966 per Commercial-Industrial Building Record

*P7. Owner and Address:
Robert & Fred Siegel
3480 Mission Avenue
Oceanside, CA 92054

*P8. Recorded by (Name, affiliation, and address): Ruth Alter,
Archaeos, 11209 Golden Birch Way, San Diego, CA

92131 *P9. Date Recorded: 8/09/05 *P10. Type of Survey: (Describe) Field check *P11. Report Citation (Cite survey report and other sources, or enter "none"). Historic Building Evaluations for 3480 Mission Avenue, Oceanside, California 92054

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

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

Primary # _____
HRI # _____
Trinomial _____

NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 3 of 6

*Resource Name or #: (Assigned by recorder) 3480 Mission Avenue

P1. Other Identifier: Valley Drive-In - Ticket Booths

*P2. Location: Not for Publication Unrestricted *

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

*b. USGS 7.5' Quad San Luis Rey Date 1996 T 11S; R 5W; ¼ of ¼ of Sec 13 ; SB B.M.

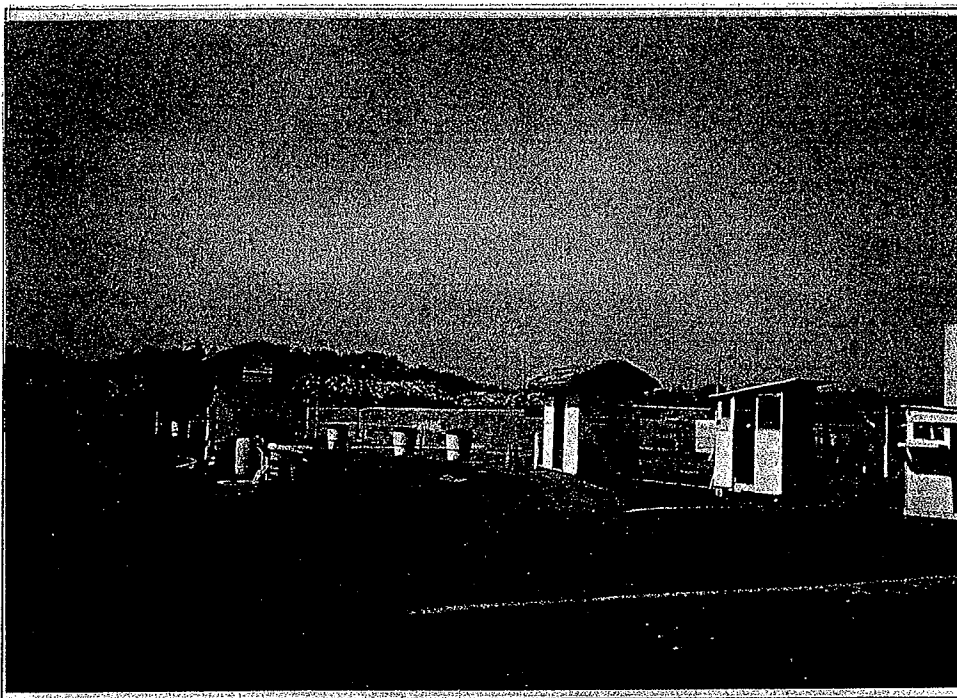
*c. Address 3480 Mission Road City Oceanside Zip 92054

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ Me/ _____ Mn

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The Assessors Parcel Number is 160-280-53. The legal description of this subject property is the east half of the west half of Section 18, Township 11 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California.

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

Two small, 5' x 8', concrete block ticket booths are located near the entrance to the property. Identical and located opposite one another, each has a low front gabled roof covered with Mission-style tile. The booths have a window opening and a single wood door providing entry into the booths.



*P3b. Resource Attributes: (List)
HP-6 1-3 story Commercial

*P4. Resources Present:
Building Structure Object Site
 District Element of District
Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Ticket booths, 8/09/05, 963:4

*P6. Date Constructed/ Age and Sources: Historic Prehistoric
Built 1966 per Commercial-Industrial Building Record

*P7. Owner and Address:
Robert & Fred Siegel
3480 Mission Avenue
Oceanside, CA 92054

*P8. Recorded by (Name, affiliation, and address): Ruth Alter,
Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*P9. Date Recorded: 8/09/05

*P10. Type of Survey: (Describe) Field check *P11. Report Citation (Cite survey report and other sources, or enter "none".) Historic Building Evaluations for 3480 Mission Avenue, Oceanside, California 92054

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

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 4 of 6

*Resource Name or #: (Assigned by recorder) 3480 Mission Avenue

P1. Other Identifier: Valley Drive-In - Screens

*P2. Location: Not for Publication Unrestricted *

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

*b. USGS 7.5' Quad San Luis Rey Date 1996 T 11S; R 5W; ¼ of ¼ of Sec 13 ; SB B.M.

*c. Address 3480 Mission Road City Oceanside Zip 92054

d. UTM: (Give more than one for large or linear resources) Zone 11; _____ Me/ _____ Mn

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The Assessors Parcel Number is 160-280-53. The legal description of this subject property is the east half of the west half of Section 18, Township 11 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California.

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

Four movie screens are located on the property. The screens are each approximately 112' - 114' ft wide and 80' feet high. They are mounted on tapered steel trusses set in concrete and covered by aluminum covers. All four screens appear to be in good condition.

*P3b. Resource Attributes: (List):
HP-6 1-3 story Commercial

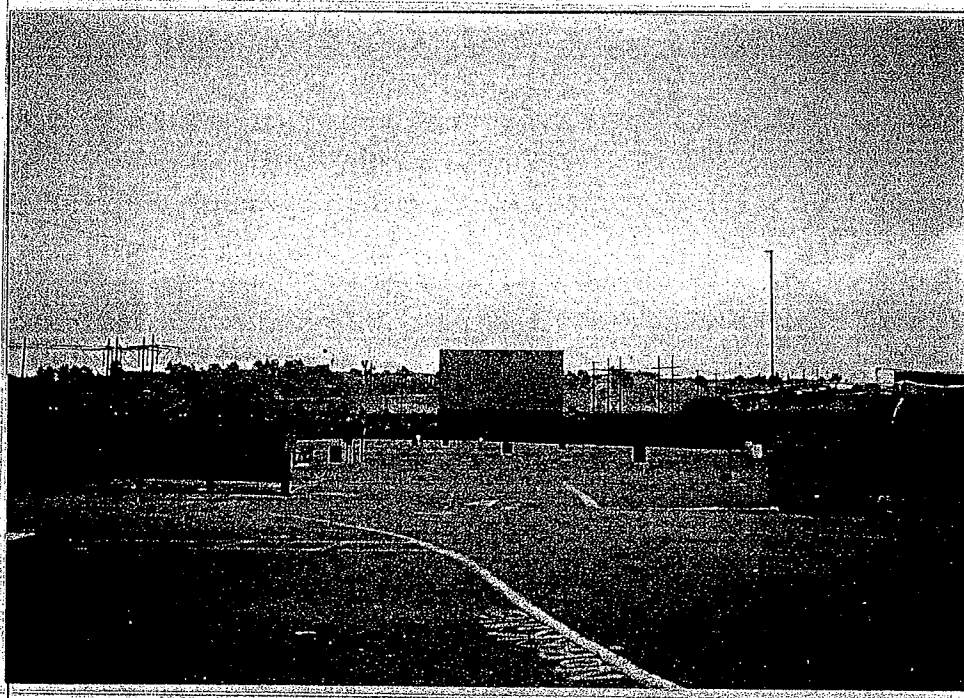
*P4. Resources Present:
Building Structure Object Site
 District Element of District
Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Movie screen,
8/09/05, 963:3

*P6. Date Constructed/ Age and Sources: Historic Prehistoric
Built 1966/76 per
Commercial-Industrial
Building Record

*P7. Owner and Address:
Robert & Fred Siegel
3480 Mission Avenue
Oceanside, CA 92054

*P8. Recorded by (Name, affiliation, and address): Ruth Alter,
Archaeos, 11209 Golden
Birch Way, San Diego, CA
92131 *P9. Date Recorded: 8/09/05



*P10. Type of Survey: (Describe) Field check *P11. Report Citation (Cite survey report and other sources, or enter "none"). Historic Building Evaluations for 3480 Mission Avenue, Oceanside, California 92054

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

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 6 *Resource Name or # (Assigned by recorder) 3480 Mission Avenue

Recorded by Ruth C. Alter Date 8/09/05 Continuation Update

According to the chain of title provided by California Lot Books, Inc., in February, 1910, John and Ida Griffin sold this parcel to Charles Forman and his wife Mary. Mr. Griffin was a County supervisor and had many land holdings in the area. Less than a year after this transaction, Mr. Griffin passed away.

August, 1912, the Formans conveyed title to the property to the South Coast Land Company. Six months later, Los Angeles millionaire oil magnate Charles A. Canfield, a director in the South Coast Land Company, acquired the subject property. Mr. Canfield, who had extensive land holdings all over the San Luis Rey Valley, as well as in Bonsall, Vista, and Carlsbad, appears to have been interested in the property as part of a plan to divert San Luis Rey River water for his other properties (*Oceanside Blade*, March 29, 1913). The parcel remained in the Canfield family following Mr. Canfield's death in 1915, administered first by Dorothy Canfield Cheseldine, and later by Caroline C. Spalding. The property appears to have been leased out for ranching during this period.

Spalding sold the property to Rex and Barbara McDaniel in March, 1952. Kenneth Fether, and Harold F. and Edwina C. Horning acquired title in August 1961. Title was conveyed to the present owner, John Siegel, in December, 1964.

