

**Historical Designation Report
for the Hoover Barn**

21800 Washington Street

Santa Ysabel, CA 92070

May 2017 Submittal

Submitted By:

Save Our Heritage Organisation (SOHO)

Jaye MacAskill & Amie Hayes

2476 San Diego Avenue

San Diego, CA 92110



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Executive Summary:

The circa 1895 Hoover Barn is a large, two and one-half story, Dutch style barn located within central San Diego County at 21800 Washington Street, Santa Ysabel, California. The Hoover Barn retains a high degree of integrity and is one of the few remaining buildings or structures associated with the early history of Santa Ysabel. Constructed during the American Period, the site expresses significance within the historic context of Agriculture and Homesteads (1870-1920) and demonstrates eligibility for listing on the San Diego County Local Register under two criteria. First, under Criterion V(b)(1) for making a significant contribution to local history through its close association with Santa Ysabel's early agricultural development; and second, under Criterion V(b)(3) for embodying the distinct characteristics of a late 19th century Dutch style barn, a rare building style and type within San Diego County.

The Hoover Barn retains an exceptionally high degree of historic integrity and was recently restored in 2014-2016 by its owner Save Our Heritage Organisation (SOHO). The structure's intact 19th century agricultural character and Dutch style clearly convey its historic and architectural significance. It is set back approximately 25' from the west side of Washington Street and has a rectangular plan with a wood H-frame and poured concrete and fieldstone foundation. The primary elevation is the east side. It has a steeply pitched front gable roof with board-and-batten siding, typical of the Dutch style. There is an original shed roof extension on the south elevation. Doors consist of sliding wood doors. Windows are of wood sash and casement varieties. Other features include a protruding central roof vent, which is also typical of the Dutch barn style. The interior has a central hall plan where originally livestock were kept on one side and hay/feed on the other. There is a hayloft underneath the apex of the front gable.

SOHO's recent restoration of the Hoover Barn followed the *Secretary of the Interior's Standards* and included the following work: re-roofing and replacing missing and rotted roof structure materials; repairing the original roof vent; re-installing electrical wiring (removed previously by the County); replacing all missing original wood siding that had been replaced with plywood over the years with period correct materials; replacing numerous missing battens with period-salvaged material; recreating missing doors; repairing windows; repainting the Barn's exterior in the original color; restoring the missing character-defining doorway on the front of the building; repairing or replacing in-kind any broken or missing original railings, steps and flooring; removing any non-historic materials; and replicating and replacing missing or damaged trim on doors, windows and eaves.

County of San Diego Landmark Nomination



County of San Diego, Planning & Development Services
HISTORIC DESIGNATION / MILLS ACT APPLICATION
HISTORIC SITE BOARD

PDS - _____ MAA - _____ - _____

DATE: _____

OWNER INFORMATION (Print or Type)

Property Owner: Save Our Heritage Organisation (SOHO)
Mailing Address: 2476 San Diego Avenue, San Diego, CA 92103
Phone No.: Work: (619) 297-9327 Home: _____
e-mail address: sohosandiego@aol.com

TYPE OF REVIEW REQUESTED (Please check all applicable boxes)

- ☐ New Mills Act Contract ☐ Mills Act Contract Non-renewal
☐ Mills Act Contract Cancellation ☒ Historic Designation

PROPERTY LOCATION

Property Address: 21800 Washington Street
City, Community, Rural Location: Santa Ysabel, CA 92070
Assessor's Parcel No.: 248-047-02-00

APPLICANT INFORMATION (If Different than Owner [Print or Type])

Applicant: N/A
Mailing Address: _____
Phone No.: Work: _____ Home: _____
e-mail address: _____

OTHER APPLICANT(S) / OWNER(S): If applying for a Historic District, provide owner information for all structures in the proposed district.

Property Owner: _____
Mailing Address: _____
Phone No.: Work: _____ Home: _____
e-mail address: _____
Property Address: _____

Property Owner: _____
Mailing Address: _____
Phone No.: Work: _____ Home: _____
e-mail address: _____
Property Address: _____

Property Owner: _____
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Property Address: _____

Property Owner: _____
Mailing Address: _____
Phone No.: Work: _____ Home: _____
e-mail address: _____
Property Address: _____

ZONING / LAND USE INFORMATION

Existing Zoning:	<u>Agriculture</u>
Existing General Plan Land Use:	<u>Semi-Rural Residential (SR-1)</u>
Historical Resource Designation Type: (Local, State, National)	<u>Local</u>
Date of Designation:	<u></u>
Located in a Historic District? NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>	<u>District Name:</u>
Historic Site Name(s):	<u>Hoover Barn</u>
Current Site Name(s):	<u>Santa Ysabel Barn</u>
Trinomial Designation:	<u></u>
Primary Number Designation:	<u></u>

PROJECT DESCRIPTION (Attach maps, site plans, sketches, chain of title, and photos [provide attachment if necessary])

Save Our Heritage Organisation (SOHO) seeks historic designation for the Hoover Barn (AKA Santa Ysabel Barn), located at 21800 Washington Street in Santa Ysabel (92070). SOHO purchased the property in 2014 from the County of San Diego. In 2011, prior to the sale, the County hired ASMAffiliates, Inc to perform an intensive-level historical survey on the Barn for the purpose of CEQA. ASM's evaluation concluded that the property is eligible for the National Register and California Register, and that it met the qualifications of a historic resource pursuant to CEQA.

This historic register nomination report evaluates the Hoover Barn for listing on the San Diego County Local Register of Historical Resources. The Hoover Barn is a rare circa 1895, two and one-half story Dutch Style wooden structure located within the eastern portion of the County in the village of Santa Ysabel (CA). Its pre-nineteenth century construction date, scarce building type, and high degree of historic integrity make the Hoover Barn a significant contributor to local history. The site demonstrates eligibility under two San Diego County Local Register Criteria: first, under Criterion V(b)(1) for having a notable association with Santa Ysabel's early agricultural history; and second, under Criterion V(b)(3) for embodying the distinctive characteristics of a late 19th century Dutch Style barn with stylistic features that include an H-frame, board/batten siding, and central hall plan.

DETAILED FLOOR PLANS, EXTERIOR AND INTERIOR ELEVATIONS (Of significant structures [provide attachment if necessary])

(Attached)

CATEGORY APPLIED FOR (Check as appropriate)

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Structural / Architectural

Historic Location

Historic District

<input type="checkbox"/>
<input type="checkbox"/>

Archaeological

Historic Landscape

STATEMENT OF SITE IMPORTANCE (Expand in an attachment if necessary)

REHABILITATION / MAINTENANCE PLAN (Complete only if applying for the Mills Act)

Please list work completed / to be done, the Year in which the work was / will be done, the Type of Work (maintenance, rehabilitation, new construction, etc.), and the Estimated Cost of the work.

	Year	Type of Work	Work / Task	Estimated Cost
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DPR Form, Updated May 2017

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: The Hoover Barn

P1. Other Identifier:

*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: Santa Ysabel Date: 1997 T 2S ; R 3E ; ¼ of ¼ of Sec ; S.B. B.M.

c. Address: 21800 Washington Street City: Santa Ysabel Zip: 92070

d. UTM: Zone: 11S, 530525.60 mE/ 3663342.89 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 248-047-02-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The c.1895 Hoover Barn is located on the west side of Washington Street in Santa Ysabel, California. The barn retains a significantly high level of historic integrity, allowing it to clearly convey its early agricultural significance and making it easily recognizable as a historic resource. Constructed in the regionally uncommon Dutch barn style, the structure is a large two and one-half story wooden H-frame building with a three-bay interior. The primary elevation faces east and is set back a shallow distance of approximately 25 feet from the road. The building has a 55' x 60' rectangular plan with a poured concrete and fieldstone foundation. The exterior is clad throughout in board-and-batten siding. The roof has a steeply pitched front gable with a shed roof extension over the south end of the building; it has shallow eaves, a thin fascia board, and is covered in fiberglass (originally wood sawn) shingles. Doors consist primarily of typical sliding wood barn doors. Windows are primarily of casement variety and framed with wood trim. The protruding central roof vent is typical of the historic Dutch barn style. Beneath the apex of the front gable is a hayloft door and a pulley attachment. Site features include an asphalt concrete drive and parking lot surrounded by approximately one acre of open land with volunteer trees, none of which are known to be historic plantings. (See Continuation Sheet.)

***P3b. Resource Attributes:** (List attributes and codes) HP4 – Ancillary Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Primary East Elevation, September 2016.

***P6. Date Constructed/Age and Sources:** ☒ Historic
☐ Prehistoric ☐ Both
c.1895 (historic photographs).

***P7. Owner and Address:**
Save Our Heritage Organisation
2476 San Diego Ave., San Diego CA 92070

***P8. Recorded by:**
Amie Hayes & Jaye MacAskill,
Save Our Heritage Organisation

***P9. Date Recorded:**
May 2017

***P10. Survey Type:** (Describe) Single property evaluation for San Diego County Local Register.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") "Historic Resource Evaluation Report for the Santa Ysabel Barn.,” ASM Affiliates, Inc for the County of San Diego, 2011-2012; DPR 523A&B, Jennifer Krantz, ASM Affiliates, January 2012.

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*Resource Name or # (Assigned by recorder) Hoover Barn

*Recorded by: Jaye MacAskill

*Date: May 2017

X Continuation Update

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): "Historic Resource Evaluation..." ASM, 2011.

