



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

FOR INTERNAL USE ONLY	
Case No.:	_____
Date Submitted:	_____
Project Planner:	_____
Fees:	_____
Receipt No.:	_____
<input type="checkbox"/> Incomplete	_____ Date of Notice
<input type="checkbox"/> Complete	_____ Date

**HISTORIC PROPERTY PRESERVATION  
 (MILLS ACT) APPLICATION AND AGREEMENT**

**APPLICANT/CONTACT PERSON**

Name (Print): Julia Chambers  
 Address: 730 South Broadway  
 City, State, Zip: Escondido, CA 92025  
 Phone: 3235786598  
 Fax: \_\_\_\_\_  
 E-mail: jchambers40@gmail.com  
 Signature: \_\_\_\_\_

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

Name (Print): Julia and Edward Chambers  
 Address: 730 South Broadway  
 City, State, Zip: Escondido, CA 92025  
 Phone: 3235786598  
 Fax: \_\_\_\_\_  
 E-mail: jchambers40@gmail.com  
 Signature: \_\_\_\_\_  
 (authorizing applicant to submit application)

**SITE INFORMATION**

Property Address: 730 South Broadway  
 Assessor's Parcel Number: 233-390-14-00  
 Historic Name: The Thurlow House

**LANDMARK/LOCAL REGISTER INFORMATION**

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

**POTENTIAL STRUCTURE/PROPERTY IMPROVEMENT TIMELINE:**

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

**PROPOSED IMPROVEMENTS**

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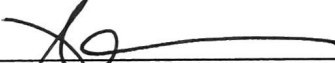
1. Constructed in 1953, the Thurlow House is a classic postwar home in the American International Style.  
The home features two levels with an internal garage on the first floor and a separate garage structure to the rear.  
The exterior is tapered clapboard on a brick foundation in the original color. All windows are original, some with  
louvered glass, others with fixed glass. Leavitt Thurlow, Jr. built the house. Mr Thurlow was retired Navy and Mrs.  
Virginia Thurlow was an avid seamstress. The large room downstairs was an active "sewing center". Mr. Thurlow was  
born Sept 12, 1912 in Ilo, Phillipines and died Oct 15, 2000 in Irvine, CA. Mr Thurlow attended Beverly Hills High  
School and later played LT on USC's football team from 1934-1936. He also played the part of a football player in the  
1936 movie Rose Bowl with Buster Crabbe, William Frawley, and Lon Chaney Jr. Son Steven Charles Thurlow went to  
Escondido HS and then Stanford University. He was drafted in 1964 by the NY Giants (2nd round, 25th overall) and  
played for the Giants until 1966 when he transferred to the Washingon Redskins as a running back until 1968.

2. The glass room over the garage was added around 1964. All original fencework and patios, except or the gate  
across the driveway which was added by the previous owner, wh also cultivated the hillside terraced garden at the  
back of the property.

3. No known threats to the structure.

City of Escondido Historic Preservation Designation Application Addendum

Julia and Edward Chambers  
The Thurlow House  
730 S. Broadway  
Escondido, CA 92025

1. Complete Legal description of property — sales contract, deed and mortgage info available upon request from Julia and Edward Chambers, husband and wife owners of 730 S. Broadway. (Grant Deed is attached)
2. Current occupants:  
Julia and Edward Chambers, plus sons Lucas, Kyle and Theo Chambers  
Purchased from Glen Vecchione in March 2022  
Glen Vecchione purchased from the Thurlows in June 1997. (Grant deeds attached.)
3. Site Plan
4. Photos of exterior — included
5. The property owner has consented to designating the as evidenced by personally filling out the application and signing here:  
  
\_\_\_\_\_ Edward Chambers  
  
\_\_\_\_\_ Julia Chambers
6. Chain of Title — included
7. State of CA Forms 523a&b — included