The Siegel family, residents of Los Angeles, have been long involved in the movie theater business. Fred Siegel built the Star Theater in downtown Oceanside in 1956. The theater is one of the largest in San Diego County, seating 960 movie goers. Following Fred's death in 1962, his brother Robert took over the Star.

According to Samuel Ramirez who has worked on the property since the Valley Drive-In was opened in August, 1966, the venture initially had a single screen, located on the east end of the parcel. An additional screen was added in 1967, on the north perimeter of the lot. Adult films were shown on this screen. Two more screens, on the south and west side of the property were constructed in 1976, allegedly in response to criticism that the adult content films on the north screen were visible from Mission Avenue and other public streets and were found by some to be offensive. Subsequently, adult themed films were shown on the new screens. The drive-in operated until July, 1998.

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APPENDIX B

RESUME OF RUTH C. ALTER

EDUCATION

San Diego State University, M.A., Anthropology, 1980

San Diego State University, B.A., Anthropology, 1972

CERTIFICATION

Register of Professional Archaeologists

PROFESSIONAL HISTORY

Archaeos. Principal. 1996 to present.

Affinis. Director, Historical Studies. 2000 to 2002.

Affinis. Senior Interpreter/Senior Archaeologist/Senior Analyst. 1991 to 2000.

Evergreen Community College. Instructor, Anthropology (Part-time). 1983 to 1984.

San Jose City College. Instructor, Anthropology (Part-time). 1982 to 1983.

Manpower, Incorporated. Division Manager. 1981 to 1991.

San Diego Museum of Man. Education Coordinator. 1975 to 1981.

San Diego State University. Graduate Assistant. 1975.

San Diego Museum of Man. Curatorial Assistant. 1974 to 1975.

San Diego State University Foundation. Contract Archaeologist (Part-time). 1973 to 1975.

San Diego State University Foundation. Coordinator, Public Archaeology Program. 1973 to 1974.

EXPERIENCE

Ms. Alter has conducted assessment studies involving well over a thousand historical resources for public as well as private clients. Her experience has been performed under both CEQA and NHPA and includes constraints studies, inventories, historical building evaluations, designation presentations, and Environmental Impact Reports. She conducted the Eastside Neighborhood CLG Intensive Survey for the City of Oceanside, the Historic Resources Survey of South Santa Fe Avenue for the County of San Diego Department of Public Works, the Historic Resources Inventory of the Downtown Lakeside Redevelopment Plan Area for the County of San Diego, the Murrieta Historical Resources Inventory update, and the multi-phased on-going Quieter Home Program Historic Resources Survey for the Federal Aviation Administration.

Ms. Alter has presented numerous resources for designation to the City of San Diego Historical Resources Board and helped to create a similar board for the City of Murrieta; she is currently extension of staff there for cultural resource issues. She prepared the Cultural Resources Preservation Element for the City of Colton and is the author of the Historic Ordinance for the City of Murrieta. Ms. Alter has worked in the City of San Diego, County of San Diego, and cities of Carlsbad, Chula Vista, Escondido, Murrieta, Colton, and Oceanside.

In addition, Ms. Alter is listed in the Register of Professional Archeologists (RPA) and has worked in all phases of archaeology/anthropology including field studies, project management and report preparation. She conducts background research, project supervision, field survey, excavations, monitoring, and report preparation. She has worked on prehistoric and historic archaeological projects throughout San Diego County and Southern California for numerous jurisdictions and agencies, including the City of San Diego and the County of San Diego.

APPENDIX C
CHAINS OF TITLE

Kern County
Orange County
Ventura County
Riverside County

California Lot Book, Inc.

dba California Title Search Co.

P.O. Box 9004

Rancho Santa Fe, CA 92067

(858) 278-8797, (800) 553-7167, Fax (858) 278-8393

WWW.LOTBOOK.COM

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

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805050E

Title Search Through: June 23, 2005

Property Address: 3460 Mission Ave.
Oceanside, CA 92054

Assessor's Parcel No.: 160-280-53-00

Assessed Value: \$909,780

Exemption: None

Property Characteristics

Use: Theater

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE
CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

Chain of Title
(February 9, 1910 through June 23, 2005)

1. Deed

Grantor: John Griffin and Ida Griffin
Grantee: Charles Forman
Recorded: February 9, 1910, Book 480 Page 390, of Deeds

2. Grant Deed

Grantor: Chas. Forman and Mary A. Forman
Grantee: South Coast Land Company
Recorded: August 7, 1912, Book 574 Page 114, of Deeds

3. Deed

Grantor: South Coast Land Company
Grantee: C. A. Canfield
Recorded: February 13, 1913, Book 597 Page 210, of Deeds

4. Agreement

Between: C. A. Canfield and Henry W. Keller
Recorded: September 19, 1913, Book 586 Page 483, of Deeds

5. Decree of Distribution

In the Matter of
the Estate of: Charles A. Canfield, Deceased
Recorded: March 31, 1915, Book 674 Page 316, of Deeds

6. Corporation Quitclaim Deed

Grantor: Security Trust & Savings Bank, as Trustee
Grantee: Dorothy Canfield Cheseldine
Recorded: May 6, 1918, Book 757 Page 71, of Deeds

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

7. Quitclaim Deed

Grantor: Florence E. Whitney, Daisy C. Moreno, Caroline C. Spalding,
Eilleen Canfield Hines and Dorothy Canfield Cheseldine, as
Trustees
Grantee: Cloe P. Canfield Memorial Home, 1/4 interest
Recorded: March 19, 1927, Book 1309 Page 296, of Deeds

8. Quitclaim Deed

Grantor: Cloe P. Canfield Memorial Home, as Trustee
Grantee: Caroline C. Spalding
Recorded: June 15, 1928, Book 1486 Page 205, of Deeds

9. Grant Deed

Grantor: Caroline C. Spalding
Grantee: Rex McDaniel and Barbara J. McDaniel
Recorded: March 25, 1952, Recorders File No. 52-37235

10. Grant Deed

Grantor: Rex McDaniel and Barbara J. McDaniel
Grantee: Kenneth W. Fether, 1/2 interest and Harold F. Horning and
Edwina C. Horning, 1/2 interest
Recorded: August 23, 1961, Recorders File No. 61-146718

11. Quitclaim Deed

Grantor: Mary Margaret Fether
Grantee: Kenneth W. Fether
Recorded: August 23, 1961, Recorders File No. 61-146719

12. Grant Deed

Grantor: Kenneth W. Fether, Harold F. Horning and Edwina C.
Horning
Grantee: First American Title Insurance and Trust Company
Recorded: July 26, 1962, Recorders File No. 62-127277

13. Agreement to Exchange

Recorded: April 2, 1964, Recorders File No. 64-59869

14. Grant Deed

Grantor: Kenneth W. Fether, Harold F. Horning, Edwina C. Horning
and First American Title Insurance & Trust Company
Grantee: John M. Siegel and Robert C. Siegel, each a 1/2 interest
Recorded: December 22, 1964, Recorders File No. 64-231783

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

15. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: December 22, 1964, Recordors File No. 64-231784

16. Final Order of Condemnation

Case No.: N56040-1
Plaintiff: The People of the State of California
Defendant: John M. Siegel, et al
Recorded: July 7, 1995, Recordors File No. 95-290801

17. Certificate of Noncompliance

Recorded: June 9, 1997, Recordors File No. 97-267869

18. Notice of Abatement Proceedings

Recorded: June 9, 1997, Recordors File No. 97-267870

19. Final Order of Condemnation

Case No.: N 70555-1
Plaintiff: City of Oceanside
Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company
Recorded: August 23, 1999, Recordors File No. 99-581649

20. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Recordors File No. 99-644467

21. Quitclaim Deed

Grantor: City of Oceanside
Grantee: State of California
Recorded: March 2, 2000, Recordors File No. 00-106756

– End of Report –

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

Kern County
Orange County
Ventura County
Riverside County

California Lot Book, Inc.

San Diego County

dba California Title Search Co.

Los Angeles County

P.O. Box 9004

Santa Barbara County

Rancho Santa Fe, CA 92067

San Bernardino County

(858) 278-8797, (800) 553-7167, Fax (858) 278-8393

WWW.LOTBOOK.COM

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805049A

Title Search Through: June 23, 2005

Property Address: Mission Ave.
Oceanside, CA

Assessor's Parcel No.: 160-270-73-00

Assessed Value: \$47,008

Exemption: None

Property Characteristics

Use: Commercial Lot

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE
CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

Chain of Title
(February 9, 1910 through June 23, 2005)

1. Deed

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Grantee: Charles Forman
Recorded: February 9, 1910, Book 480 Page 390, of Deeds

2. Grant Deed

Grantor: Chas. Forman and Mary A. Forman
Grantee: South Coast Land Company
Recorded: August 7, 1912, Book 574 Page 114, of Deeds

3. Deed

Grantor: South Coast Land Company
Grantee: C. A. Canfield
Recorded: February 13, 1913, Book 597 Page 210, of Deeds

4. Agreement

Between: C. A. Canfield and Henry W. Keller
Recorded: September 19, 1913, Book 586 Page 483, of Deeds

5. Decree of Distribution

In the Matter of
the Estate of: Charles A. Canfield, Deceased
Recorded: March 31, 1915, Book 674 Page 316, of Deeds

6. Corporation Quitclaim Deed

Grantor: Security Trust & Savings Bank, as Trustee
Grantee: Dorothy Canfield Cheseldine
Recorded: May 6, 1918, Book 757 Page 71, of Deeds