P3a. Description (Continued):

Minor modifications to the Hoover Barn include the enclosure of an equipment shed on the south end which was originally an open extension, the enclosure of a single door, and the replacement of roofing material. The Barn was restored by its owner Save Our Heritage Organisation in 2014-2016. The restoration work followed the *Secretary of the Interior's Standards* and included the following projects: removing any non-historic materials; re-roofing and replacing missing and rotted roof structure materials; repairing the original roof vent; reinstalling electrical wiring; replacing with period correct materials all missing original board siding that had been replaced over time with plywood; replacing numerous missing battens with correct OG edges (period-salvaged material); recreating missing doors; repairing windows; repainting the exterior in the original white color (found through paint analysis); restoring the missing character-defining doorway on the front left of the building; repairing or replacing in-kind any broken or missing railings, steps and flooring; and replicating and replacing missing or damaged trim on doors, windows and eaves.

Architectural Description:

The c.1895 Hoover Barn is located on the west side of Washington Street in Santa Ysabel, California. The barn retains a significantly high level of historic integrity, allowing it to clearly convey its early agricultural significance and making it easily recognizable as a historic resource. Constructed in the regionally uncommon Dutch barn style, the structure is a large two and one-half story wooden H-frame building. The primary elevation faces east and is set back a shallow distance of approximately 25 feet from the road. It has a 55' x 60' rectangular plan with a poured concrete and fieldstone foundation. The exterior is clad throughout in board-and-batten siding. The roof has a steeply pitched front gable with a shed roof extension over the south end of the building; it has shallow eaves, a thin fascia board, and is covered in fiberglass (originally wood sawn) shingles. Doors consist primarily of typical sliding wood barn doors. Windows are framed with wood trim and are casement varieties. The protruding central roof vent is typical of the historic Dutch barn style. The interior has a three bay plan with livestock on one side, and feed and hay on the other. It has a hayloft door and a pulley attachment beneath the apex of the front gable. Site features around the Barn include an asphalt concrete drive and parking lot surrounded by approximately one acre of open land with volunteer trees, but there are no known historic plantings.

Minor modifications to the Hoover Barn include the enclosure beneath what was once an open extension of an equipment shed on the south end, the enclosure of a single door, and the replacement of roofing material. The Barn was restored by its owner Save Our Heritage Organisation in 2014-2016. The restoration work followed the *Secretary of the Interior's Standards* and included the following projects: removing any non-historic materials; re-roofing and replacing missing and rotted roof structure materials; repairing the original roof vent; re-installing electrical wiring; replacing with period correct materials all missing original board siding that had been replaced over time with plywood; replacing numerous missing battens with correct OG edges (period-salvaged material); recreating missing doors; repairing windows; repainting the exterior in the original white color (found through paint analysis); restoring the missing character-defining doorway on the front left of the building; repairing or replacing in-kind any broken or missing railings, steps and flooring; and replicating and replacing missing or damaged trim on doors, windows and eaves.

Primary East Elevation

The exterior of the Hoover Barn is sheathed in vertical board-and-batten siding. The Primary East Elevation features a steeply pitched front gable roof centered over the structure's main portion consisting of two and one-half stories. A shed roof extension over the south end covers an enclosed single-story projection equipment shed. Beneath the apex of the front gable is a pulley attachment and rectangular hayloft hatch door opening. A horizontal wooden sill line divides the upper hayloft space from the level below. A square hatch opening on the second level and a large sliding wooden barn door on the first level are also vertically aligned with the roof gable; both the hatch door and the sliding door are constructed of typical board-and-batten. The top trim board on the second-level hatch runs flush with the sill line. A smaller four-light square casement window in the northern portion of the elevation is placed slightly lower on the wall. On the first level, the main central barn door slides open to the right along a fixed upper track. Utility meters are attached to the wall immediately to

the left (south) of the main sliding door. Located to the left of the meters is a smaller sliding barn door; this feature is approximately two-thirds the size of the main door, but also constructed of board-and-batten and attached to an upper track. A pair of swinging barn doors, also of board-and-batten construction, fill the segmented arched opening on the far south end of the building (this area was originally open according to historic photographs, and enclosed by the 1930s).

North Side Elevation

The north side of the Hoover Barn is highly visible from the Washington Street approach. The elevation features the broad northern rake of the roof including, placed high atop the ridge, the central roof vent with its boxy form, front-gabled roof design, and wood louvered sides. Spaced evenly along the wall of the second level are four small, square, divided four-light casement windows, typical of those found elsewhere on the structure. On the first level are two evenly-spaced sliding doors, also of board-and-batten construction. A horizontal wooden sill runs along the lower portion of the north wall at approximately one-quarter of the way up. The sliding door on the left incorporates the continuous horizontal line of the lower wall into its design; the door on the right does not.

South Side Elevation

The secondary south elevation of the Hoover Barn features another broad view of the roof, including the shed roof extension. The single-level wall is covered in board-and-batten siding and is otherwise unadorned. Historic photos show the lower portion of the wall to originally have had six half-open bays. More-or-less flat today, the grade is also shown in historic photos to have originally sloped down away from the building.

West Rear Elevation

The rear west elevation is similar to the primary east elevation, with a corresponding pulley attachment and hayloft hatch located below the apex of the gable. The rear elevation also has a horizontal wood sill beneath the hayloft level, plus a partial portion of a sill line (continuing from the north elevation) on the north end of the ground level. On the wall directly beneath the hayloft hatch is a larger horizontally-oriented rectangular opening. A large board-and-batten sliding barn door is located at center on the main level. The door hangs from a track and slides open to the left (north). A small, square, divided four-light window appears on the wall to the left of the sliding door.

Santa Ysabel Historic Context:

The ongoing traditions of ranching and agriculture in Santa Ysabel are major aspects of San Diego County's vanishing rural heritage. The area encompassing Santa Ysabel is typical of most of Southern California's coastal mountain regions, having been used initially for grazing and small scale farming by early European and American settlers. Founded in the late 1700s as an outpost of the San Diego Mission de Alcalá, Mission Santa Ysabel had a large Native American workforce. Following the secularization of the Spanish Missions during the Mexican Period, Rancho Santa Ysabel was granted in 1844 to Edward (Eduardo) F. Stokes, an English merchant ship captain, and his father-in-law José Joaquín Ortega. Private ranching and farming operations continued to develop around Santa Ysabel for the latter half of the 19th century. Dairy became Santa Ysabel's primary industry in the 1880s, with the Santa Ysabel Store, post office, inn, blacksmith, and a handful of private residences sprouting up a short distance south of the old Mission church.

Ranching and the Early European Settlement of Southern California

The first one hundred years of European settlement in Southern California began in 1769 with the arrival of Spanish colonists. This period is often referred to as the Pastoral Era because Spanish missionaries brought open-range ranching to the area. Within only a few years, thousands of horses, cattle and sheep grazed on the coastal mesas, inland valleys and mountain foothills of Southern California. Cattle were raised primarily for their hides, which were brought to the coast and traded with Americans to be transported by ship to the eastern United States.

Agriculture was first introduced to Southern California in July 1769 with the founding of a presidio and mission at San Diego. A combined system of missions, presidios and pueblos was Spain's approach to extending its colonial frontiers and establishing Spanish law, language and culture among Native Americans. The religious and cultural conversion of Indians was dependent upon the missionaries' knowledge of agriculture and livestock and their ability to feed and clothe native populations. Field cultivation was seen as vital to the establishment of a successful mission. However, in arid Southern California, farming was confined to areas adjacent to mission compounds, which could be more easily irrigated. As a result of water constraints, raising livestock – cattle and horses in particular, became the primary focus.

The Spanish missions were able to expand their pasturage well beyond their immediate church compounds thanks to the Indians who proved to be excellent horsemen and herders. Eventually, sheep, goats and pigs were also introduced and soon numbered in the thousands. Sheep supplied the missions with wool for clothing and blankets; they were seldom butchered for food. Cattle, in addition to meat, provided tallow for candles and soap, plus hides for leather. By the early 19th century, the number of domestic farm animals in San Diego included 14,000 cattle, 1,500 horses and 32,000 sheep. Livestock was kept at various ranches including Santa Monica (El Cajon), Santa Ysabel, San José (Warner's Ranch), San Bernardo, San Dieguito, San Pasqual, San Alejo and Soledad.¹

¹ Sue A. Wade, Stephen R. Van Wormer, and Heather Thompson, *240 Years of Ranching: Historical Research, Field Surveys, Oral Interviews, Significance Criteria, and Management Recommendations for Ranching Districts and Sites in the San Diego Region*. (California: California State Parks, 2009), page 8.