Google Maps 730 S Broadway

N

GARAGE



Map data ©2022, Map data ©2022 Google 20 ft

House

S



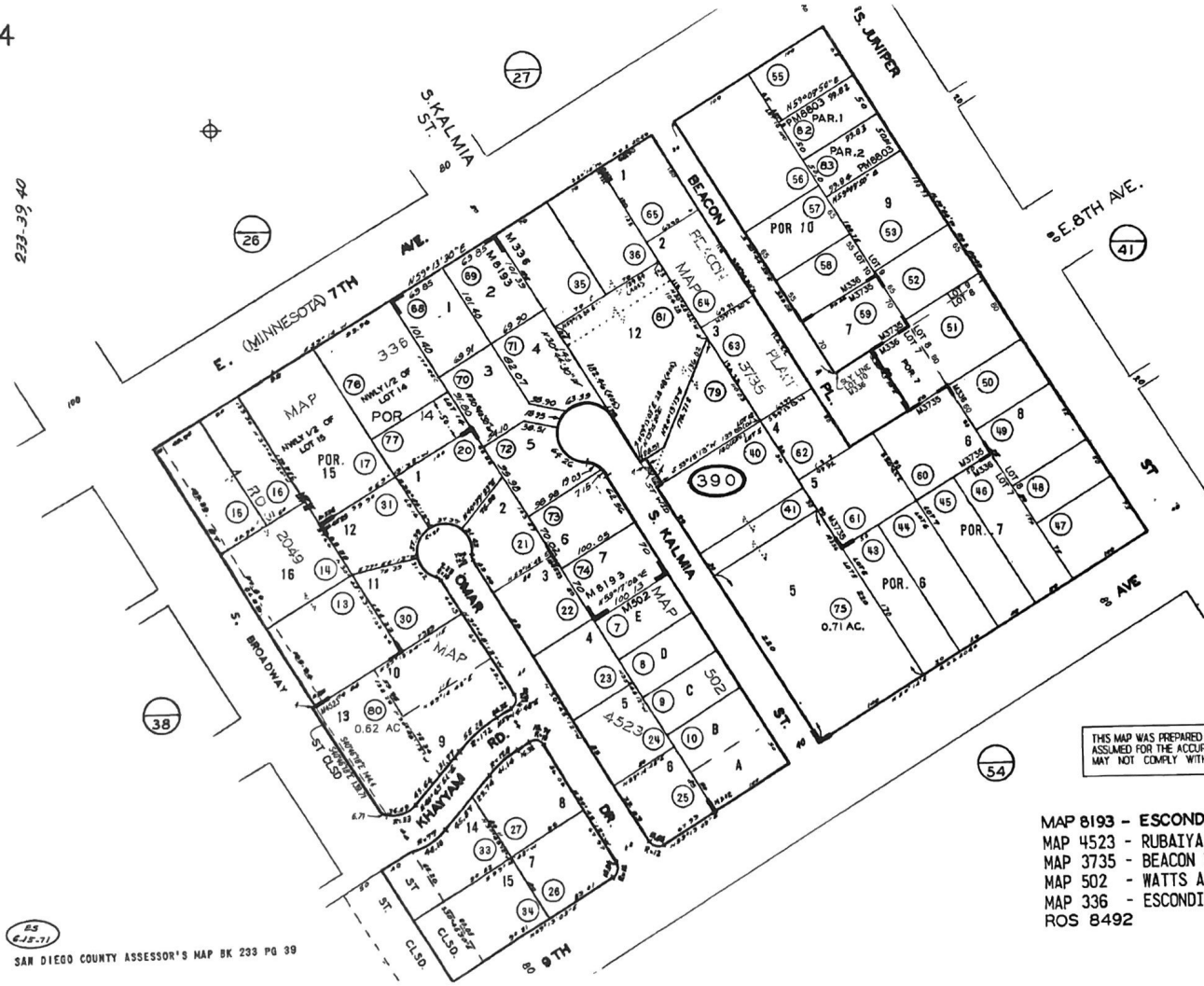
04

233-39



7/11/14 PSE  
**CHANGES**

BLK	OLD	NEW	YR	CUT
USA	000	60	1987	7
42	6467	73	875	7
17874	SAME	75	5723	
1-6	60	74	76	112
6667	75	77	579	
18	764	77	1716	
38739	78	79	78	2007
24232	80	78	5758	
37778	81	79	4533	
54	82-83	80	730	C=C
79	7475	80	3663	CHANG
88	87	88	15	521