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

7. Quitclaim Deed

Grantor: Florence E. Whitney, Daisy C. Moreno, Caroline C. Spalding,
Eilleen Canfield Hines and Dorothy Canfield Cheseldine, as
Trustees
Grantee: Cloe P. Canfield Memorial Home, 1/4 interest
Recorded: March 19, 1927, Book 1309 Page 296, of Deeds

8. Quitclaim Deed

Grantor: Cloe P. Canfield Memorial Home, as Trustee
Grantee: Caroline C. Spalding
Recorded: June 15, 1928, Book 1486 Page 205, of Deeds

9. Grant Deed

Grantor: Caroline C. Spalding
Grantee: Rex McDaniel and Barbara J. McDaniel
Recorded: March 25, 1952, Recorders File No. 52-37235

10. Grant Deed

Grantor: Rex McDaniel and Barbara J. McDaniel
Grantee: Kenneth W. Fether, ½ interest and Harold F. Horning and
Edwina C. Horning, ½ interest
Recorded: August 23, 1961, Recorders File No. 61-146718

11. Quitclaim Deed

Grantor: Mary Margaret Fether
Grantee: Kenneth W. Fether
Recorded: August 23, 1961, Recorders File No. 61-146719

12. Grant Deed

Grantor: Kenneth W. Fether, Harold F. Horning and Edwina C.
Horning
Grantee: First American Title Insurance and Trust Company
Recorded: July 26, 1962, Recorders File No. 62-127277

13. Agreement to Exchange

Recorded: April 2, 1964, Recorders File No. 64-59869

14. Grant Deed

Grantor: Kenneth W. Fether, Harold F. Horning, Edwina C. Horning
and First American Title Insurance & Trust Company
Grantee: John M. Siegel and Robert C. Siegel, each a ½ interest
Recorded: December 22, 1964, Recorders File No. 64-231783

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

15. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: December 22, 1964, Recordors File No. 64-231784

16. Final Order of Condemnation

Case No.: N 51723
Plaintiff: City of Oceanside
Defendant: John M. Siegel, et al
Recorded: December 15, 1993, Recordors File No. 93-844957

17. Final Order of Condemnation

Case No.: N56040-1
Plaintiff: The People of the State of California
Defendant: John M. Siegel, et al
Recorded: July 7, 1995, Recordors File No. 95-290801

18. Final Order of Condemnation

Case No.: N 70555-1
Plaintiff: City of Oceanside
Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company
Recorded: August 23, 1999, Recordors File No. 99-581649

19. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Recordors File No. 99-644467

20. Quitclaim Deed

Grantor: City of Oceanside
Grantee: State of California
Recorded: March 2, 2000, Recordors File No. 00-106756

21. Memorandum of Option to Lease

Recorded: July 25, 2001, Recordors File No. 01-518769

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

22. Notice of Pendency of Action

Case No.: GIN040540
Plaintiff: Shop Smart, Inc.
Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company,
Siegel Brothers Trust, 3480 Mission Partners, Ltd.
Recorded: November 4, 2004, Recorders File No. 04-1049197

23. Power of Attorney

Recorded: December 28, 2004, Recorders File No. 04-1217645

24. Grant Deed

Grantor: John M. Siegel and Robert C. Siegel
Grantee: City of Oceanside
Recorded: January 3, 2005, Recorders File No. 05-0776

– End of Report –

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

Kern County
Orange County
Ventura County
Riverside County

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

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

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805049B

Title Search Through: June 23, 2005

Property Address: Mission Ave.
Oceanside, CA

Assessor's Parcel No.: 160-270-79-00

Assessed Value: \$142,853

Exemption: None

Property Characteristics

Use: Commercial Acreage

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE
CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

Chain of Title
(February 9, 1910 through June 23, 2005)

1. Deed

Grantor: John Griffin and Ida Griffin
Grantee: Charles Forman
Recorded: February 9, 1910, Book 480 Page 390, of Deeds

2. Deed

Grantor: Charles Forman and Mary A. Forman
Grantee: William M. Osborn and George A. Osborn
Recorded: February 16, 1910, Book 480 Page 424, of Deeds

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Grantor: Charles Forman and Mary A. Forman
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Recorded: December 9, 1912, Book 587 Page 192, of Deeds

4. Deed

Grantor: Charles E. Culver
Grantee: South Coast Land Company
Recorded: February 4, 1913, Book 595 Page 344, of Deeds

5. Deed

Grantor: South Coast Land Company
Grantee: C. A. Canfield
Recorded: February 13, 1913, Book 597 Page 210, of Deeds

6. Agreement

Between: C. A. Canfield and Henry W. Keller
Recorded: September 19, 1913, Book 586 Page 483, of Deeds

7. Decree of Distribution

In the Matter of
the Estate of: Charles A. Canfield, Deceased
Recorded: March 31, 1915, Book 674 Page 316, of Deeds

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

8. Corporation Quitclaim Deed

Grantor: Security Trust & Savings Bank, as Trustee
Grantee: Dorothy Canfield Cheseldine
Recorded: May 6, 1918, Book 757 Page 71, of Deeds

9. Quitclaim Deed

Grantor: Florence E. Whitney, Daisy C. Moreno, Caroline C. Spalding,
Eilleen Canfield Hines and Dorothy Canfield Cheseldine, as
Trustees
Grantee: Cloe P. Canfield Memorial Home, 1/4 interest
Recorded: March 19, 1927, Book 1309 Page 296, of Deeds

10. Quitclaim Deed

Grantor: Cloe P. Canfield Memorial Home, as Trustee
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Recorded: June 15, 1928, Book 1486 Page 205, of Deeds

11. Grant Deed

Grantor: Caroline C. Spalding
Grantee: Walter Johnson and Virginia Johnson
Recorded: September 8, 1952, Recorders File No. 52-111563

12. Grant Deed

Grantor: Walter Johnson and Virginia Johnson
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
Recorded: January 21, 1955, Recorders File No. 55-9176

13. Quitclaim Deed

Grantor: Barbara Josepho
Grantee: Marc A. Josepho
Recorded: January 21, 1955, Recorders File No. 55-9177

14. Notice of Completion

Recorded: May 11, 1956, Recorders File No. 56-65668

15. Corporation Quitclaim Deed

Grantor: Carlsbad Mutual Water Company
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
Recorded: December 20, 1956, Recorders File No. 56-180392

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16. Quitclaim Deed

Grantor: Roberta B. Josepho
Grantee: Roy P. Josepho
Recorded: April 25, 1958, Records File No. 58-66698

17. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
Recorded: December 15, 1961, Records File No. 61-217090

18. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
Recorded: January 4, 1962, Records File No. 62-1908

19. Grant Deed

Grantor: Marc A. Josepho, Roy P. Josepho and Roymar Investment Co.
Grantee: San Diego Gas & Electric Company
Recorded: May 31, 1962, Records File No. 62-92390

20. Agreement to Exchange

Recorded: April 2, 1964, Records File No. 64-59869

21. Grant Deed

Grantor: Roberta B. Josepho
Grantee: Roy P. Josepho
Recorded: April 8, 1964, Records File No. 64-63389

22. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: Fred C. Sproul, Jr.
Recorded: April 8, 1964, Records File No. 64-63393

23. Real Estate Option Agreement

Recorded: December 9, 1965, Records File No. 65-221782

24. Deed

Grantor: Fred C. Sproul, Jr. and Alberta H. Sproul
Grantee: Sproul Investment Corp. of Colorado
Recorded: December 31, 1965, Records File No. 65-235999

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

25. Corporation Grant Deed

Grantor: Sproul Investment Corp. of Colorado
Grantee: John M. Siegel and Robert C. Siegel
Recorded: January 5, 1967, Recordors File No. 67-1256

26. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: January 5, 1967, Recordors File No. 67-1257

27. Quitclaim Deed

Grantor: Alan Yasukochi dba Oceanview Farms
Grantee: John M. Siegel and Robert C. Siegel
Recorded: September 28, 1988, Recordors File No. 88-493070

28. Quitclaim Deed

Grantor: The City of Oceanside
Grantee: John M. Siegel and Robert C. Siegel
Recorded: July 13, 1989, Recordors File No. 89-369071

29. Final Order of Condemnation

Case No.: N 51723
Plaintiff: City of Oceanside
Defendant: John M. Siegel, et al
Recorded: December 15, 1993, Recordors File No. 93-844957

30. Final Order of Condemnation

Case No.: N56040-1
Plaintiff: The People of the State of California
Defendant: John M. Siegel, et al
Recorded: July 7, 1995, Recordors File No. 95-290801

31. Quitclaim Deed

Grantor: Renee Siegel
Grantee: City of Oceanside
Recorded: August 20, 1998, Recordors File No. 98-530023

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

32. Grant Deed

Grantor: John M. Siegel, as an individual and as Co-Trustee;
Robert C. Siegel, as an individual and as Co-Trustee;
Margo Operating Company; and 3480 Mission Partners, LTD
Grantee: City of Oceanside
Recorded: August 20, 1998, Recorders File No. 98-530024

33. Quitclaim Deed

Grantor: Doris Siegel
Grantee: City of Oceanside
Recorded: August 20, 1998, Recorders File No. 98-530025

34. Final Order of Condemnation

Case No.: N 70555-1
Plaintiff: City of Oceanside
Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric
Company; Margo Operating Company; William P. Lee, South
Coast Land Company; Fallbrook Sanitary District; Pacific
Telephone and Telegraph Company; San Diego Pipeline
Company
Recorded: August 23, 1999, Recorders File No. 99-581649

35. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Recorders File No. 99-644467

36. Quitclaim Deed

Grantor: City of Oceanside
Grantee: State of California
Recorded: March 2, 2000, Recorders File No. 00-106756

37. Memorandum of Option to Lease

Recorded: July 25, 2001, Recorders File No. 01-518769

38. Notice of Pendency of Action

Case No.: GIN040540
Plaintiff: Shop Smart, Inc.
Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company,
Siegel Brothers Trust, 3480 Mission Partners, Ltd.
Recorded: November 4, 2004, Recorders File No. 04-1049197

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39. Power of Attorney

Recorded:

December 28, 2004, Recordors File No. 04-1217645

– End of Report –

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Kern County

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Riverside County

California Lot Book, Inc.

dba California Title Search Co.