Spanish missionaries began exploring present-day northern San Diego County in the late 1700s and early 1800s. In 1795 Father Juan Mariner of San Diego Mission and Captain Juan Pablo Grijalva of the San Diego Presidio led an expedition into the mountains through present-day Santa Ysabel and the San José Valley (known today as Warner's Ranch). They discovered several Native American settlements including *Elcuanam* in the Santa Ysabel Valley, plus ten Indian villages in the San José Valley and at Agua Caliente hot springs. San Diego Mission priests began grazing their livestock at Santa Ysabel, and in 1818 they built a small adobe chapel there. Several houses and a granary were constructed at this location by 1822. Mission San Luís Rey had jurisdiction over the neighboring San José Valley and used it to graze cattle and sheep. Another important Mission period ranch, Rancho San Felipe was located to the southeast of San José Valley along the base of the eastern slope of Volcan Mountain.²

At the peak of the Spanish Period in California, twenty-one (21) missions controlled approximately 74,000 Native American neophytes. Under the Spanish, the natives were subjected to unaccustomed labor and disease, plus the disruption of family ties, social relationships and cultural values. This resulted in their physical and cultural decline and the ultimate decimation of their populations. By 1834, only 17,000 California natives still remained within the sphere of a mission. However, in the mountain valleys, mission influence was less pervasive and native populations were not as badly affected. A large number of native communities survived in the Santa Ysabel, San José and San Felipe Valleys, as well as in the areas south of San Felipe, Banner Creeks and the San Diego River.³

The secularization of the Spanish missions following the Mexican Revolution was the result of hostilities emanating from Alta California's growing civilian population. By the time Mexico achieved independence from Spain in 1821, California's missions were facing an alarming drop in their native populations. At the same time, the number of civilians residing in Southern California had increased to over 3,000. As the economic strength of the missions continued to decline into the early 1830s, a small secular ranchero aristocracy began ascending to power through the hide and tallow trade. Mexican independence opened up ports in California to foreign trade and coincided with the expansion of the American shoe industry. With the increasing need for land, frustrations mounted because the missions owned so much of it, especially the most desirable tracts. By 1835, civilian agitation resulted in the secularization of the missions by the Mexican government. Former mission lands in the north were granted to rancheros, who continued raising cattle on the open range. Pioneers of the early American Period, however, settled the majority of cattle ranches later in the south. The rancheros came to control large estates of grazing land consisting of thousands of acres each. Located several miles apart, the isolated ranchos depended economically upon a few coastal pueblos serving as ports, markets, towns and social centers. By 1846, the small pueblo of San Diego served thirty ranchos located throughout the county including Rancho San Jose and Rancho San Jose del Valle (which together, they later became Warner's Ranch), Santa Ysabel, San Felipe, Cuyamaca and Tecate.

During the period of Mexican rule, the California rancheros, or *Californios*, formed an aristocratic society based on the patriarchal system that had been established in colonial Mexico by the

² Wade, 9.

³ Wade, 10.

Spaniards. Spanish methods of land allotment known as *Encomienda*, *Repartamiento* and *Hacienda* were applied to various geographical regions at different periods in colonial development; they were dependent upon large tracts of land, the production of usually a single agricultural commodity, and an Indian labor force. As in Mexico, the Californio exerted control over his land, his family, and his Indian servants and vaqueros.⁴

Southern California's hide trade began to decline in the 1840s due to civil strife and drought. The outbreak of war in 1846 and the resulting American conquest of the region in 1848 brought about its final demise. However, cattle would become valuable for meat rather than simply for hides. Following the American takeover and, a year later, the discovery of gold in Northern California, the influx of new residents in the north significantly drove up the demand for beef. By the 1850s, herds were being imported from Lower California and driven north as far as San Francisco, where cows were valued at more than \$30 per head. In 1850, the number of livestock in San Diego County included 5,164 cattle; 1,172 sheep; 1,767 horses; 2,962 mules and 904 cows.^{5, 6}

Mid-19th century cattle drivers transported large herds across Southern California's vast ranchlands via the Southern Overland or Gila Trail. Beginning with military expeditions during the Mexican-American War of 1846-1848, the San Felipe and San José Valleys became part of a major corridor for overland migration and communication along the Gila River route to California. The route followed earlier trails established by Spanish and Mexican explorers and traders. Invading American armies marching to California established the Southern Overland Trail through Arizona along the Gila River to where it joined the Colorado River at present-day Yuma. From the junction of the Gila and Colorado Rivers, the trail crossed the Colorado Desert and veered northward along the eastern side of the peninsular range, passing through the San Felipe Valley, Warner's Pass and the San José Valley. The main road continued northward to Temecula and Los Angeles. The less-frequently traveled southern route to San Diego forked off and ran through Santa Ysabel. American General Stephen W. Kearney and his Army of the West traversed the Southern Overland Trail into California in early December 1846. General George Cook's Mormon Battalion, intent on opening a wagon route to the west coast, followed Kearny's army a month later in January 1847. In 1848, T.J. Trimmer drove the first 500 head of cattle from Texas to California along the trail. Soon after, the Gold Rush created a massive surge of human migration on the route. Although travel eventually slowed, the route continued to serve cattle drivers supplying beef to the growing population in northern California. A drop in meat prices caused cattle traffic over the Gila Trail to decline in the 1850s, and the Civil War again caused another decrease in the 1860s, but the market eventually returned and in 1868 an estimated 50,000 to 55,000 cattle were driven to California from Texas. With the completion of the Southern Pacific Railroad in 1883, most major cross-country cattle drives came to an end, although local herds continued to use the desert route.⁷

⁴ Wade, 10-12.

⁵ Wade, 13.

⁶ 1852 Bureau of the Census, Seventh (7th) Census of the United States, Agricultural Production, Government Printing Office, Washington D.C., page 983.

⁷ Wade, 13-16.

During the early American Period from the 1860s through 1880s, the vast majority of farmlands transferred to American ownership were the former free-range livestock pastures of the Spanish missions and Mexican rancheros. In the early years of the American takeover, Mexican rancheros experienced an initial degree of prosperity but fared less well over time. Attempting to retain their place in the new West, the rancheros and their descendants were unfamiliar with America's complex economic and legal systems. They were affected by the replacement of their existing feudalistic society with a capitalistic one, and by the typical boom-and-bust cycles of the 19th century American economy. California's Land Act of 1851 did much to intentionally destabilize the Mexican land grants, which at the time covered 13 million acres of the state's best land. The result of political pressure from newly arrived American settlers, the Land Act questioned the legitimacy of Mexican Period grants while favoring Midwestern and eastern settlement patterns consisting of small farms. Before being allowed to sell property, claimants were forced to undergo a lengthy, often decades-long ordeal of investigation and confirmation of their rights to title. Families frequently had to mortgage their properties and enter into debt in order to pay their legal costs while going through the process. Ultimately, the law caused many to lose their lands. Marriages between Mexican daughters and enterprising American men, which were common, also resulted in the dispersion of vast family ranchlands.⁸

Hardships affecting the Southern California ranching industry during the early American Period included major droughts, livestock diseases, and a dramatic drop in prices as more sheep and cattle were brought into the state from Texas, New Mexico and Arizona. A major drought in Los Angeles County in the spring of 1856 caused many animals to die for lack of food. The *San Diego Herald* reported that farmers were sending large herds to the San Diego region where good pasturage still remained.⁹ Likely, much of that good pasturage was located in the higher mountain areas. While devastating droughts continued for nearly a decade, a massive flood in the winter of 1861-1862 killed a large number of the surviving cattle, and by the mid-1860s the Southern California cattle industry had been virtually destroyed. Droughts occurred again throughout the 1870s and in 1898, with widespread cattle diseases adding to the ongoing struggle.

While beef ranching remained viable throughout Southern California in the early 1880s, a number of ranches turned to alternative sources of revenue such as grain cultivation and sheep raising, bringing about an end to the dominance of cattle in the region. The Spanish had been the first to bring sheep to the area, and the production of wool was an important aspect of the Mission economy. As a result of the Civil War's disruption of the cotton trade in the 1850s, raising sheep became popular again in Southern California. More profitable and slightly more drought resistant than cattle, the sheep industry also experienced setbacks during this period. The northern inland portion of San Diego County was less severely impacted by the historic droughts than other parts of the state, however, and ranching persisted there alongside expanding and diversifying crop agriculture that ranged from dry farmed grains to irrigated vegetable farms and fruit orchards. Several years of exceptional rains supported farming in the late 19th century and, as a result of rampant promotion by speculators, much of Southern California's prime agricultural land was homesteaded by American farming families.¹⁰

⁸ Wade, 17.

⁹ *San Diego Herald* (San Diego). 26 April 1856: p2 (column 1).

¹⁰ Wade, 18.