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

- MAP 8193 - ESCONDIDO TCT. NO.231
- MAP 4523 - RUBAIYAT ESTATES
- MAP 3735 - BEACON PLACE
- MAP 502 - WATTS ADD
- MAP 336 - ESCONDIDO - POR BLK 191
- ROS 8492

23  
E-12-71  
SAN DIEGO COUNTY ASSESSOR'S MAP BK 233 PG 39

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDER'S USE ONLY

## HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement is made and entered into by and between the CITY OF ESCONDIDO, a municipal corporation (hereinafter referred to as "the CITY") and [~~Insert Owner's Name~~] (hereinafter referred to as "the OWNER").

JULIA AND EDWARD CHAMBERS

### Recitals

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

### Agreement

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

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

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

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

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

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

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

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

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

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

 OWNER'S INITIALS

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

 OWNER'S INITIALS

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

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

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

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

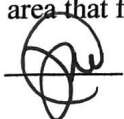
7. Effect of Notice of Nonrenewal. If, in any year, either party serves a notice of nonrenewal as provided in Paragraph 6 above, this Agreement shall remain in effect for: (1) the balance of the period remaining under the initial term of this Agreement; or (2) the balance of the period remaining since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

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

 OWNER'S INITIALS

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

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

 OWNER'S INITIALS

11. No Compensation. The OWNER shall not receive any payment from the CITY in consideration for the obligations imposed under this

Agreement. The parties recognize and agree that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to the OWNER as a result of assessed value of the PROPERTY because of the restrictions this Agreement imposes on the use and preservation of the PROPERTY.

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

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

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

This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, experts and the CITY'S cost for investigating any Claims. The OWNER shall defend the CITY and all of its boards, commissions, departments, agencies, agents, officers, and employees from any and all Claims even if such Claim is groundless, fraudulent, or false. The OWNER'S obligations under this Paragraph shall survive termination of this Agreement.



OWNER'S INITIALS

14. Remedy If Agreement Not An Enforceable Restriction. In the event it is finally determined by a court of competent jurisdiction that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, for any tax year during the life of this Agreement, then this Agreement shall be null and void and without further effect and the PROPERTY shall from that time forward be free from any restriction whatsoever under this Agreement without any payment or further act by the parties.

15. Condemnation Proceedings. If condemnation proceedings are filed against the PROPERTY, or if the PROPERTY is acquired by a public agency in lieu of condemnation proceedings, this Agreement shall be null and void. If the condemnation proceedings are subsequently abandoned or the acquisition rescinded, this Agreement shall be reactivated retroactively and shall be in full force and effect without the need for any further act by the parties.

16. Destruction of Property; Eminent Domain. If the PROPERTY is destroyed by fire or other natural disaster such that in the opinion of the CITY the historic value of the structure has been lost and a majority of the structure must be replaced, this Agreement will be cancelled. If the PROPERTY is acquired in whole or in part by eminent domain or other acquisition by an entity authorized to exercise the power of eminent domain, and the acquisition is determined by the CITY to frustrate the purpose of the Agreement, this Agreement shall be cancelled. No cancellation fee as set forth in Paragraph 10 above and pursuant to California Government Code sections 50280 et seq. shall be imposed if the Agreement is cancelled pursuant to this Paragraph.

17. Entire Agreement. This instrument and its attachments constitute the entire agreement between the parties. The parties shall not be bound by any terms, conditions, statements, or representations, oral or written, not contained in this Agreement. Each party hereby acknowledges that in executing this Agreement, the party has not been induced, persuaded, or motivated by any promise or representation made by the other parties, unless expressly set forth in this Agreement. All previous negotiations, statements, and preliminary instruments by the parties or their representatives are merged in this instrument and are of no force and effect.

18. Attorney's Fees. In the event legal proceedings are brought by any party or parties hereto, to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover its

reasonable attorney's fees in addition to court costs and other relief ordered by the court.