P.O. Box 9004

Rancho Santa Fe, CA 92067

(858) 278-8797, (800) 553-7167, Fax (858) 278-8393

WWW.LOTBOOK.COM

San Diego County

Los Angeles County

Santa Barbara County

San Bernardino County

Archaeos

11209 Golden Birch Way

San Diego, CA 92131

Attn: Ruth Gautereaux

CTS Reference No.:0805049

Title Search Through: June 23, 2005

Property Address: Oceanside, CA

Assessor's Parcel No.: 160-270-31-00

Assessed Value: \$112,106

Exemption: None

Property Characteristics

Use: Commercial Acreage

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

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Grantor: Walter Johnson and Virginia Johnson
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
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13. Quitclaim Deed

Grantor: Barbara Josepho
Grantee: Marc A. Josepho
Recorded: January 21, 1955, Recorders File No. 55-9177

14. Notice of Completion

Recorded: May 11, 1956, Recorders File No. 56-65668

15. Corporation Quitclaim Deed

Grantor: Carlsbad Mutual Water Company
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
Recorded: December 20, 1956, Recorders File No. 56-180392

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Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
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Grantor: Marc A. Josepho and Roy P. Josepho
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Grantor: Fred C. Sproul, Jr. and Alberta H.. Sproul
Grantee: Sproul Investment Corp. of Colorado
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Grantor: Sproul Investment Corp. of Colorado
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Grantee: John M. Siegel
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27. Quitclaim Deed

Grantor: The City of Oceanside
Grantee: John M. Siegel and Robert C. Siegel
Recorded: July 13, 1989, Records File No. 89-369071

28. Final Order of Condemnation

Case No.: N 70555-1
Plaintiff: City of Oceanside
Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company
Recorded: August 23, 1999, Records File No. 99-581649

29. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Records File No. 99-644467

30. Quitclaim Deed

Grantor: City of Oceanside
Grantee: State of California
Recorded: March 2, 2000, Records File No. 00-106756

31. Memorandum of Option to Lease

Recorded: July 25, 2001, Records File No. 01-518769

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32. Notice of Pendency of Action

Case No.: GIN040540
Plaintiff: Shop Smart, Inc.
Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company,
Siegel Brothers Trust, 3480 Mission Partners, Ltd.
Recorded: November 4, 2004, Recorders File No. 04-1049197

– End of Report –

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WWW.LOTBOOK.COM

San Diego County

Los Angeles County

Santa Barbara County

San Bernardino County

Archaeos

11209 Golden Birch Way

San Diego, CA 92131

Attn: Ruth Gautereaux

CTS Reference No.:0805050

Title Search Through: June 23, 2005

Property Address: Oceanside, CA

Assessor's Parcel No.: 160-280-14-00

Assessed Value: \$17,208

Exemption: None

Property Characteristics

Use: Industrial Acreage

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
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Grantee: Cloe P. Canfield Memorial Home, 1/4 interest
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26. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: January 5, 1967, Records File No. 67-1257

27. Final Order of Condemnation

Case No.: N 70555-1
Plaintiff: City of Oceanside
Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company
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Grantor: City of Oceanside
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Recorded: March 2, 2000, Records File No. 00-106756

30. Memorandum of Option to Lease

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31. Notice of Pendency of Action

Case No.: GIN040540
Plaintiff: Shop Smart, Inc.
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Recorded:

December 28, 2004, Recordors File No. 04-1217645

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

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805050A

Title Search Through: June 23, 2005
Property Address: Foussat St.
Oceanside, CA
Assessor's Parcel No.: 160-280-48-00
Assessed Value: \$27,061
Exemption: None

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Bathrooms:

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Grantor: Barbara Josepho
Grantee: Marc A. Josepho
Recorded: January 21, 1955, Recorders File No. 55-9177

14. Notice of Completion

Recorded: May 11, 1956, Recorders File No. 56-65668

15. Corporation Quitclaim Deed

Grantor: Carlsbad Mutual Water Company
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
Recorded: December 20, 1956, Recorders File No. 56-180392

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

16. Quitclaim Deed

Grantor: Roberta B. Josepho
Grantee: Roy P. Josepho
Recorded: April 25, 1958, Recorders File No. 58-66698

17. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
Recorded: December 15, 1961, Recorders File No. 61-217090

18. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
Recorded: January 4, 1962, Recorders File No. 62-1908

19. Grant Deed

Grantor: Marc A. Josepho, Roy P. Josepho and Roymar Investment Co.
Grantee: San Diego Gas & Electric Company
Recorded: May 31, 1962, Recorders File No. 62-92390

20. Agreement to Exchange

Recorded: April 2, 1964, Recorders File No. 64-59869

21. Grant Deed

Grantor: Roberta B. Josepho
Grantee: Roy P. Josepho
Recorded: April 8, 1964, Recorders File No. 64-63389

22. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: Fred C. Sproul, Jr.
Recorded: April 8, 1964, Recorders File No. 64-63393

23. Real Estate Option Agreement

Recorded: December 9, 1965, Recorders File No. 65-221782

24. Deed

Grantor: Fred C. Sproul, Jr. and Alberta H. Sproul
Grantee: Sproul Investment Corp. of Colorado
Recorded: December 31, 1965, Recorders File No. 65-235999

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

25. Corporation Grant Deed

Grantor: Sproul Investment Corp. of Colorado
Grantee: John M. Siegel and Robert C. Siegel
Recorded: January 5, 1967, Records File No. 67-1256

26. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: January 5, 1967, Records File No. 67-1257

27. Final Order of Condemnation

Case No.: N 51723
Plaintiff: City of Oceanside
Defendant: John M. Siegel, et al
Recorded: December 15, 1993, Records File No. 93-844957

28. A Resolution of the City Council of the City of Oceanside, California, Declaring Portions of City-Owned Real Property for Public Street Purposes

Recorded: May 8, 1995, Records File No. 95-192658

29. Final Order of Condemnation

Case No.: N 70555-1
Plaintiff: City of Oceanside
Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company
Recorded: August 23, 1999, Records File No. 99-581649

30. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Records File No. 99-644467

31. Quitclaim Deed

Grantor: City of Oceanside
Grantee: State of California
Recorded: March 2, 2000, Records File No. 00-106756

32. Memorandum of Option to Lease

Recorded: July 25, 2001, Records File No. 01-518769

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

33. Notice of Pendency of Action

Case No.: GIN040540
Plaintiff: Shop Smart, Inc.
Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company,
Siegel Brothers Trust, 3480 Mission Partners, Ltd.
Recorded: November 4, 2004, Recorders File No. 04-1049197

34. Power of Attorney

Recorded: December 28, 2004, Recorders File No. 04-1217645

– End of Report –

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WWW.LOTBOOK.COM

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

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805050B

Title Search Through: June 23, 2005

Property Address: Foussat St.
Oceanside, CA

Assessor's Parcel No.: 160-280-49-00

Assessed Value: \$119,371

Exemption: None

Property Characteristics

Use: Commercial Acreage

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE
CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

Chain of Title
(February 9, 1910 through June 23, 2005)

1. Deed

Grantor: John Griffin and Ida Griffin
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Recorded: February 9, 1910, Book 480 Page 390, of Deeds

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Grantor: Chas. Forman and Mary A. Forman
Grantee: South Coast Land Company
Recorded: August 7, 1912, Book 574 Page 114, of Deeds

3. Grant Deed

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Grantee: Charles E. Culver
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4. Deed

Grantor: South Coast Land Company
Grantee: C. A. Canfield
Recorded: February 13, 1913, Book 597 Page 210, of Deeds

5. Agreement

Between: C. A. Canfield and Henry W. Keller
Recorded: September 19, 1913, Book 586 Page 483, of Deeds

6. Decree of Distribution

In the Matter of
the Estate of: Charles A. Canfield, Deceased
Recorded: March 31, 1915, Book 674 Page 316, of Deeds

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

7. Quitclaim Deed

Grantor: Florence E. Whitney, Daisy C. Moreno, Caroline C. Spalding,
Eilleen Canfield Hines and Dorothy Canfield Cheseldine, as
Trustees
Grantee: Cloe P. Canfield Memorial Home, 1/4 interest
Recorded: March 19, 1927, Book 1309 Page 296, of Deeds

8. Quitclaim Deed

Grantor: Cloe P. Canfield Memorial Home, as Trustee
Grantee: Caroline C. Spaulding
Recorded: June 15, 1928, Book 1486 Page 205, of Deeds

9. Grant Deed

Grantor: Caroline C. Spalding
Grantee: Walter Johnson and Virginia Johnson
Recorded: September 8, 1952, Recorders File No. 52-111563

10. Grant Deed

Grantor: Walter Johnson and Virginia Johnson
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
Recorded: January 21, 1955, Recorders File No. 55-9176

11. Quitclaim Deed

Grantor: Barbara Josepho
Grantee: Marc A. Josepho
Recorded: January 21, 1955, Recorders File No. 55-9177