Santa Ysabel and the Northern Ranchos of San Diego County

The historic ranchos of northern San Diego County were Warner's Ranch, Santa Ysabel and San Felipe. Located north of the San Diego River and San Felipe Creek, these three tracts had much in common. All were within the area that came under the influence of the Spanish Missions and were introduced to livestock grazing earlier than in the southern backcountry. In the 19th century, these lands were traversed by parts of the Southern Overland Trail and later became part of the vast ranching empire of George Sawday. Because of the existing Southern Overland Route, the northern ranches had easy access to the slaughterhouses and railheads of Temecula.¹¹

Father Juan Mariner of the San Diego Mission and Captain Juan Pablo Grijalva of the San Diego Presidio discovered the area that would eventually become Warner's Ranch while on an exploring expedition in 1795. They named it "El Valle de San Jose" (the San Jose Valley) and recorded seeing ten Indian villages and the hot springs at Agua Caliente. By the 1820s, the San Diego and San Luis Rey missions grazed cattle and sheep in the valley, which had been established as a gateway through the mountains to Sonora and the Mexican interior. A man named Alferez Santiago Arguello, while in pursuit of Indian horse thieves, discovered this pass leading to the desert from the San Jose Valley, via the San Felipe Valley, in 1825. The official route for overland travel from Sonora to San Diego, via Santa Ysabel, was formalized after further exploration by José Romero, Captain of the Tucson Presidio, and Lt. of Engineers Romualdo Pacheco. An alternative road, for travelers wishing to reach the coast at a more northerly point than San Diego, led from the San Jose Valley through Puerta La Cruz, Cañada Aguanga and Temecula to San Gabriel and Los Angeles. Twenty years later, this would become the main branch of the Overland Trail.¹²

The San Jose Valley came under the control of private individuals in the mid-1830s during the Mexican Period. Approximately 17,634 acres of the southern part of the valley was granted to Silvester de la Portilla and renamed Rancho Valle de San José. The northern half of the valley including the area around present-day Warner's Hot Springs, then simply known as Rancho San José, was granted to José Antonio Pico in 1840. Both tracts were abandoned by 1844 and were then granted to Juan José Warner (also known as Jonathan Trumbull), who was originally from Connecticut. In 1830, Trumbull journeyed west to Saint Louis where he became a clerk on a trading expedition to Santa Fe with famed mountain man Jedediah Smith. From New Mexico, he continued westward with the Jackson-Young Party, arriving in California in March of 1832. He settled initially in Los Angeles. In 1836, he traveled to Rochester, New York where he gave a lecture advocating American acquisition of California and the construction of a transcontinental railroad. When he returned to Los Angeles later that year, he married Anita Gale, a daughter of the sea captain William Gale. The mother of Pio and Andres Pico had raised Anita. In the early 1840s, Trumbull became a naturalized Mexican citizen and assumed the name Juan José Warner. In August 1844, he petitioned Governor Manuel Micheltorena for the entire El Valle de San José tract. His request was granted at the end of November and he moved his family to the San Jose Valley that winter where they lived in an adobe house at the Agua Caliente Hot Springs

¹¹ Wade, 34.

¹² Wade, 34-35.

in the Indian village of Cupa. By receiving the grant to the San Jose Valley, Warner became part of the Mexican ranchero aristocracy.¹³

Not long after Warner acquired the land, the San Felipe and San Jose Valleys became part of the Southern Overland / Gila Trail. Following the Treaty of Guadalupe Hidalgo that ended the Mexican-American War and brought California under American rule, the discovery of gold at Sutter's Mill in northern California created a flood of emigration along the route from both the U.S. and Mexico. Taking advantage of the commercial opportunities, Warner built an adobe house and trading post on the Overland Trail sometime between September and November of 1849. Located near the western end of Cañada Buena Vista at the point where the San Diego road branched off from the main route, Warner's trading post carried flour, liquor, beef from the Santa Margarita Ranch, arms and ammunition, and other supplies. Some estimate that as many as ten thousand people passed through during the relatively brief period from 1849 through 1850 alone. After weeks of crossing the desert, the San Jose Valley was the first well-watered camping spot for emigrants and their livestock to rest. Warner's Ranch, as it came to be known, provided pasturage for livestock to graze and regain strength while emigrants restocked their depleted supplies. The business made Warner one of the richest men in the county. In early 1851, Warner's Ranch was valued at over \$30,000 by the tax assessor, making him the county's second wealthiest landowner next to Pio Pico, owner of the Santa Margarita Ranch, which was valued at \$84,990.¹⁴

Warner's prosperous trading enterprise came to an abrupt end in November 1851 following an unsuccessful Indian uprising against the Americans led by Antonio Gara, chief of the village at Agua Caliente Hot Springs. On the night of November 21st, Gara's followers murdered four Americans resting at the Hot Springs. Shortly after, at approximately 2 am the next morning, an estimated one hundred Indians attacked Warner's trading post, surrounding his house and driving off his animals. The *San Diego Herald* reported on November 27th: "Our city was thrown into a high state of excitement, on Sunday afternoon last, by the arrival of an express from Agua Caliente, the residence of Hon. J. Warner, State Senator, conveying the intelligence that Indians, who are numerous in that vicinity, had risen and attacked his ranch, destroying all his household property, and running away his stock, consisting of large and valuable bands of cattle and horses." Four Indians and one of Warner's men were killed in the altercation. Warner fled on horseback and never returned to live permanently at the ranch. By 1852, the buildings were already deteriorating, and Warner would lose all title to the valley by the end of the decade.¹⁵

The ruins of Warner's trading post were rebuilt in 1858 as a ranch house and stage station for the Butterfield Overland Mail, serving as part of the first major transcontinental communication link across the United States. In the mid-1850s, the creation of a transcontinental overland mail service had become a priority of Congress. Several months to send mail to California by sea was unacceptable for the large population now residing in the state. On August 18, 1856, Congress passed an amendment to the Post Office Bill authorizing establishment of an overland route between the Mississippi River and San Francisco. The Postmaster General was instructed to immediately initiate an interim mail service between East and West until an official route could

¹³ Wade, 36.

¹⁴ Wade, 37-40.

¹⁵ Wade, 41-42.

be established. The Gila Trail was used by the Overland Mail service from 1857 to 1861, first by the San Antonio and San Diego mail lines from July 1857 through August 1858, and then by the Butterfield Overland Mail Company from September 1858 through June 1861. The first eastbound mail left San Diego on August 9, 1857 and followed the wagon road via Santa Ysabel, Warner's Ranch and San Felipe. The first westbound mail took the same route, leaving San Antonio on July 9 and arriving in San Diego on August 11. The Butterfield Company ceased use of the former trading post in 1861 and the building was abandoned around 1870. It again fell into ruins before being rebuilt for use as a foreman's home, headquarters and bunkhouse by the Vail Ranch Company in the late 1880s. The site was used by Vail and Gates from 1888 until 1918, and then by George Sawday from 1918 to 1961.¹⁶

During the height of the overland migration, the first European settlers arrived at the place that would become the town of Julian around 1850. Founded by a man named Drue Bailey, Julian was actually named after Bailey's cousin, Mike Julian, who was later elected as the County Assessor for San Diego. After the Civil War, Fred Coleman, a former slave, noticed gold in the stream bed in 1869 and established the Coleman Mining District. Many others rushed to Julian to pan for their own gold and by 1870, Julian had become a tent city. Soon after, the first sawmill was introduced, giving the town more structural permanence. A third industry was also on the rise thanks to James Madison who introduced apple orchards to the area. The fruit trees flourished in the clean fresh backcountry air. As the town continued to grow, the small Townsite of Santa Ysabel, along the main route between Julian and San Diego, first came into existence around 1879 with a general store built by C.R. Wellington. A blacksmith shop and hotel, also built by Wellington, followed shortly after, and the store added a post office in 1889.

Commonly known as Warner's Pass, the San Felipe Valley was part of the Southern Overland Trail leading from the desert to Warner's Ranch. A German with the moniker "Dutch Bill" was the proprietor of a modest adobe trading post there in 1857 when it became a stop on the first overland mail and stage travel route of the San Antonio and San Diego Line. With the establishment of the Butterfield Overland Mail service the following year, San Felipe became the major change station west of Fort Yuma. The outbreak of the Civil War and closing of the southern mail route transformed the valley into an important supply post for the military. While emigrants and livestock herds continued heading westward toward the California Coast, large groups also began traveling eastward across the trail including Southern sympathizers returning home to fight for the Confederate States as well as US Army troops intent on securing the southwest for the Union.¹⁷

By the end of 1861, the San Felipe Valley and Rancho Santa Ysabel were taken over by Louis Yager (also spelled Iager, Jager and Jarger in various sources). Yager owned land on the Colorado River near Yuma where he supplied large numbers of cattle as well as hay and livestock feed to the army at Fort Yuma and to the Union Forces in Arizona and New Mexico. His ranching and business activities in northern San Diego County appear to have ceased with the end of the Civil War. Sometime in the 1880s, Ed Grand, a native of France who had settled in the Julian area around 1878, began leasing Rancho San Felipe from various owners. By 1885, Grand had his own ranch at the base of Volcan Mountain, but he continued using San Felipe to

¹⁶ Wade, 43-45, 51.