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

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

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

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

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

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

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

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

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

OWNER: ~~[Insert Owner's Name & Mailing Address]~~  
JULIA AND EDWARD CHAMBERS  
730 S. BROADWAY  
ESCONDIDO, CA 92025

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

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

*(Remainder of page left intentionally blank.)*

## HISTORIC PROPERTY PRESERVATION (MILLS ACT) APPLICATION AND AGREEMENT

An Historic Property Preservation Agreement provides tax relief for owners of qualified historic properties who agree to provide regular maintenance and make improvements to the structure and the site. In exchange for continued restoration of the property, the property owner is eligible for reduced property taxes per California Government Code Section 50280. This commitment by the property owner to maintain the City's historic resources will be a benefit to the community. Responses to the most frequently asked Mills Act Program questions can be found online on Planning Division's [Historic Preservation](#) web page.

Prior to submittal of an Historic Property Preservation Application and Agreement, a pre-application meeting with a member of the Planning staff will be necessary to answer any questions and to ensure that the minimum submittal requirements are met. Appointments for a pre-application meeting can be scheduled by contacting the Planning Division at (760) 839-4671.

### Submittal Requirements

1. Completed and signed application form. ✓
2. Copy of Grant Deed. ✓
3. Copy of preliminary title report, including complete legal description (within last 6 months) ✓
4. Photos of exterior of property. ✓
5. State of California Department of Parks & Recreation Forms 523a/b (attached) ✓
6. Complete chain of title delineating property ownership from date of construction. ✓
7. Signed and initialed Draft Historic Property Presentation Agreement. ✓

*Built by Thurons  
in 1953, purchased  
by Glen R. Vachrome  
in 1997 and sold to  
Julie & Edward  
Chambers  
in 2022.*

### Procedure

Once a complete application is submitted, the Planning staff will review the information for completeness. The Planner will schedule an appointment for an on-site inspection and review of the proposed improvements. The request will then be forwarded to the Historic Preservation Commission (HPC) for recommendation to the City Council. The City Council shall consider the request and vote to either approve or disapprove said request.

Once a request is approved and a contract is signed by the applicant and the City, it will be forwarded to the County Recorder's office for recordation. The recorded copy will be returned to the City for submission to the County Tax Assessor's office for implementation.

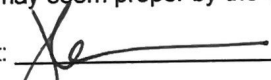
**All improvements proposed for the exterior of a historic resource shall be subject to a Certificate of Appropriateness prior to commencing work.**

**Signatures.** Applicant and property owner signature lines must be signed, even if the applicant and property owner are the same. The signature of the architect and/or engineer is also required if drawings are submitted by professional architects and/or engineers.

**Applicant**

As part of this application the applicant hereby agrees to defend, indemnify and hold harmless the City of Escondido, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Escondido, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth herein. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed.

By signing below, I hereby certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper by the City of Escondido.

Applicant: 

Date: 4/23/22

**Property Owner**

By signing below, I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. All other owners, lenders or other affected parties on the title to the property have been notified of the filing of this application. Further, I hereby authorize City of Escondido employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

In order to facilitate the public review process, the City requires that property owners agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Property owner(s) hereby agree to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Property Owner: 

Date: 4/23/22

**Architect/Engineer**

In order to facilitate the public review process, the City requires that architects and engineers agree to allow any plans, drawings, studies or reports submitted as part of the application to be copied for members of the public. Architect/Engineer hereby agrees to allow the City to copy the plans, drawings, studies or reports for the limited purpose of facilitating the public review process.

Architect: \_\_\_\_\_

Date: \_\_\_\_\_

Engineer: \_\_\_\_\_

Date: \_\_\_\_\_

RECORDING REQUESTED BY

**COMMONWEALTH LAND TITLE CO.**

AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

NAME **GLEN P. VECCHIONE**  
ADDRESS **730 SOUTH BROADWAY**  
CITY & STATE **ESCONDIDO, CA 92025**

Title Order No. **984919-1**  
Escrow No. **51013-TB**  
Assessor's Parcel No. **233-390-14**  
Date **MAY 27, 1997**