12. Notice of Completion

Recorded: May 11, 1956, Recorders File No. 56-65668

13. Corporation Quitclaim Deed

Grantor: Carlsbad Mutual Water Company
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
Recorded: December 20, 1956, Recorders File No. 56-180392

14. Quitclaim Deed

Grantor: Roberta B. Josepho
Grantee: Roy P. Josepho
Recorded: April 25, 1958, Recorders File No. 58-66698

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

15. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
Recorded: December 15, 1961, Recordors File No. 61-217090

16. Grant Deed

Grantor: Marc A. Josepho, Roy P. Josepho and Roymar Investment Co.
Grantee: San Diego Gas & Electric Company
Recorded: May 31, 1962, Recordors File No. 62-92390

17. Agreement to Exchange

Recorded: April 2, 1964, Recordors File No. 64-59869

18. Grant Deed

Grantor: Roberta B. Josepho
Grantee: Roy P. Josepho
Recorded: April 8, 1964, Recordors File No. 64-63389

19. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: Fred C. Sproul, Jr.
Recorded: April 8, 1964, Recordors File No. 64-63391

20. Real Estate Option Agreement

Recorded: December 9, 1965, Recordors File No. 65-221782

21. Grant Deed

Grantor: Fred C. Sproul, Jr. and Alberta H. Sproul
Grantee: John M. Siegel and Robert C. Siegel
Recorded: December 9, 1965, Recordors File No. 65-221784

22. Grant Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: December 9, 1965, Recordors File No. 65-221785

23. Final Order of Condemnation

Case No.: N 51723
Plaintiff: City of Oceanside
Defendant: John M. Siegel, et al
Recorded: December 15, 1993, Recordors File No. 93-844957

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

24. A Resolution of the City Council of the City of Oceanside, California, Declaring Portions of City-Owned Real Property for Public Street Purposes

Recorded: May 8, 1995, Recorders File No. 95-192658

25. Final Order of Condemnation

Case No.: N 70555-1

Plaintiff: City of Oceanside

Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company

Recorded: August 23, 1999, Recorders File No. 99-581649

26. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Recorders File No. 99-644467

27. Quitclaim Deed

Grantor: City of Oceanside

Grantee: State of California

Recorded: March 2, 2000, Recorders File No. 00-106756

28. Memorandum of Option to Lease

Recorded: July 25, 2001, Recorders File No. 01-518769

29. Notice of Pendency of Action

Case No.: GIN040540

Plaintiff: Shop Smart, Inc.

Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company, Siegel Brothers Trust, 3480 Mission Partners, Ltd.

Recorded: November 4, 2004, Recorders File No. 04-1049197

30. Power of Attorney

Recorded: December 28, 2004, Recorders File No. 04-1217645

– End of Report –

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WWW.LOTBOOK.COM

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

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805050C

Title Search Through: June 23, 2005

Property Address: Foussat St.
Oceanside, CA

Assessor's Parcel No.: 160-280-50-00

Assessed Value: \$153,255

Exemption: None

Property Characteristics

Use: Commercial Acreage

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE
CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

Chain of Title
(February 9, 1910 through June 23, 2005)

1. Deed

Grantor: John Griffin and Ida Griffin
Grantee: Charles Forman
Recorded: February 9, 1910, Book 480 Page 390, of Deeds

2. Grant Deed

Grantor: Chas. Forman and Mary A. Forman
Grantee: South Coast Land Company
Recorded: August 7, 1912, Book 574 Page 114, of Deeds

3. Grant Deed

Grantor: Charles Forman and Mary A. Forman
Grantee: Charles E. Culver
Recorded: December 9, 1912, Book 587 Page 192, of Deeds

4. Deed

Grantor: South Coast Land Company
Grantee: C. A. Canfield
Recorded: February 13, 1913, Book 597 Page 210, of Deeds

5. Agreement

Between: C. A. Canfield and Henry W. Keller
Recorded: September 19, 1913, Book 586 Page 483, of Deeds

6. Decree of Distribution

In the Matter of
the Estate of: Charles A. Canfield, Deceased
Recorded: March 31, 1915, Book 674 Page 316, of Deeds

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

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Grantor: Florence E. Whitney, Daisy C. Moreno, Caroline C. Spalding,
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Trustees
Grantee: Cloe P. Canfield Memorial Home, 1/4 interest
Recorded: March 19, 1927, Book 1309 Page 296, of Deeds

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Recorded: June 15, 1928, Book 1486 Page 205, of Deeds

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Grantor: Caroline C. Spalding
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Grantor: Walter Johnson and Virginia Johnson
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
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Grantor: Barbara Josepho
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Recorded: April 25, 1958, Recorders File No. 58-66698

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Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
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16. Grant Deed

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Recorded: May 31, 1962, Recorders File No. 62-92390

17. Agreement to Exchange

Recorded: April 2, 1964, Recorders File No. 64-59869

18. Grant Deed

Grantor: Roberta B. Josepho
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Recorded: April 8, 1964, Recorders File No. 64-63389

19. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: Fred C. Sproul, Jr.
Recorded: April 8, 1964, Recorders File No. 64-63391

20. Real Estate Option Agreement

Recorded: December 9, 1965, Recorders File No. 65-221782

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Grantor: Fred C. Sproul, Jr. and Alberta H. Sproul
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Recorded: December 9, 1965, Recorders File No. 65-221784

22. Grant Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: December 9, 1965, Recorders File No. 65-221785

23. Final Order of Condemnation

Case No.: N 51723
Plaintiff: City of Oceanside
Defendant: John M. Siegel, et al
Recorded: December 15, 1993, Recorders File No. 93-844957

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25. Final Order of Condemnation

Case No.: N 70555-1

Plaintiff: City of Oceanside

Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company

Recorded: August 23, 1999, Recorders File No. 99-581649

26. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Recorders File No. 99-644467

27. Quitclaim Deed

Grantor: City of Oceanside

Grantee: State of California

Recorded: March 2, 2000, Recorders File No. 00-106756

28. Memorandum of Option to Lease

Recorded: July 25, 2001, Recorders File No. 01-518769

29. Notice of Pendency of Action

Case No.: GIN040540

Plaintiff: Shop Smart, Inc.

Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company, Siegel Brothers Trust, 3480 Mission Partners, Ltd.

Recorded: November 4, 2004, Recorders File No. 04-1049197

30. Power of Attorney

Recorded: December 28, 2004, Recorders File No. 04-1217645

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

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805050D

Title Search Through: June 23, 2005

Property Address: Foussat St.
Oceanside, CA

Assessor's Parcel No.: 160-280-51-00

Assessed Value: \$21,585

Exemption: None

Property Characteristics

Use: Commercial Lot

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
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(February 9, 1910 through June 23, 2005)

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Grantor: John Griffin and Ida Griffin
Grantee: Charles Forman
Recorded: February 9, 1910, Book 480 Page 390, of Deeds

2. Deed

Grantor: Charles Forman and Mary A. Forman
Grantee: William M. Osborn and George A. Osborn
Recorded: February 16, 1910, Book 480 Page 424, of Deeds

3. Deed

Grantor: Charles Forman and Mary A. Forman
Grantee: Charles E. Culver
Recorded: December 9, 1912, Book 587 Page 192, of Deeds

4. Deed

Grantor: Charles E. Culver
Grantee: South Coast Land Company
Recorded: February 4, 1913, Book 595 Page 344, of Deeds

5. Deed

Grantor: South Coast Land Company
Grantee: C. A. Canfield
Recorded: February 13, 1913, Book 597 Page 210, of Deeds

6. Agreement

Between: C. A. Canfield and Henry W. Keller
Recorded: September 19, 1913, Book 586 Page 483, of Deeds

7. Decree of Distribution

In the Matter of
the Estate of: Charles A. Canfield, Deceased
Recorded: March 31, 1915, Book 674 Page 316, of Deeds

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Grantor: Roberta B. Josepho
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Recorded: April 25, 1958, Recordors File No. 58-66698

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Recorded: December 15, 1961, Recordors File No. 61-217090

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

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805050F

Title Search Through: June 23, 2005

Property Address: Mission Ave.
Oceanside, CA

Assessor's Parcel No.: 160-280-54-00

Assessed Value: \$33,427

Exemption: None

Property Characteristics

Use: Industrial Lot

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE
CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
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Grantor: South Coast Land Company
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5. Decree of Distribution

In the Matter of
the Estate of: Charles A. Canfield, Deceased
Recorded: March 31, 1915, Book 674 Page 316, of Deeds

6. Corporation Quitclaim Deed

Grantor: Security Trust & Savings Bank, as Trustee
Grantee: Dorothy Canfield Cheseldine
Recorded: May 6, 1918, Book 757 Page 71, of Deeds

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Grantor: Florence E. Whitney, Daisy C. Moreno, Caroline C. Spalding,
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Trustees
Grantee: Cloe P. Canfield Memorial Home, 1/4 interest
Recorded: March 19, 1927, Book 1309 Page 296, of Deeds

8. Quitclaim Deed

Grantor: Cloe P. Canfield Memorial Home, as Trustee
Grantee: Caroline C. Spalding
Recorded: June 15, 1928, Book 1486 Page 205, of Deeds

9. Grant Deed

Grantor: Caroline C. Spalding
Grantee: Rex McDaniel and Barbara J. McDaniel
Recorded: March 25, 1952, Recorders File No. 52-37235

10. Grant Deed

Grantor: Rex McDaniel and Barbara J. McDaniel
Grantee: Kenneth W. Fether, 1/2 interest and Harold F. Horning and
Edwina C. Horning, 1/2 interest
Recorded: August 23, 1961, Recorders File No. 61-146718