¹⁷ Wade, 57-60.

run his cattle for nearly 20 years. In 1889, he had 4,000 sheep and 600 head of cattle. From San Felipe, Grand would drive his beef cows to Temecula where they would be transported to Los Angeles.¹⁸ Occasionally, other late 19th century ranching companies including the Santa Ysabel Rancho Company also leased San Felipe for grazing.¹⁹

The Development of Santa Ysabel: 1844-Present

Like Warner's Ranch and Rancho San Felipe, Santa Ysabel also came under private ownership during the late Mexican Period. In 1844, Governor Manuel Micheltorena granted 17,719 acres of the Santa Ysabel Valley to Edward (Eduardo) F. Stokes, an English merchant ship captain, and José Joaquín Ortega, Stokes' father-in-law. A year earlier, Stokes and Ortega had received the grant to Santa Maria Rancho, the future site of the town of Ramona. Although later surveys showed that the boundaries were several miles apart, the men believed that the two tracts were directly adjacent to one another. They stocked Santa Ysabel with cattle and sheep, and operated the ranch in conjunction with Santa Maria. Mission involvement in the valley had ceased by the time Stokes and Ortega acquired the land, and the former Indian asistencia was deteriorating. The mission gave up rights to the valley to the new owners, on the condition that they would "leave free the lands actually occupied by the natives" and give 150 cows to the community of Indians remaining there.²⁰

Lt. Cave Couets spoke highly of Santa Ysabel when he wrote in 1849: "Santa Ysabel is a fine valley, large, fertile, elegantly watered, excellent grazing and well wooded property of Joaquín Ortega. It is an Indian rancho and the natives are far ahead of the common rancheros of the country. They have an abundance of chickens, eggs, melons, grapes, pears, etc. They are well dressed (some even dandily), and their Captain General (old Tomás Chihu) is our guide."²¹ The Ortega and Stokes families continued to operate the two ranches after the American conquest, with the title passing between various family members through the early 1860s.²²

Louis Yager purchased Rancho Santa Ysabel from the Ortega and Stokes families in September 1863. He sold off the land to Captain Alfred H. Wilcox, from Colorado, in a series of transactions beginning in 1858. Wilcox's purchase of land where the Townsite of Santa Ysabel would eventually emerge was recorded on June 1, 1869.²³ In 1871, Santa Ysabel was described by the *San Diego Weekly Union* as a mountain valley of about 17,000 acres of land, located 2,957 feet above sea level with streams of water running through it and about 200 Indians living there. The owners were identified as Captain A.H. Wilcox of San Diego and B.M. Hartshorne of San Francisco, who were said to use the tract mostly for raising livestock.²⁴ Under Wilcox and Hartshorne, the US patent for the Santa Ysabel Ranch was received for record, surveyed and approved on May 11, 1872.²⁵ In December 1875, the current Santa Ysabel Indian Reservation

¹⁸ *San Diego Union* (San Diego), 30 September 1895: p2 (column 1).

¹⁹ Wade, 61-63.

²⁰ Wade, 66.

²¹ Philip Rush, *Some Old Ranchos and Adobes*, (Neyenesch Printers: San Diego) 1965, p 56-57.

²² Wade, 65.

²³ Chain Tech, Chain of Title for APN 248-047-02, prepared by Kirk Kiely, 2016, p1.

²⁴ *San Diego Weekly Union* (San Diego), 7 December 1871: p1 (column 6).

²⁵ *San Diego Union* (San Diego), 20 June 1872.

was set aside by President U.S. Grant.²⁶ By this time, in addition to owning the Santa Ysabel Ranch, Wilcox was President & Director of the Commercial Bank on 5th and C Streets in downtown San Diego.²⁷ Various newspaper references show that he continued to travel throughout this period, including at least one trip to New York mentioned in May 1878.²⁸

In December 1878, Captain Wilcox received a letter from a C.R. Wellington asking to “build a small store just at the entrance of the Santa Ysabel Valley.”²⁹ Erected of adobe c. 1879, this building became known as the Santa Ysabel Store and signaled the founding of Santa Ysabel. Although Wellington constructed the store, he does not appear to have been the initial operator. Also credited with constructing a hotel and blacksmith shop nearby, Wellington became a Julian resident, and is later cited in the *Julian Sentinel* as a contractor and builder, who will give “strict attention to all businesses entrusted to his care.”³⁰

Wilcox became ill and died in 1883.³¹ Two years later, a group of highly successful dairy operators and real estate investors from northern California purchased Rancho Santa Ysabel from his widow for \$75,000.³² Charles Martin, JS “Barney” Brackett and James Bloom arrived in San Diego on the ship *Orizaba* in May 1885.³³ Martin was from San Francisco and known as one of California’s pioneer dairymen. Upon investigating, he determined that San Diego was in need of better butter. His business partners from Petaluma, Brackett and Bloom, agreed and joined in the purchase of Santa Ysabel in order to establish a large-scale dairy operation there. They erected a store at the southern end of the valley near the Julian stage road and, in addition to constructing two other dairies, built a main ranch house and main dairy complex near the intersection of present day Highway 79 and Mesa Grande Road.³⁴ In July of 1887, a man named Frank Brackett, registered at the Horton Hotel in San Diego, was identified as the manager of the Santa Ysabel Ranch.³⁵

By 1890 the Santa Ysabel Dairies produced 20,000 pounds of butter annually. Half of the product went to San Diego while the other half was sold locally. In addition to herders, the business employed 25 dairymen. The success of Santa Ysabel’s dairy industry was largely attributed to the work of superintendent Samuel A. Rotanzi. According to the *San Diego Union* in 1900,³⁶ water by then was being piped down from the mountains, the Santa Ysabel Store was considered to be one of the best appointed stores in the county, and a private house had been converted to a guest lodge. Confirming a c. 1895 construction date for the Santa Ysabel/ Hoover

²⁶ Wade, 67-68.

²⁷ *San Diego Union* (San Diego), October 1875.

²⁸ *San Diego Union* (San Diego), May 1878.

²⁹ Alfred Wilcox Collection, Azusa Pacific University, Box 3/File 129: Misc. correspondence from Wilcox property to Alfred Henry Wilcox (1877-1880).

³⁰ *Julian Sentinel* (Julian) 10 November 1892.

³¹ *San Diego Union* (San Diego), May 1883.

³² San Diego County Deed Books 49 (p163), 260, 270, 280; *San Diego Union* (San Diego), 24 April 1885 and 30 June 1890.

³³ *San Diego Union* (San Diego), 9 May 1885.

³⁴ Wade, 68-69.

³⁵ *San Diego Union* (San Diego), 6 July 1887: p8 (column 2).

³⁶ *San Diego Union* (San Diego), 1 January 1900: p19 (column 2-3).

Barn, the same article notes the structure as being 52 x 60 feet and calls it “one of the finest in the county,” with a capacity for 150 tons of hay and 24 horses, and an adjoining wagon shed for shelter from the weather.³⁷ Although the article claims the store was “owned by Hoover & Co.,” various citations in the *Julian Sentinel* and *San Diego Union* indicate that one of the owners of the Ranch, Barney Brackett was in charge initially. Brackett’s name continued to be associated with the property as its main proprietor for several more years, even after D. Len Hoover became manager sometime around 1890 or 1891.³⁸

Originally from Gridley, Illinois, DL Hoover moved to San Diego in July of 1887. His hiring by Brackett for the management of the “big store” on the Santa Ysabel rancho was announced in the February 22, 1891 edition of the *San Diego Union*, which stated that he soon would be moving his family into the “Brackett cottage” near the store.³⁹ Upon moving to Santa Ysabel, Hoover continued his trade as a druggist at the general store.⁴⁰ Hoover is mentioned again by the *San Diego Union* in November 1891 as managing the mercantile establishment and being responsible for sorting and delivering mail, and also in May 1894 for continuing to operate the store while offering “supper, sleep, and breakfast.”⁴¹ Despite Hoover’s role as manager, the local newspaper appears to have routinely referred to the business as “Brackett’s Store” or “the Brackett Store” as it did in April of 1892 and October 1892. By this time, the store had become a community center of sorts, serving as a defacto meeting hall to discuss important issues like the extension of the railroad and the so-called “scheme” to run a telephone line to Julian.⁴² The 1899 San Diego County directory continues to list DL Hoover as the hotel and general store manager, living in Santa Ysabel with his wife Cornelia and daughters (Myrtle and Lorena), plus a boarder and one male servant from China.⁴³ However, by 1904, David Leonard Hoover had become a real estate agent and the family had moved to a house they owned in downtown San Diego.⁴⁴

The Santa Ysabel Dairies continued to expand and diversify over the years, fueled by the increasing demand for butter and other milk products by the county’s increasing population. In September of 1894, the owners of the ranch supplemented the herd’s diet of natural grass with 200 acres of alfalfa.⁴⁵ A map of the Townsite of Santa Ysabel was recorded by Charles Martin on September 29th 1896,⁴⁶ see Figure 4. A later 1899 map of the entire ranch shows three Santa Ysabel Dairies with the Main Dairy complex identified at the junction of the San Diego to Warner’s Highway and the road to Mesa Grande. A second dairy is located to the southwest on

³⁷ *San Diego Union* (San Diego), 1 January 1900: p19 (column 2-3).

³⁸ *San Diego Weekly Union* (San Diego), 9 January 1891: p1 (column 5).

³⁹ *San Diego Union* (San Diego), 22 February 1891: p5 (column 2).

⁴⁰ California State Library, 1892 and 1894 *Great Registers, 1866-1898*. Collection No. 4-2A, CSL Roll No.: 40; FHL Roll No. 977095; San Diego County Directory Company, San Diego City and County 1894 Directory, p 98.

⁴¹ *San Diego Union* (San Diego), 22 February 1891: p5 (column 2), 12 November 1891: p8 (column 1).

⁴² *San Diego Union* (San Diego), 4 April 1892: p5 (column 3), 20 October 1892: p5 (column 3).

⁴³ Fisher, Ward and Pomeroy; San Diego City and County 1899-00 Directory, (Baker Brothers Printers, San Diego: 1899) p 73.

⁴⁴ San Diego Directory Company, San Diego City and County 1904 Directory, (Frye, Garrett & Smith, San Diego: 1904) p 247.

⁴⁵ *San Diego Union* (San Diego), 25 September 1894: p11 (column 6).

⁴⁶ Chain Tech, p1.