*F6  
2P  
34  
OCT 12 11  
1685*

*(ES)*

**DOC # 1997-0370029**  
**01-AUG-1997 03:11 PM**

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY SMITH, COUNTY RECORDER  
RF: 6.00 FEES: 236.90  
AF: 3.00 AFNF  
MF: 1.00  
UF: 10.00  
DC: 20.00  
TAX: 196.90

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned declares that the documentary transfer tax is \$196.90 and is computed on the full value of the interest or property conveyed. The property is located in the city of ESCONDIDO.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **L.W. THURLOW and VIRGINIA C. THURLOW, HUSBAND AND WIFE** do hereby GRANT to **GLEN VECCHIONE**, A SINGLE MAN

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

The Southerly 200 feet of Lot 16 in Block 191 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County, July 10, 1886, EXCEPTING THEREFROM the Southerly 102.34 feet thereof.

AS MORE FULLY DESCRIBED IN ATTACHED EXHIBIT "A"

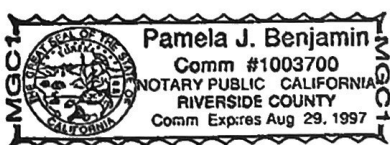
*LW Thurlow*  
L.W. THURLOW

*Virginia C. Thurlow*  
VIRGINIA C. THURLOW

STATE OF CALIFORNIA, San Diego } ss.  
COUNTY OF \_\_\_\_\_

On June 13, 1997 before me, a Notary Public in and for said State, personally appeared **L.W. THURLOW and VIRGINIA C. THURLOW**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.  
WITNESS my hand and official seal.

*[Handwritten Signature]*  
Signature \_\_\_\_\_

FOR NOTARY SEAL OR STAMP  
  
Pamela J. Benjamin  
Comm #1003700  
NOTARY PUBLIC CALIFORNIA  
RIVERSIDE COUNTY  
Comm Expires Aug 29, 1997

MAIL TAX STATEMENTS AS DIRECTED ABOVE

8SSI 270A REV. 7/94

EXHIBIT "A"

The Southerly 200 feet of Lot 16 in Block 191 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County, July 10, 1886.

**EXCEPTING THEREFROM** the Southerly 102.34 feet thereof.

Together with that portion of the Northeasterly 10 feet of Broadway lying adjacent to the Southwesterly line of said property, as closed by Ordinance No. 445, by the City of Escondido, recorded May 10, 1951 in Book 4093 Page 414 of Official Records.

RECORDING REQUESTED BY:  
Lawyers Title Company

AND WHEN RECORDED MAIL TO:  
*mail by statement*  
Mr. and Mrs. Edward T Chambers  
730 South Broadway  
Escondido, CA 92025

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 222530523  
AP#: 233-390-14-00

Escrow No.: 002054-JD

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$996.60** ✓

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

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

**Glen P. Vecchione, Trustee or his successors in Trust, under the Glen P. Vecchione Revocable Trust Dated December 01, 2011, amended and restated Dated June 28, 2016, and any amendments thereto**

hereby GRANT(s) to:

**Edward T Chambers and Julia D. Chambers, Husband and Wife as Community Property with Right of Survivorship**

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 730 South Broadway, Escondido, CA 92025

**DATED: March 3, 2022**

**Signature Page attached hereto  
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: March 3, 2022**

Glen P. Vecchione, Trustee or his successors in trust,  
under the First Restated Glen P. Vecchione Revocable  
Trust dated June 28, 2016, and Any Amendments  
Thereto

By: *Glen P. Vecchione*  
Glen P. Vecchione

**ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
On 3/1/22  
before me, P. MCQUEEN  
A Notary Public personally appeared  
GLEN P. VECCHIONE

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

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

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*



(Seal)

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHERLY 200 FEET OF LOT 16 IN BLOCK 191 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

EXCEPTING THEREFROM THE SOUTHERLY 102.34 FEET THEREOF.

TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY 10 FEET OF BROADWAY LYING ADJACENT TO THE SOUTHWESTERLY LINE OF SAID PROPERTY, AS CLOSED BY ORDINANCE NO. 445, BY THE CITY OF ESCONDIDO, RECORDED MAY 10, 1951, IN BOOK 4093, PAGE 414 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 233-390-14-00



## Property Information

**Primary Owner :** VECCHIONE GLEN P REVOCABLE TRUST (12-01-11)  
**Secondary Owner :** N/A  
**Site Address :** 730 S BROADWAY  
 ESCONDIDO, CA 92025-5104  
**Mailing Address :** 730 S BROADWAY  
 ESCONDIDO, CA 92025  
**Assessor Parcel Number :** 233-390-14-00  
**CountyName :** San Diego  
**Tax Account ID :**  
**Phone :** N/A  
**Census Tract :** 0206.01  
**Housing Tract Number :** 336  
**Lot Number :** 16  
**Page Grid :** 1129-3J  
**Legal Description :** Lot: 16 ; Block: 191 ; Tract No: 336 ; Abbreviated Description: LOT:16  
 BLK:191 CITY:ESCONDIDO SUBD:ESCONDIDO TR#:336 TR 336  
 BLK 191\*LOT 16\*/EXC S 102.34 FT/ S 200 FT & STS CLSD ADJ\* MAP  
 REF:000336; City/Muni/Twp: ESCONDIDO

## Property Characteristics

<b>Bedrooms :</b> 5	<b>Year Built :</b> 1953	<b>Square Feet :</b> 2364
<b>Bathrooms :</b> 2.0	<b>Garage :</b> G	<b>Lot size :</b> 10800 SF
<b>Partial Bath :</b> 1	<b>Fireplace :</b> N/A	<b>Number of Units :</b> 0
<b>Total Rooms :</b> 0	<b>Pool/Spa :</b> N	<b>Use Code :</b> Single Family Residential
<b>Zoning :</b> R-1:SINGLE		

## Sale/Loan Information

<b>Transfer Date :</b> 08/01/1997	<b>Document # :</b> 1997-0370029
<b>Transfer Value :</b> \$179,000	<b>Cost/Sq Feet :</b> \$ 75
<b>First Loan Amt :</b> \$169,100	<b>Lender :</b> ACCUBANC MTG CORP

## Assessment/Tax Information

<b>Assessed Value :</b> \$264,035	<b>Tax Amount :</b> \$3,052.08
<b>Land Value :</b> \$85,711	<b>Tax Status :</b> Current
<b>Improvement Value :</b> \$178,324	<b>Tax Rate Area :</b> 4-000
<b>Percent Improvement :</b> 67 %	<b>Homeowner Exemption :</b> N

Data Deemed Reliable, But Not Guaranteed.



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**Mortgage Record**

Recording Date:	03/07/2018	Document #:	2018-0088426
Loan Amount:	\$50,000	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/28/2038	Type of Financing:	VAR
Lender Name:	SAN DIEGO COUNTY CU		
Lender Type:	Credit Union		
Buyer Vesting:	VECCHIONE,GLEN P; THE GLEN P VECCHIONE REVOCABLE TRUST,		
Vesting:	Revocable Trust		

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**Prior Transfer**

Recording Date:	12/09/2011	Document #:	2011-0663311
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	Non-Arms Length Transfer
Lender Name:	VECCHIONE, GLEN P; THE GLEN P VECCHIONE REVOCABLE TRUST,		
Buyer Name:	Revocable Trust		
Buyer Vesting:	VECCHIONE, GLEN P		
Sell Name:	VECCHIONE, GLEN P		
City/Muni/Twp:	TEMECULA		
Legal:	LOT:16 BLK:191 CITY:ESCONDIDO SUBD:ESCONDINO MAP REF:MAP336		

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**Mortgage Record**

Recording Date:	11/30/2010	Document #:	2010-0656864
Loan Amount:	\$192,400	Loan Type:	New Conventional
TD Due Date:	12/01/2040	Type of Financing:	
Lender Name:	SAN DIEGO COUNTY CU		
Lender Type:	Credit Union		
Buyer Vesting:	VECCHIONE,GLEN		
Vesting:			