11. Quitclaim Deed

Grantor: Mary Margaret Fether
Grantee: Kenneth W. Fether
Recorded: August 23, 1961, Recorders File No. 61-146719

12. Grant Deed

Grantor: Kenneth W. Fether, Harold F. Horning and Edwina C.
Horning
Grantee: First American Title Insurance and Trust Company
Recorded: July 26, 1962, Recorders File No. 62-127277

13. Agreement to Exchange

Recorded: April 2, 1964, Recorders File No. 64-59869

14. Grant Deed

Grantor: Kenneth W. Fether, Harold F. Horning, Edwina C. Horning
and First American Title Insurance & Trust Company
Grantee: John M. Siegel and Robert C. Siegel, each a 1/2 interest
Recorded: December 22, 1964, Recorders File No. 64-231783

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

15. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: December 22, 1964, Records File No. 64-231784

16. Final Order of Condemnation

Case No.: N56040-1
Plaintiff: The People of the State of California
Defendant: John M. Siegel, et al
Recorded: July 7, 1995, Records File No. 95-290801

17. Final Order of Condemnation

Case No.: N 70555-1
Plaintiff: City of Oceanside
Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company
Recorded: August 23, 1999, Records File No. 99-581649

18. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Records File No. 99-644467

19. Quitclaim Deed

Grantor: City of Oceanside
Grantee: State of California
Recorded: March 2, 2000, Records File No. 00-106756

20. Memorandum of Option to Lease

Recorded: July 25, 2001, Records File No. 01-518769

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

21. Notice of Pendency of Action

Case No.: GIN040540
Plaintiff: Shop Smart, Inc.
Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company,
Siegel Brothers Trust, 3480 Mission Partners, Ltd.
Recorded: November 4, 2004, Recorders File No. 04-1049197

– End of Report –

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

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

Archaeos
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth Gautereaux

CTS Reference No.:0805050G

Title Search Through: June 23, 2005

Property Address: Foussat St.
Oceanside, CA

Assessor's Parcel No.: 160-280-55-00

Assessed Value: \$23,101

Exemption: None

Property Characteristics

Use: Residential Acreage

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

THAT PORTION OF THE EAST HALF OF WEST HALF OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE
CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

Chain of Title
(February 9, 1910 through June 23, 2005)

1. Deed

Grantor: John Griffin and Ida Griffin
Grantee: Charles Forman
Recorded: February 9, 1910, Book 480 Page 390, of Deeds

2. Deed

Grantor: Charles Forman and Mary A. Forman
Grantee: William M. Osborn and George A. Osborn
Recorded: February 16, 1910, Book 480 Page 424, of Deeds

3. Deed

Grantor: Charles Forman and Mary A. Forman
Grantee: Charles E. Culver
Recorded: December 9, 1912, Book 587 Page 192, of Deeds

4. Deed

Grantor: Charles E. Culver
Grantee: South Coast Land Company
Recorded: February 4, 1913, Book 595 Page 344, of Deeds

5. Deed

Grantor: South Coast Land Company
Grantee: C. A. Canfield
Recorded: February 13, 1913, Book 597 Page 210, of Deeds

6. Agreement

Between: C. A. Canfield and Henry W. Keller
Recorded: September 19, 1913, Book 586 Page 483, of Deeds

7. Decree of Distribution

In the Matter of
the Estate of: Charles A. Canfield, Deceased
Recorded: March 31, 1915, Book 674 Page 316, of Deeds

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

8. Corporation Quitclaim Deed

Grantor: Security Trust & Savings Bank, as Trustee
Grantee: Dorothy Canfield Cheseldine
Recorded: May 6, 1918, Book 757 Page 71, of Deeds

9. Quitclaim Deed

Grantor: Florence E. Whitney, Daisy C. Moreno, Caroline C. Spalding,
Eilleen Canfield Hines and Dorothy Canfield Cheseldine, as
Trustees
Grantee: Cloe P. Canfield Memorial Home, 1/4 interest
Recorded: March 19, 1927, Book 1309 Page 296, of Deeds

10. Quitclaim Deed

Grantor: Cloe P. Canfield Memorial Home, as Trustee
Grantee: Caroline C. Spalding
Recorded: June 15, 1928, Book 1486 Page 205, of Deeds

11. Grant Deed

Grantor: Caroline C. Spalding
Grantee: Walter Johnson and Virginia Johnson
Recorded: September 8, 1952, Recorders File No. 52-111563

12. Grant Deed

Grantor: Walter Johnson and Virginia Johnson
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
Recorded: January 21, 1955, Recorders File No. 55-9176

13. Quitclaim Deed

Grantor: Barbara Josepho
Grantee: Marc A. Josepho
Recorded: January 21, 1955, Recorders File No. 55-9177

14. Notice of Completion

Recorded: May 11, 1956, Recorders File No. 56-65668

15. Corporation Quitclaim Deed

Grantor: Carlsbad Mutual Water Company
Grantee: Marc A. Josepho, 1/2 interest and Roy P. Josepho, 1/2 interest
Recorded: December 20, 1956, Recorders File No. 56-180392

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

16. Quitclaim Deed

Grantor: Roberta B. Josepho
Grantee: Roy P. Josepho
Recorded: April 25, 1958, Recordors File No. 58-66698

17. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
Recorded: December 15, 1961, Recordors File No. 61-217090

18. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: City of Oceanside
Recorded: January 4, 1962, Recordors File No. 62-1908

19. Grant Deed

Grantor: Marc A. Josepho, Roy P. Josepho and Roymar Investment Co.
Grantee: San Diego Gas & Electric Company
Recorded: May 31, 1962, Recordors File No. 62-92390

20. Agreement to Exchange

Recorded: April 2, 1964, Recordors File No. 64-59869

21. Grant Deed

Grantor: Roberta B. Josepho
Grantee: Roy P. Josepho
Recorded: April 8, 1964, Recordors File No. 64-63389

22. Grant Deed

Grantor: Marc A. Josepho and Roy P. Josepho
Grantee: Fred C. Sproul, Jr.
Recorded: April 8, 1964, Recordors File No. 64-63393

23. Real Estate Option Agreement

Recorded: December 9, 1965, Recordors File No. 65-221782

24. Deed

Grantor: Fred C. Sproul, Jr. and Alberta H. Sproul
Grantee: Sproul Investment Corp. of Colorado
Recorded: December 31, 1965, Recordors File No. 65-235999

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

25. Corporation Grant Deed

Grantor: Sproul Investment Corp. of Colorado
Grantee: John M. Siegel and Robert C. Siegel
Recorded: January 5, 1967, Recordors File No. 67-1256

26. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: January 5, 1967, Recordors File No. 67-1257

27. Final Order of Condemnation

Case No.: N 51723
Plaintiff: City of Oceanside
Defendant: John M. Siegel, et al
Recorded: December 15, 1993, Recordors File No. 93-844957

28. A Resolution of the City Council of the City of Oceanside, California, Declaring
Portions of City-Owned Real Property for Public Street Purposes

Recorded: May 8, 1995, Recordors File No. 95-192658

29. Quitclaim Deed

Grantor: Renee Siegel
Grantee: City of Oceanside
Recorded: August 20, 1998, Recordors File No. 98-530023

30. Grant Deed

Grantor: John M. Siegel, as an individual and as Co-Trustee;
Robert C. Siegel, as an individual and as Co-Trustee;
Margo Operating Company; and 3480 Mission Partners, LTD
Grantee: City of Oceanside
Recorded: August 20, 1998, Recordors File No. 98-530024

31. Quitclaim Deed

Grantor: Doris Siegel
Grantee: City of Oceanside
Recorded: August 20, 1998, Recordors File No. 98-530025

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

32. Final Order of Condemnation

Case No.: N 70555-1
Plaintiff: City of Oceanside
Defendant: John M. Siegel; Robert C. Siegel; San Diego Gas & Electric Company; Margo Operating Company; William P. Lee, South Coast Land Company; Fallbrook Sanitary District; Pacific Telephone and Telegraph Company; San Diego Pipeline Company
Recorded: August 23, 1999, Recordors File No. 99-581649

33. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Recordors File No. 99-644467

34. Quitclaim Deed

Grantor: City of Oceanside
Grantee: State of California
Recorded: March 2, 2000, Recordors File No. 00-106756

35. Memorandum of Option to Lease

Recorded: July 25, 2001, Recordors File No. 01-518769

36. Notice of Pendency of Action

Case No.: GIN040540
Plaintiff: Shop Smart, Inc.
Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company, Siegel Brothers Trust, 3480 Mission Partners, Ltd.
Recorded: November 4, 2004, Recordors File No. 04-1049197

– End of Report –

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

Archaoes
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth

CTS Reference No.:0705380

Title Search Through: June 23, 2005

Property Address: Mission Ave.
Oceanside, CA

Assessor's Parcel No.: 160-290-58-00

Assessed Value: \$193,788

Exemption: None

Property Characteristics

Use: Commercial Acreage

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

PARCEL 1 AND REMAINDER:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

Chain of Title
(February 9, 1910 through June 23, 2005)

1. Grant Deed

Grantor: John Griffin and Ida Griffin
Grantee: Charles Forman
Recorded: February 10, 1910, Book 480, Page 390, of Deeds

2. Grant Deed

Grantor: Charles Forman and Mary A. Forman
Grantee: William M. Osborn and George A. Osborn
Recorded: February 16, 1910, Book 480, Page 424, of Deeds

3. Grant Deed

Grantor: William M. Osborn
Grantee: Arthur M. Osborn
Recorded: April 22, 1911, Book 520, Page 228, of Deeds