Santa Ysabel Creek, and a third along the Mesa Grande Road to the west.⁴⁷ The owners of the Santa Ysabel Dairies were from Marin and Sonoma Counties (northern California), where the dairy industry had been established by Swiss-Italian immigrants. This group would provide much of the labor for the Santa Ysabel Dairies as successive generations would come to the United States and make the ranch their home (*San Diego Union* 6-30-1890).⁴⁸ Swiss-Italian immigrants and their descendants eventually acquired ownership of Santa Ysabel in 1922 when Charles Martin sold the land encompassing the Townsite of Santa Ysabel, including the Santa Ysabel General Store and Barn, to Ermelinda Martin Moretti, matriarch of the Moretti family.⁴⁹

Samuel Rotanzi was superintendent of the Santa Ysabel Dairies beginning in the 1890s. For many years he lived and worked at the main complex, Dairy No.1, along with twelve employees. Eventually, another Swiss-Italian immigrant took over supervising the operation. Florenzo Moretti had immigrated to the United States in 1888 and initially lived and worked with other Swiss-Italians on a large dairy farm in Santa Cruz. The Moretti family's connection to Santa Ysabel appears to have begun early on. A February 1900 death notice for an Albino Moretti mentions that for many years he had been a partner with DL Hoover at the store before passing away from pulmonary illness.⁵⁰ The San Diego County Directory shows the future dairy manager, Florenzo Moretti, living in the Mesa Grande area of Santa Ysabel by 1903. In 1910, the Federal Census noted his age as 38 and listed him as the proprietor of a "rented" dairy in Mesa Grande, suggesting he was employed and living at the Santa Ysabel Dairy complex on the western portion of the ranch along Mesa Grande Road. Moretti's 34-year-old wife Ermelinda, who was born in California to Swiss-Italian immigrant parents, lived with him at the dairy along with a number of Swiss-Italian and Italian immigrant workers including his cousin Romelda Cavalli (age 34; a cook and chamber maid), his brother Felix (21), and several men including Armando Scarpellini (37), Severo Sartoriu (24), Gaicamo Della Meddalena (24), Luigi Giolzetti (27) and Giovanni Gafforni (19). Ten years later, the 1920 Census listed Moretti as the owner of the dairy and again named Ermelinda, brother Felix and cousin Romelda as members of his household. Two additional relatives appear to have arrived by 1920 including Moretti's brother Felipe and a cousin, Louis Cralli (Cavalli), both age 36. Other hired help living at the dairy according to the 1920 Census included California Natives Peter Ponietta (23), Sebastian Lachuse (24) and Francisco Osuna (35).⁵¹ Another Moretti cousin from Switzerland, Victor Cauzza, was working on the dairy in 1922. By 1930, Cauzza was residing in the Moretti household which appears to have relocated to the Main Dairy complex formerly occupied by the Rotanzis.

The Moretti family acquired ownership in Santa Ysabel in 1922 with the transfer of land from Charles Martin to Ermalinda Moretti. The purchase included the Santa Ysabel Store and Barn. After Florenzo Moretti passed away in 1926, Ermalinda took over the family business. The 1930 Federal Census gives the name of the dairy farm manager as Florenzo's widow "Linda" (known to be Ermalinda, age 52), and lists the Swiss-Italian immigrant hired help living at the residence as Florinde Dalessi (38), Victor Cauzza (26), Elmo Cauzza (19), Aide Segni (28) and Romildo

⁴⁷ Town of Santa Ysabel, Record of Survey, Map 822: 1896, sheet 1.

⁴⁸ Wade, 69-70.

⁴⁹ Chain Tech, p1.

⁵⁰ *San Diego Tribune* (San Diego), 10 November 1955: p. a-39 (column 1).

⁵¹ Wade, 69-71; 1910 Thirteenth (13th) Census of the United States 1910: Population; 1920 Fourteenth (14th) Census of the United States 1920: Population.

Seni (20). Other household members included German immigrant Jacob Feigel (26) and a California Native American named Dan De La Chapa (20).⁵²

The Morettis continued to own the store, the barn and other property in Santa Ysabel up until Ermalinda's death in November 1955. At various times in the 1930s and 1940s, Ermalinda transferred partial interests in the Santa Ysabel Store to Florenzo's brother "Philip" Moretti (known to be Felipe Moretti, March 8, 1944) and to cousin and ranch manager Victor Cauzza (February 1, 1946).⁵³ When Ermalinda passed away in 1954 at age 79, her death notice identified her as a native of Petaluma who had moved to the Santa Ysabel Ranch as a bride in 1907.⁵⁴ The Estate of Ermalinda Moretti went into Probate upon her passing. In May 1955, the land containing the Santa Ysabel Store (APN 248-046-04) was deeded to the "Lucy Cummings Trust" and passed into the hands of the Sawday and Tulloch ranching families. The property adjacent to store containing the barn was a separate parcel (APN 248-047-02) and there appears to be a large gap in the ownership records following the 1954 probate case of Ermalinda Moretti. The subsequent owner of the barn is not identified until the transfer of the deed from the County of San Diego to the San Dieguito River Valley in 2014.⁵⁵

Production changed from butter to milk at Santa Ysabel in the 1920s. In 1924, the dairies began sending milk to San Diego in 10 gallon cans. Milk became the main product, and operations became thoroughly automated and mechanized by the 1960s, by which time the ranch was partly owned by Mr. and Mrs. Orville Cummings. Lucy Cummings was the daughter of George Sawday, owner of a vast cattle empire. Sawday began acquiring portions of Santa Ysabel in the mid-twentieth century, and his interest passed to his daughter and son-in-law upon his death in 1949. Throughout this period, partial ownership of the ranch was retained by Philip Moretti, the Estate of Ermalinda Moretti, and Victor Cauzza. According to an undated newspaper clipping circa 1962, Cauzza was the ranch manager and lived at the main dairy complex with his wife and stepchildren. In 1965, livestock at the Santa Ysabel Ranch, Inc. included herds of both beef and dairy cattle. Victor Cauzza was president and manager, and Orville Cummings was secretary-treasurer. Cauzza died in 1991 at the age of 87. Dairy operations continued at Santa Ysabel through the early 1990s until grazing became the primary focus of the Cauzza family descendants who continued to own and manage the land.⁵⁶

In addition to Rancho Santa Ysabel, several large historic tracts in San Diego County remained cattle ranches well into the 20th century including Jamul, Cuyamaca, Laguna, Santa Maria (Ramona), San Vicente, San José (Warner's) and San Felipe. Following World War II, population growth and escalating land values began putting tremendous pressure on the cattle industry of Southern California. Many ranches, held by the same families for decades, were subdivided to distribute to children and grandchildren. Often the descendants had no interest in ranching and sold off their portions to developers, and the vast majority of San Diego County's coastal ranchlands such as Rancho Penasquitos and Rancho Bernardo were consumed over time by suburban growth. Only a few small family-owned cattle enterprises in inland areas such as

⁵² 1930 Fifteenth (15th) Census of the United States 1930: Population.

⁵³ Chain Tech, p2.

⁵⁴ *San Diego Tribune* (San Diego), 10 November 1955: p. a-39 (column 1).

⁵⁵ Chain Tech, p2.

⁵⁶ Wade, 73-74.

western Santa Ysabel, Campo and Witch Creek managed to survive.⁵⁷ The majority of the remaining backcountry ranchlands were sold to land preservation conservancies and public agencies. Jamul, Ramona, portions of the original Cuyamaca, Santa Ysabel, San Felipe, and Vallecito Ranches were purchased by California State Parks, California Department of Fish and Game, the County of San Diego, and The Nature Conservancy. Warner's Ranch, now owned as a watershed by the Vista Irrigation District, is still used for dairy cattle grazing and is one of the few large-scale cattle operations remaining within the entire county. The non-profit Save Our Heritage Organization (SOHO), in a lease agreement with the Vista Irrigation District, has been operating Warner's Ranch House as an interpretive house museum since June 2013.

Beginning in 2000, with what was dubbed the "Sentenac Acquisition," thousands of acres of eastern San Diego County's historic ranchlands were transferred from private to public ownership. The Colorado Desert District of California State Parks initially purchased part of the original San Felipe Ranch, followed shortly after by the acquisition of the Lucky 5 (originally a part of the Harper Ranch), then the Tulloch Property (originally part of the Cuyamaca Rancho), and the Vallecito Property (originally a part of the Campbell Ranch). The California Department of Fish and Game and the County of San Diego purchased other ranchlands throughout the eastern county including the Barnett, the remainder of the San Felipe, the Santa Ysabel and Monte Vista Ranchos. At that time, the remnants and ambiance of nearly two centuries of ranching history still existed on these properties in the form of residences, barns, outbuildings, windmills, water tanks, drinkers, troughs, reservoirs, water flumes, land clearing equipment, feeders, corrals, loading chutes, squeeze chutes and fences. Sadly, massive wildfires in 2003 and 2007 wiped out many of these features. Over two days in October 2003, all of the wooden structures on the Tulloch property, the Lucky 5 property and the Cuyamaca Rancho were destroyed by the Cedar fire. Another devastating fire season in 2007 (including the Witch and Poomacha fires) caused a second major loss of buildings and structures from the historic cultural landscape.⁵⁸

Due to wildfires and the inevitable ravages of time, the physical remnants of the backcountry's historic past have become increasingly scarce. The Santa Ysabel General Store and Hoover Barn, which have stood at the same location for well over 100 years, are two of the most significant surviving reminders of the early agricultural and community development of Santa Ysabel and the greater history of San Diego County.

⁵⁷ Wade, p.ii-iii (Abstract).