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**Mortgage Record**

Recording Date:	05/14/2009	Document #:	2009-0256205
Loan Amount:	\$189,000	Loan Type:	Unknown
TD Due Date:	06/01/2039	Type of Financing:	
Lender Name:	SAN DIEGO COUNTY CU		
Lender Type:	Credit Union		
Buyer Vesting:	VECCHIONE,GLEN		
Vesting:			

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**Mortgage Record**

Recording Date:	01/09/2008	Document #:	2008-0010689
Loan Amount:	\$50,000	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/05/2028	Type of Financing:	ADJ
Lender Name:	SAN DIEGO COUNTY CU		
Lender Type:	Credit Union		
Buyer Vesting:	VECCHIONE,GLEN		
Vesting:			

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**Mortgage Record**

Data Deemed Reliable, But Not Guaranteed.

Recording Date: 07/08/2003  
Loan Amount: \$163,500  
TD Due Date: 07/01/2033  
Lender Name: WASHINGTON MUTUAL BANK FA  
Lender Type: Bank  
Buyer Vesting: VECCHOINE,GLEN  
Vesting:

Document #: 2003-0804837  
Loan Type: Unknown  
Type of Financing:

### Mortgage Record

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Recording Date: 03/27/2003  
Loan Amount: \$18,000  
TD Due Date: 03/04/2028  
Lender Name: WELLS FARGO BANK NA  
Lender Type: Bank  
Buyer Vesting: VECCHIONE,GLEN  
Vesting:

Document #: 2003-0344505  
Loan Type: Credit Line (Revolving)  
Type of Financing:

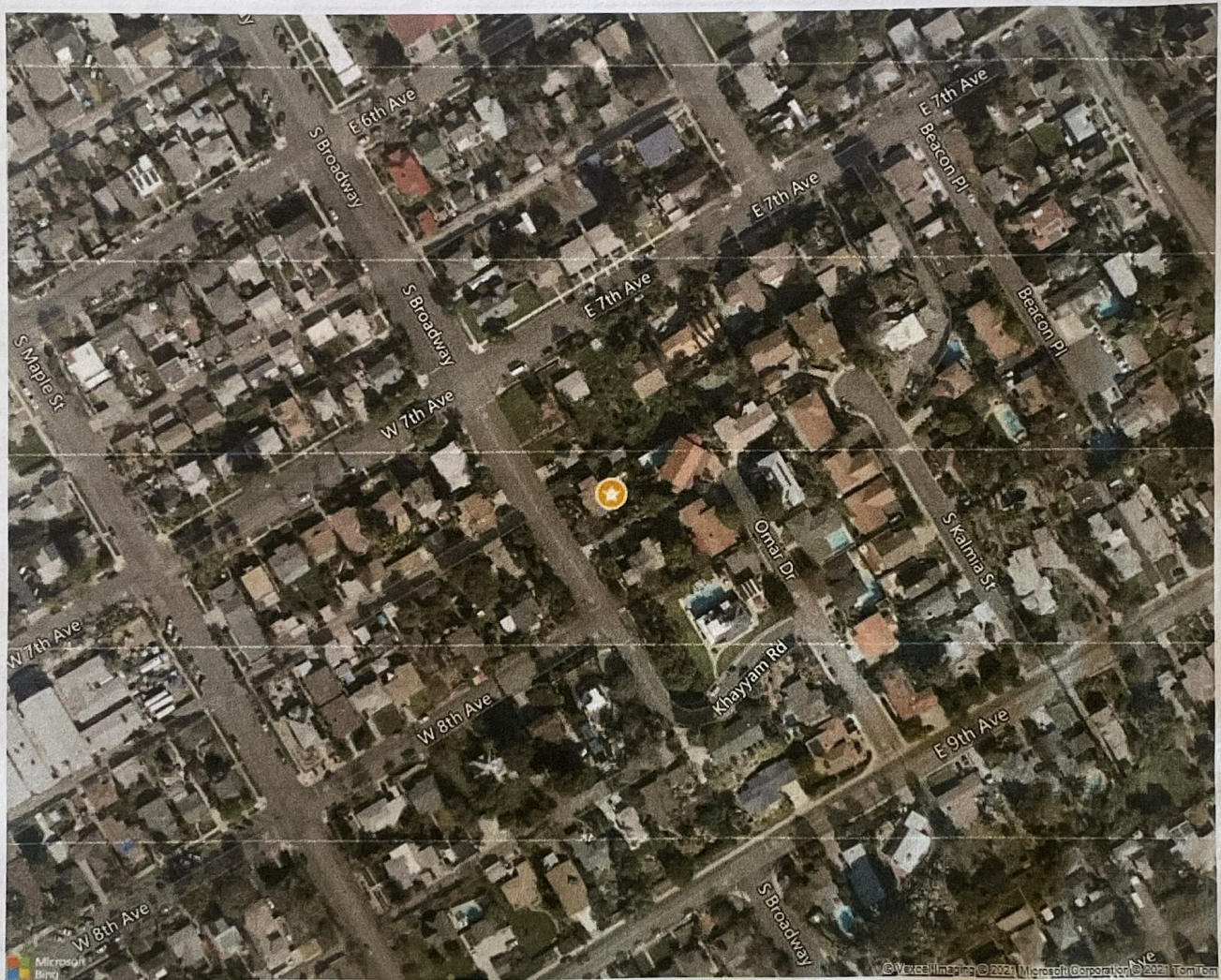
### Prior Transfer

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Recording Date: 08/01/1997  
Price: \$179,000  
First TD: \$169,100  
Lender Name: ACCUBANC MTG CORP  
Buyer Name: VECCHIONE, GLEN  
Buyer Vesting:  
Sell Name: , THURLOW L W & VIRGINIA C  
City/Muni/Twp: ESCONDIDO  
Legal: ESCONDIDO /EXC S 102.34 FT/ S 200 FT & STS CLSD ADJ LOT 16 BLK 191

Document #: 1997-0370029  
Document Type: Grant Deed  
Type of Sale: Full-Computed from Transfer Tax

Data Deemed Reliable. But Not Guaranteed.



**730 S BROADWAY  
ESCONDIDO, CA 92025-5104**

# Tax Search



San Diego, California  
**Searched: 233-390-14-00**  
 Non-Order Search

Tax Year: 2020-2021  
 Tax Cover: 09/10/2021  
 Searched By: JESSE TOSCANO  
 Searched On: 9/15/2021 2:59 PM

Company: LAWYERS TITLE INSURANCE COMPANY | 6306-IRVINE OPS - (FNFSTR) | 09 | CRN: 00063-00006

APN:	233-390-14-00
Described As:	ESCONDIDO 000336 /EXC S 102.34 FT/ S 200 FT & STS CLSD ADJ LOT 16 BLK 191
Address:	730 S BROADWAY SOUTH
City:	ESCONDIDO
Billing Address:	730 S BROADWAY ESCONDIDO CA 92025
Assessed Owner(s):	VECCHIONE GLEN P REVOCABLE TRUST 12-01-11
Search As:	Tax ID 233-390 Parcel 14

Tax Rate Area:	04000	Value	Conveyance Date:	12/09/2011
Use Code:	111	Land:	Conveying Instrument:	663311
<b>SINGLE FAMILY RESIDENCE</b>		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	<b>SINGLE FAMILY RESIDENTIAL</b>	Inventory:	Year Last Modified:	
Taxability Code:		Exemptions	Square Footage	
Tax Rate:	1.155610 %	Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:		Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	3,052.08
		All Other:		
		Net Taxable Value:		261,329.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,526.04	152.60	12/10/2020	PAID	12/03/2020	0.00
2nd	1,526.04	162.60	04/10/2021	PAID	02/24/2021	0.00
<b>Total Balance:</b>						<b>0.00</b>

Parcel Status:	Exempt: NO	Common Area:
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Account	Special Lien Description	Amount
511912	CO MOSQUITO/RAT CTRL	2.28
511914	MOSQUITO VECTOR CONT	8.36
672729	WATER STANDBY CHARGE	11.50
675429	CWA WTR AVAIL ESCON	10.00

**THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. BLACK KNIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.**

\*\*\* END OF REPORT \*\*\*