4. Grant Deed

Grantor: George A. Osborn, Mae D. Osborn, Arthur M. Osborn and
Louise M. Osborn
Grantee: Roswell H. Wilson
Recorded: December 19, 1912, Book 587, Page 264, of Deeds

5. Grant Deed

Grantor: Roswell H. Wilson and Florence A. Wilson
Grantee: The Atchison, Topeka and Santa Fe Railway Company
Recorded: July 18, 1913, Book 618, Page 260, of Deeds

6. Grant Deed

Grantor: Roswell H. Wilson
Grantee: Stephen Davies
Recorded: December 2, 1919, Book 801, Page 19, of Deeds

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

7. Grant Deed

Grantor: Stephen Davies
Grantee: Louis K. Calhoun and Ada K. Calhoun
Recorded: August 6, 1925, Book 1109, Page 62, of Deeds

8. Grant Deed

Grantor: Stephen Davies and Cecilia Davies
Grantee: N. L. Biehl
Recorded: August 6, 1925, Book 1121, Page 25, of Deeds

9. Grant Deed

Grantor: N. L. Biehl and Lillie Biehl
Grantee: Louis K. Calhoun and Ada K. Calhoun
Recorded: December 9, 1925, Book 1127, Page 342, of Deeds

10. Grant Deed

Grantor: Louis K. Calhoun and Ada K. Calhoun
Grantee: Stephen Davies
Recorded: December 9, 1925, Book 1127, Page 342, of Deeds

11. Grant Deed

Grantor: Louis K. Calhoun and Ada K. Calhoun
Grantee: Edward C. Fogal and Alberta Fogal
Recorded: May 9, 1927, Book 1361, Page 38, of Deeds

12. Grant Deed

Grantor: Edward C. Fogal; Alburta Fogal aka Alberta Fogal;
Stephen Davies; Cecilia Davies; N. L. Biehl; Lillie Biehl;
Pete Berges and Sylvian Berges
Grantee: Southern Title and Trust Company
Recorded: March 9, 1929, Book 1594, Page 447, of Deeds

13. Grant Deed

Grantor: Southern Title and Trust Company
Grantee: Edward C. Fogal and Alburta Fogal
Recorded: March 9, 1929, Book 1594, Page 452, of Deeds

14. Grant Deed

Grantor: Southern Title and Trust Company
Grantee: Edward C. Fogal and Alburta Fogal
Recorded: March 9, 1929, Book 1591, Page 344, of Deeds

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

15. Grant Deed

Grantor: Edward Charles Fogal and Alberta Fogal
Grantee: Edward Charles Fogal and Alberta Fogal
Recorded: August 30, 1946, Recorders File No. 46-94495

16. Quitclaim Deed

Grantor: Edward C. Fogal
Grantee: Alberta Fogal
Recorded: March 7, 1950, Recorders File No. 50-26342

17. Grant Deed

Grantor: Edward C. Fogal
Grantee: Alberta Fogal
Recorded: August 7, 1950, Recorders File No. 50-87268

18. Quitclaim Deed

Grantor: Alberta Fogal
Grantee: R. W. Slaughter and Pearl V. Slaughter
Recorded: August 7, 1950, Recorders File No. 87269

19. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: January 11, 1963, Recorders File No. 63-4403

20. Grant Deed

Grantor: Robert Wayland Slaughter and Pearl Vera Slaughter
Grantee: John M. Siegel and Robert C. Siegel
Recorded: January 11, 1963, Recorders File No. 63-4404

21. Memorandum of Sublease

Master Lessor: John M. Siegel and Robert C. Siegel
Sublessor: Margo Operating Company
Lessee: Joe Colin Crowder, Mark Braverman and Harvey Lobelson
Recorded: October 2, 1981, Recorders File No. 81-314470

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

22. Final Order of Condemnation

Case No.: N 51723
Plaintiff: City of Oceanside
Defendant: John M. Siegel, et al
Recorded: December 15, 1993, Recorders File No. 93-844957

23. Grant Deed

Grantor: John M. Siegel and Robert C. Siegel
Grantee: City of Oceanside
Recorded: December 23, 1996, Recorders File No. 96-642426

24. Memorandum of Option to Lease

Recorded: July 25, 2001, Recorders File No. 01-518769

– End of Report –

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Rancho Santa Fe, CA 92067

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

Archaoes
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth

CTS Reference No.:0705380A

Title Search Through: June 23, 2005

Property Address: Mission Ave.
Oceanside, CA

Assessor's Parcel No.: 160-290-60-00

Assessed Value: \$113,634

Exemption: None

Property Characteristics

Use: Residential Acreage

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

PARCEL 1 AND REMAINDER:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

Chain of Title
(February 9, 1910 through June 23, 2005)

1. Grant Deed

Grantor: John Griffin and Ida Griffin
Grantee: Charles Forman
Recorded: February 10, 1910, Book 480, Page 390, of Deeds

2. Grant Deed

Grantor: Charles Forman and Mary A. Forman
Grantee: William M. Osborn and George A. Osborn
Recorded: February 16, 1910, Book 480, Page 424, of Deeds

3. Grant Deed

Grantor: William M. Osborn
Grantee: Arthur M. Osborn
Recorded: April 22, 1911, Book 520, Page 228, of Deeds

4. Grant Deed

Grantor: George A. Osborn, Mae D. Osborn, Arthur M. Osborn and
Louise M. Osborn
Grantee: Roswell H. Wilson
Recorded: December 19, 1912, Book 587, Page 264, of Deeds

5. Grant Deed

Grantor: George A. Osborn, Mae D. Osborn, Arthur M. Osborn, and
Louise M. Osborn
Grantee: J. T. Morrison
Recorded: February 5, 1912, Book 536, Page 240, of Deeds

6. Lease

Grantor: George A. Osborn and Arthur M. Osborn
Grantee: Chris Wilson and S. F. Curtis
Recorded: June 4, 1912, Book 9, Page 82, Miscellaneous Books

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reflects matters of public record which impart constructive notice in accordance
with California Insurance Code 12340.10**

7. Grant Deed

Grantor: J. T. Morrison and Amelia Morrison
Grantee: The Atchison, Topeka and Santa Fe Railway Company
Recorded: May 17, 1913, Book 605, Page 222, of Deeds

8. Grant Deed

Grantor: Roswell H. Wilson and Florence A. Wilson
Grantee: The Atchison, Topeka and Santa Fe Railway Company
Recorded: July 18, 1913, Book 618, Page 260, of Deeds

9. Grant Deed

Grantor: The Atchison, Topeka and Santa Fe Railway Company
Grantee: City of Oceanside
Recorded: August 3, 1948, Recorders File No. 48-76589

10. Memorandum of Option

Recorded: January 21, 1975, Recorders File No. 75-601

11. Grant Deed

Grantor: City of Oceanside
Grantee: Robert O. Starke and Mary Jo Starke, as to a ½ interest
G. S. Carroll and E. Gloria Carroll, as to a ½ interest
Recorded: November 12, 1975, Recorders File No. 75-315512

12. Lease

Lessor: City of Oceanside
Lessee: Richard H. Read
Recorded: December 7, 1982, Recorders File No. 82-374055

13. Assignment of Lease

Assignor: Richard H. Read
Assignee: Mission Auto-Service Center
Recorded: December 7, 1982, Recorders File No. 82-374058

14. Memorandum of Lease

Lessor: Mission Auto-Service Center
Lessee: Terra Pacific Corporation dba Midas Muffler
Recorded: December 22, 1983, Recorders File No. 83-467845

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

15. Trustee's Deed Upon Sale

Grantor: Hermes Financial Corporation, as Trustee
Grantee: Mission Auto-Service Center
Recorded: February 28, 1985, Recordors File No. 85-67523

16. Corporation Grant Deed

Grantor: Mercury Savings and Loan Association
Grantee: ACC II/Oceanside
Recorded: December 19, 1985, Recordors File No. 85-479079

17. Assignment of Lease

Assignor: Mercury Savings and Loan Association
Assignee: ACC II/Oceanside
Recorded: December 19, 1985, Recordors File No. 85-479080

18. Quitclaim Deed

Grantor: City of Oceanside
Grantee: John M. Siegel and Robert C. Siegel
Recorded: February 22, 1994, Recordors File No. 94-118941

19. Final Order of Condemnation

Case No.: N56040-1
Plaintiff: The People of the State of California
Defendant: John M. Siegel, et al.
Recorded: July 7, 1995, Recordors File No. 95-290801

20. Grant Deed

Grantor: John M. Siegel and Robert C. Siegel
Grantee: City of Oceanside
Recorded: December 23, 1996, Recordors File No. 96-642426

21. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Recordors File No. 99-644467

22. Memorandum of Option to Lease

Recorded: July 25, 2001, Recordors File No. 01-518769

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

23. Notice of Pendency of Action

Case No.: GIN040540
Plaintiff: Shop Smart, Inc.
Defendant: Robert C. Siegel, John M. Siegel, Margo Operating Company,
Siegel Brothers Trust, 3480 Mission Partners, Ltd.
Recorded: November 4, 2004, Recorders File No. 04-1049197

– End of Report –

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

Kern County
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Rancho Santa Fe, CA 92067
(858) 278-8797, (800) 553-7167, Fax (858) 278-8393
WWW.LOTBOOK.COM

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

Archaoes
11209 Golden Birch Way
San Diego, CA 92131
Attn: Ruth

CTS Reference No.:0705380B

Title Search Through: June 23, 2005
Property Address: 3436 San Luis Rey Rd.
Oceanside, CA
Assessor's Parcel No.: 160-290-63-00
Assessed Value: \$92,687
Exemption: Homeowner

Use: Property Characteristics
SFR

Improvements:

Bedrooms:

Bathrooms:

Short Legal Description

PARCEL 1 AND REMAINDER:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP
11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF
OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING
TO THE OFFICIAL PLAT THEREOF, AS FURTHER DESCRIBED.