⁵⁸ Wade, 2-3.

Significance:

Based on historical research and site analysis, the Santa Ysabel Hoover Barn demonstrates eligibility for the San Diego County Local Register under Criteria V(b)(1) and V(b)(3). At present time, insufficient information has been found to support findings of significance under Criteria (2) and (4).

Built c. 1895, the Hoover Barn has a considerably early construction date for resources found within San Diego County. Evaluated within the context of Agriculture and Homesteads (1870-1920), the Barn expresses local historic register eligibility under Criterion V(b)(1) for having made a significant contribution to the history of Santa Ysabel through its direct association with the early ranching and agricultural development of the community. Further register eligibility is demonstrated under Criterion V(b)(3) for the structure's embodiment of the distinct characteristics of a late 19th century Dutch style barn, an early and rare building style and type for the San Diego region.

The Hoover Barn is not known to be associated with any person considered important to the history of San Diego County under Criterion V(b)(2). In 1885, Charles Martin, one of the founders of the Santa Ysabel Dairies, acquired the land upon which the Townsite of Santa Ysabel would be formally established in 1896. Historic photographs going back to the 1890s identify the structure as the "Hoover Barn." David Leonard Hoover, a leaseholder who operated the Santa Ysabel General Store, is the person who was likely responsible for the Barn's construction around 1890. Based on historical research, neither Martin nor Hoover appears to be considered historically important figures within the community, region, state or nation.

Finally, beyond its notable pre-1900 construction date and scarce architectural style and building type, the resource appears ineligible for designation under Criterion V(b)(4), for being unlikely to yield further information that might be considered important to history or prehistory.

Criteria Evaluation

Criterion V(b)(1): Resources associated with events that have made a significant contribution to the broad patterns of California or San Diego County's history and cultural heritage.

The c. 1895 Hoover Barn is a rare example of the Dutch barn style and one of few extant 19th century barns located within San Diego County. The structure represents the backcountry's historically vast ranching and agricultural uses, illustrating part of a broad pattern in the overall development of the county. The Hoover Barn's close association with early agriculture in Santa Ysabel makes it a significant contributor to local history under Criterion V(b)(1).

The small and unincorporated village of Santa Ysabel is located between Ramona and Julian. It was formally established in 1878, many years after the founding of the Santa Ysabel Asistencia in 1818. The Asistencia, situated to the north along today's Highway 79, was a sub-church (or outpost) of the Mission de Alcala in San Diego. A few years after its founding, the site encompassed a modest-sized chapel, a scattering of houses, a granary and a cemetery. Approximately 450 Native Americans lived there. The Asistencia slowly began to deteriorate

with the secularization of the missions under Mexican rule beginning in 1833. The Native Americans remained in the area.

Most ranchos in San Diego County were granted during the Mexican Period. Rancho Santa Ysabel was granted to Jose Joaquin Ortega and his son-in-law Edward (Eduardo) Stokes in 1844, just a few years prior to the Mexican-American War (1846-1848). In 1846, General Kearny's army traveled through Santa Ysabel on their way to San Pasqual. With the discovery of gold and subsequent flood of migrants into California during the early years of the American Period, Santa Ysabel became part of the bypass route from Warner's Ranch to Del Mar on the final leg of the Southern Overland Trail. The U.S. government confirmed the Mexican Ranchos in 1859, but conveyable titles were not acknowledged until after 1872, once the General Land Office surveys had been certified. The Ortega-Stokes family, prior to confirming their grant, sold Santa Ysabel in 1852 to Susan McKinstry whose family used it as a military supply depot until Antonio Ortega eventually reclaimed the property.⁵⁹ In September 1863, the Ortega and Stokes families sold Rancho Santa Ysabel to L.G. Jarger (alternatively spelled "Yager") who sold the land to Colorado River boat captain Alfred Henry Wilcox a few years later on June 1st, 1869.⁶⁰

Prior to Captain Wilcox's death, Rancho Santa Ysabel was used primarily for cattle and other livestock grazing. In 1885, Charles Martin and a group of investors from Northern California purchased the ranch from Wilcox's estate and established the Santa Ysabel Dairies, a large-scale operation spanning multiple facilities located throughout the vast valley. By the early 1890s, the town and its dairy industry were represented by just a small number of buildings. The Santa Ysabel Indian Reservations had been established and, in addition to the Hoover Barn, there were several buildings along Highway 78 including the Santa Ysabel General Store and an adjacent hotel. The earliest known photograph of the Barn, hand-dated 1890, is from this period. Another early image from the Union Title and Insurance Company Collection, dated 1895, also shows the resource. Its large size and distinctive style cause it to stand out clearly in early pictures such as these and, more than a century later, it is still among the tallest and most visible structures in the valley. Having retained an exceptionally high degree of integrity, the Hoover Barn's original use and connection to the early agricultural history of Santa Ysabel are still easily recognizable today. (For more information supporting local historic register eligibility under Criterion V(b)(1), please see *Santa Ysabel Historical Context*.

Criterion V(b)(2): Resources associated with the lives of persons important to our past, including the history of San Diego County or its communities.

Historical research has not determined a significant association under Criterion V(b)(2) between the Santa Ysabel Hoover Barn and the lives of persons considered historically important to San Diego County or beyond.

Historically referred to as the "Hoover Barn," the structure was likely constructed by David Leonard ("D.L.") Hoover. Hoover was the manager of the Santa Ysabel General Store and hotel. He lived in Santa Ysabel for approximately a dozen years with his wife Cornelia, his

⁵⁹ Lynne Newell Christenson, Ph.D., and Ellen L. Sweet, *Images of America: Ranchos of San Diego County*. (California: Archadia Publishing, 2008), p. 91.

⁶⁰ Chain Tech, Chain of Title for APN 248-047-02, prepared by Kirk Kiely, 2016, p1.

daughters Myrtle and Lorena, a boarder, and a male servant from China.⁶¹ ⁶² According to the *San Diego Union Tribune*, the family moved from the City of San Diego to Santa Ysabel in February 1891 to take over management of the Store, where Hoover continued his trade as a druggist.⁶³ According to the U.S. Census of 1900, he was operating the store as his primary occupation and renting a house nearby.⁶⁴ The 1904 City Directory, however, shows the Hoover family living back in downtown San Diego in a house they owned, and the occupation of David Hoover listed as real estate agent.⁶⁵

Criterion V(b)(3): Resources that embody the distinctive characteristics of a type, period, San Diego region, or method of construction, or represent the work of an important creative individual or possesses high artistic values.

The c. 1895 Hoover Barn is eligible for local historic designation under Criterion V(b)(3) as a rare example of 19th century Dutch style barn. The Dutch barn style typically demonstrates broad gabled roofs, corner stock doors, clapboards and center wagon doors. The style also features a distinctive H-shaped structure providing a rigid core to support a broad gabled roof and walls, plus a spacious center aisle with a plank floor for unloading wagons and threshing grain. Livestock was typically kept on one side of the barn while hay and feed were located on the opposite side.

The Hoover Barn is a large two and one-half story structure on the west side of Washington Street in Santa Ysabel. The resource embodies the distinctive features of its historic building type and style including redwood H-frame, central hall plan, four bays, and upper and lower lofts. It has a poured concrete and fieldstone foundation. The exterior is clad in board-and-batten siding. The front-gabled roof is a steeply pitched with a shed roof extension, covered in composition roof shingles. The primary entrance is on the eastern elevation with a small (approximately 25') setback from the road. Sliding wood doors to accommodate a wagon are centered beneath the gable on either end. Casement windows are composed of wood sash. Other features include a protruding vent or cupola at the center of the gable roof, and a hayloft correlating to the hayloft door and a pulley attachment beneath the apex of the front gable along Washington Street.

Restored in 2014-2016 by its owner Save Our Heritage Organisation, the Hoover Barn retains an exceptionally high degree of historic integrity and serves as an excellent example of 19th century Dutch barn style, an extremely uncommon historic building type and style for San Diego County.

⁶¹ Fisher, Ward and Pomeroy; San Diego City and County 1899-00 Directory, (Baker Brothers Printers, San Diego: 1899) p 73.

⁶² 1900 Twelfth Census of the United States 1900: Population. Microfilm for San Diego County, California. Located at San Diego Public Library, Newspaper Room.

⁶³ California State Library, 1892 and 1894 *Great Registers, 1866-1898*. Collection No. 4-2A, CSL Roll No.: 40; FHL Roll No. 977095; San Diego County Directory Company, San Diego City and County 1894 Directory, p 98.

⁶⁴ 1900 Twelfth Census of the United States.

⁶⁵ San Diego Directory Company, San Diego City and County 1904 Directory, (Frye, Garrett & Smith, San Diego: 1904) p 247.

Criterion V(b)(4): Resources that have yielded or are likely to yield information important in prehistory or history.

While rare for San Diego County due to its considerable age and uncommon Dutch Barn architectural style, the Hoover Barn does not appear eligible for designation under Criterion V(v)(4) for being unlikely to yield any further information important to history or pre-history.

Evaluation of Integrity:

In addition to meeting at least one of the Criteria of Significance, a resource must retain integrity to be awarded landmark status on the San Diego County Local Register. The County defines integrity as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”⁶⁶ A resource must retain enough of its historic character or appearance to be recognizable as historic and to convey its significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association, and it is judged with reference to the particular criteria under which it is proposed for eligibility.