7. Grant Deed

Grantor: Stephen Davies and Cecelia Davies
Grantee: Pete Berges and Sylvian Berges
Recorded: August 6, 1925, Book 1109, Page 63, of Deeds

8. Grant Deed

Grantor: Edward C. Fogal; Alburta Fogal aka Alberta Fogal;
Stephen Davies; Cecilia Davies; N. L. Biehl; Lillie Biehl;
Pete Berges and Sylvian Berges
Grantee: Southern Title and Trust Company
Recorded: March 9, 1929, Book 1594, Page 447, of Deeds

9. Grant Deed

Grantor: Southern Title and Trust Company
Grantee: Pete Berges and Sylvian Berges
Recorded: March 9, 1929, Book 1591, Page 343, of Deeds

10. Order Settling Final Account and for Distribution

Decedent: Sylvian Berges
Recorded: August 15, 1940, Book 1052, Page 379, Official Records

11. Grant Deed

Grantor: Pete Berges
Grantee: Pete Berges and Thalia P. Berges
Recorded: March 26, 1951, Recorders File No. 51-37835

12. Grant Deed

Grantor: Stephen Davies, Cecelia Davies and Clara Berges
Grantee: Pete Berges and Thalia P. Berges
Recorded: December 16, 1954, Recorders File No. 54-168817

13. Grant Deed

Grantor: Pete Berges and Thalia P. Berges
Grantee: Robert Wayland Slaughter and Pearl Vera Slaughter
Recorded: December 16, 1954, Recorders File No. 54-168818

14. Quitclaim Deed

Grantor: Renee Siegel
Grantee: John M. Siegel
Recorded: January 11, 1963, Recorders File No. 63-4403

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

15. Grant Deed

Grantor: Robert Wayland Slaughter and Pearl Vera Slaughter
Grantee: John M. Siegel and Robert C. Siegel
Recorded: January 11, 1963, Records File No. 63-4404

16. Quitclaim Deed

Grantor: Renee Siegel
Grantee: City of Oceanside
Recorded: August 20, 1998, Records File No. 98-530023

17. Grant Deed

Grantor: John M. Siegel, as an individual and as Co-Trustee;
Robert C. Siegel, as an individual and as Co-Trustee;
Margo Operating Company; and 3480 Mission Partners, LTD
Grantee: City of Oceanside
Recorded: August 20, 1998, Records File No. 98-530024

18. Quitclaim Deed

Grantor: Doris Siegel
Grantee: City of Oceanside
Recorded: August 20, 1998, Records File No. 98-530025

19. Uniform Statutory Power of Attorney

Recorded: September 21, 1999, Records File No. 99-644467

20. Quitclaim Deed

Grantor: City of Oceanside
Grantee: State of California
Recorded: March 2, 2000, Records File No. 00-106756

21. Memorandum of Option to Lease

Recorded: July 25, 2001, Records File No. 01-518769

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

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL	REMARKS
CONC. F.A.T. WORK	1200	sq ft	1.68	2016	
8" CONC. BLK WALL	7	sq ft	28.40	198.80	
7' SB FENCE	100	l.f.	2.80	280	
				99	
				2071	

COMPUTATIONS USE C 2.0 STORE

AREA 41 x 100 = 4100 B.F.

P = 282

PER. AREA 120

HEIGHT - 6'9"

PART. 6.3

EXCES PLUMB. 1.4

LESS FRONT .9

1977 7.8

C 2.0 COM STORE

B.F. 14.90

ADJ - 1.73

PURC PART 1.87

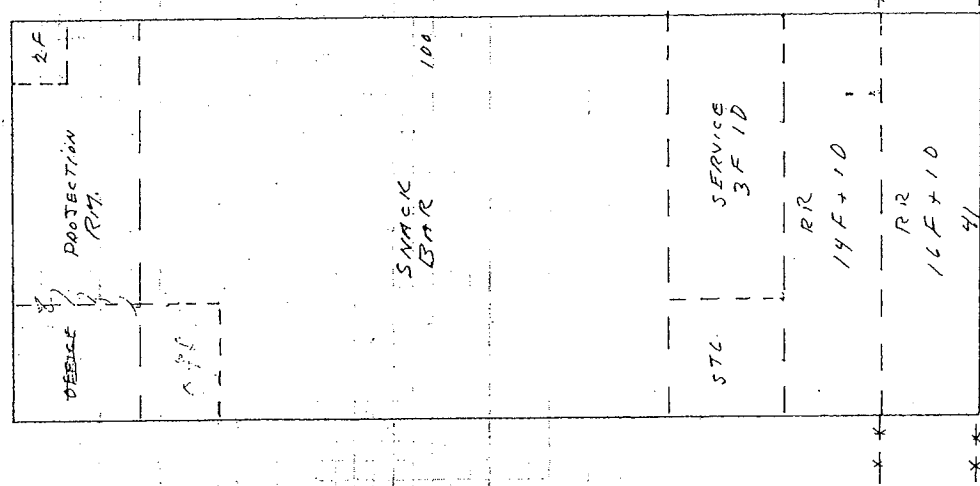
LESS FRONT 14.80

19.35

REMARKS: 1) THERE ARE EXTENSES ON TO PARCELS 160-280-6 & 160-290-12 - PRICE ON SCREEN FROM PAUL'S SEE: EXHIBIT

2) DABR 1145 - Stipulated - No Change 4-27-78 at

3) FIRE W SURACK BAR - ROOF PRINTED & REPAIRED - NO. 241 IN TP IN VALUE (LYLE SCHARNOW - 722-7637) EAB/BJ



CB WALLS

DESCRIPTION OF BUILDINGS

Bldg. No.	Structure	Size	Found.	Wall & Exterior		Roof		Floor & Interior Detail	2nd Story or Loft	Year Built	Effec Year	Tal
				Type	Cover	Type	Cover					
1	SCREEN	114' X 80' HEIGHT		TAPERED STEEL TRUSSES IN CONC. W. TH ALUMN COVER						1966	1967	6R
2	FENCE	ARDFX (ARRESTERS) 8' HEIGHT X 7' 2" L.F.								1966	1967	1R
3	ASPHALT PAVING	80000 ± 80000 (GARAGE, MOUNDED, FALTER)								1966	1967	OR
4	ELECTRICALS	X 41								1966	1967	OR
5	YARD LIGHTS	(LAMPHOUSE)								1966	1967	OR
6	FENCE	ARDFX 5' HEIGHT X 700 550'								1966	1967	OR
7	TICKET BOOTHS (2)	5' X 8' CONC BLOCK 8" - 8' HEIGHT		CONC BLOCK 8" - 8' HEIGHT				EMISSION TILE ROOF		1966	1967	OR
8	SCREEN	112 X 80' 4"		Tapered steel trusses in conc				W/ METAL COVER		1970	1971	OR

COMPUTATION

Bldg. No.	Area	Unit Cost	Cost	% Good	12-15-68		Unit Cost	Cost	% Good	12-76		Unit Cost	Cost	% Good	R.C.N. L.N.D.	R.C. L.N.
					R.C.N. L.N.D.	% Good				R.C.N. L.N.D.	% Good					
1	9120	6.00	54720	100	54720	54720	7.50	68400	72	49920	7.50	68400	72	49920		
2	2740 L.F.	3.50	9450	100	9450	9450	3.50	14700	90	13230	3.50	14700	72	10650		
3	80000	.87	42000	100	42000	42000	.07	52000	90	50400	.15	120000	49	58800		
4	200	2.00	400	100	400	400	2.00	800	90	720	2.50	1000	49	49		
5	20	2.00	40	100	40	40	3.00	1200	90	1080	3.50	1400	49	49		
6	550	2.80	1540	100	1540	1540	2.80	1540	90	1386	3.00	1650	72	115		
7	80	12.00	960	100	960	960	20.00	1600	90	1440	20.00	1600	72	115		
8	2960	4.00	11840				7.50	67200	100	67200	7.50	67200	85	5812		
Total			108370			108370		343740		197016		275980		17920		

Bldg. No.	Area	Unit Cost	Cost	% Good	10/1/64		Unit Cost	Cost	% Good	1970/16		Unit Cost	Cost	% Good	R.C.N. L.N.D.	R.C. L.N.
					R.C.N. L.N.D.	% Good				R.C.N. L.N.D.	% Good					
Appraiser - Date			108370			108370		343740		197016		275980		17920		
Bldg. No.																
Total																

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

Author: Ruth C. Alter
Consulting firm: Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
(858) 549-2181
Report Date: August 9, 2005
Report Title: Results of the Historic Building Assessment for 3480 Mission Avenue, Oceanside, California 92054
Submitted by: Thomas Enterprises, 2385 Shelter Island Drive #202, San Diego, California 92106
Submitted to: City of Oceanside Planning Department
300 N. Coast Highway, Oceanside, California 92054, 760-435-3534
Contract No.: Archaeos No. 963
USGS quadrangle: San Luis Rey (7.5' series)
Acreage: Approximately 90-95 acres
Keywords: San Diego County; City of Oceanside; historic building assessments; not eligible for listing in the California Register of Historical Resources; not eligible for listing in local register; Township 11 South, Range 4 West, Section 18