The Hoover Barn’s intact 1890s agricultural character and Dutch barn style clearly convey its significance and make it easily recognizable as a historic resource. The structure was restored in 2014-2016 and retains an exceptionally high degree of historic integrity. Performed by the property’s owner, Save Our Heritage Organization, the restoration followed the *Secretary of the Interior’s Standards for Preservation* and included the following work: re-roofing and replacing missing and rotted roof structure materials; repairing the original roof vent; re-installing electrical wiring (removed previously by the County); replacing missing original wood siding that had been replaced with plywood over the years with period correct materials; replacing numerous missing battens with period-salvaged material; recreating missing doors; repairing windows; repainting the exterior in the original color; restoring the missing character-defining doorway on the front left of the building; repairing or replacing in-kind any broken or removed railings, steps and flooring; removing any non-historic materials; and replicating and replacing missing or damaged trim on doors, windows and eaves.

Following is an evaluation of the Hoover Barn under each of the seven aspects of integrity, supporting the eligibility of the resource for historic register designation under County of San Diego Local Criteria V(b)(1) and V(b)(3):

Location: Location is defined by the National Park Service (NPS) as the “place where the historic property was constructed or the place where the historic event occurred.”⁶⁷ Integrity of location strongly supports the Local Register eligibility of the Hoover Barn under Criteria V(b)(1) for having made a significant contribution to the broad patterns of San Diego County’s early agricultural history and cultural heritage. According to archival research and historic photographs, the resource was constructed c. 1895 on its original and current site on Washington Street, behind the Santa Ysabel General Store within Santa Ysabel’s town center. In addition to being a rare example of the Dutch barn style, it is one of only a few extant 19th century barns in all of San Diego County. Still standing in its original location after more than a century, the Hoover Barn is a clear representation of the backcountry’s vast ranching and agricultural uses.

Design: Design is defined by the NPS as the “combination of elements that create the form, plan, space, structure, and style of a property.” Restored in 2014-2016, the Hoover Barn retains full design integrity, strongly supporting Local Register eligibility under Criterion V(b)(3). The

⁶⁶ San Diego County Historic Site Board, *Information Required for Landmarking Applications*, Revised January 17, 2014, p. 4.

⁶⁷ National Park Service, www.nps.gov/nr/publications/bulletins/nrb34/nrb34_8.htm

structure's design embodies the distinctive characteristics of an 1890s Dutch style barn. According to historic photographic evidence, there have been no major material or design changes to the Barn since its late 19th century construction date. All major stylistic elements creating its form, plan, space, structure and style remain intact.

Setting: Setting is defined by the NPS as the “physical environment of a historic property.” The physical environment of the Hoover Barn is the agricultural setting of Santa Ysabel and San Diego County's rural backcountry. Much as it was more than a hundred years ago, Santa Ysabel remains a small community with only a small scattering of commercial buildings and residences surrounded by open land. The Hoover Barn is still one of the town's largest structures and is highly visible from a number of distant and nearby vantage points. The intact rural-agricultural setting provides a historically appropriate physical environment for the resource to clearly convey its significance under Criteria V(b)(1) and V(b)(3).

Materials: Materials are defined by the NPS as the “physical elements that were combined or deposited during a particular period of time and in a pattern or configuration to form a historic property.” The Hoover Barn retains an exceptionally high level of material integrity, supporting historic designation eligibility under Criterion V(b)(3) for its clear embodiment of the rare Dutch Barn architectural style. Restored in 2014-2016, the historic features and majority of original construction materials from the late 19th century are intact including the foundation, wood-framing, and other wooden elements such as the roof vent, siding and battens, doors, windows, railings, steps and flooring. Any non-historic materials were removed during the restoration, while any missing or damaged original materials were replaced in-kind with salvaged materials or historically accurate recreations.

Workmanship: Workmanship is defined by the NPS as the “physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” Supporting Local Register eligibility under Criterion V(b)(3), the Hoover Barn demonstrates integrity of workmanship in its rare Dutch Barn architectural style and building type. The large quantity of original building materials surviving from the late 19th century and still in excellent condition is indicative of the high level of workmanship that was initially employed in the Barn's construction.

Feeling: Feeling is defined by the NPS as the “property's expression of the aesthetic or historic sense of a particular period of time.” The Hoover Barn is one of the largest and most visible structures in Santa Ysabel. The retention of its original character-defining architectural details contribute to a notable sense of authenticity, making it easily recognizable as historic and allowing it to convey significance as a contributor to the early agricultural history of Santa Ysabel and cultural heritage of San Diego County, and as a rare example of a late 19th century Dutch style barn. Intact historic “feeling” supports eligibility of the Hoover Barn under Local Criteria V(b)(1) and V(b)(3).

Association: Association is defined by the NPS as the “direct link between an important historic event or person and a historic property.” Based on extensive research, no important historic events or persons are linked to the Hoover Barn that would qualify the resource under additional designation criteria. However, the structure retains an exceptionally high degree of overall integrity, appearing nearly exactly as it did during its initial 1895-1920 period of significance.

Easily recognized for its function as a barn, the resource is therefore further supported for designation under Local Criteria V(b)(1) for having a close association with the early agricultural development and cultural heritage of Santa Ysabel and the San Diego region.

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Appendices:

- A. Hoover Barn Chain of Title & Property Deeds
- B. Hoover Barn Legal description
- C. Historic Hoover Barn Photographs
- D. Current Hoover Barn & Site Photographs
- E. Aerials, Site Maps & Floor Plans
- F. Newspaper Articles

Appendix A: Hoover Barn Chain of Title & Property Deeds

Chain of Title

* notes document is included within this Appendix

<u>Date</u>	<u>Document</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Book/Page or Document #</u>
*9/12/1863	Deed	Ortega, Jose Joaquin Stokes, Eduardo Stokes, Rudolfo	L. G. Jarger	2/90
*6/1/1869	Deed	L. G. Jaerger	Wilcox, A. H	5/446
*6/22/1872	Patent	United States	Ortega, Jose Joaquin Stokes, Eduardo Stokes, Rudolfo	1/72
*4/24/1885	Deed	Estate of Alfred. H. Wilcox	Martin, Charles	49/280
5/8/1922	Deed	Martin, Charles	Moretti, Ermelinda	885/481
*3/10/1932	Deed	Moretti, Ermelinda	Moretti, Felix	99/116-122
*6/24/1932	Deed	Moretti, Felix	Moretti, Ermelinda	130/253-255
10/8/1964	Probate Case #12655	Estate of Ermelinda Moretti		
*8/29/2014	Deed	County of San Diego	San Dieguito River Valley	374745
*10/6/2014	Deed	San Dieguito River Valley	Save Our Heritage Organisation	432504

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Photographed By T. MILLER, Deputy Recorder

The United States of America.
To all to whom these presents shall come
Greeting.

Whereas it appears from a
duly authenticated manuscript filed
in the General Land Office of the Uni-
ted States, that pursuant to the pro-
visions of the act of Congress approved
the third day of March one thousand
eight hundred and fifty one entitled
"An act to ascertain and settle the Pro-
bate Land Claims in the State of Cal-
ifornia," Jose Joaquin Ortega, and
Eduardo Flores, as Claimants, filed
their petition on the 25th day of May,
1852, with the commissioners to ascertain
and settle the private Land Claims
in the State of California, sitting as at
Board in the City of San Francisco, and
on the 16th day of February, 1853, Jose
Joaquin Ortega, and Rufugio Flores,
widow of Eduardo Flores deceased, and
Celedonio, Alfredo and Eduardo Flores, minor
children of the said Eduardo Flores, de-
ceased, filed and commenced petition
with the commissioners, aforesaid, in which
petitions they claim the confirmation
of their title to a tract of land called Santa
Barbara, containing four sitios de gan-
ado mayor, more or less, situated in
the County of San Diego and State afo-
resaid, said claim being founded on a
Mexican grant to Jose Joaquin Ortega
and Eduardo Flores made on the
4th day of November, 1844, by Manuel
Micheltreus, then Governor of the De-
partment of California, under the name
the Board of Land Commissioners afo-
resaid by them rendered on the 19th

day of September 1854, perfected said claim, which decree, or decision having been taken by appeal to the District Court of the United States for the Southern District of California, the said District Court on the 17th day of March, 1858, in the cause entitled "Joaquin Ortega et al appellants vs. The United States, appellees," rendered its decision, as follows to wit: It is, ordered, adjudged, and decreed that the decision of said Board of Land Commissioners, be and the same is hereby reversed, and that the claim of appellants is good and valid in law, and the same is hereby confirmed to them as follows: The lands of which confirmation is hereby made is situate in the County of San Diego, State of California, called "San Gabriel" containing 11 square leagues of land and no more within the boundaries described on the Grant and Map filed in this cause, to wit: bounded by San Jose on the punto del Carrizito, the Valencian, the Comarca, and the Battalion and for a more particular description of which reference is here made to the additional Map and evidence filed in Court on the 10th March A.D. 1857. Provided the land of which confirmation is hereby made is of the extent of four square leagues and no more within the boundaries above described if such quantity be therein contained, but if there be a less quantity, then confirmation is hereby made to such less quantity, and thereafter the mandate of the Supreme Court of the United States, affirming the said decree of the District Court



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as aforesaid having been presented to the District Court of the United States, for the District of California, the following proceedings, was had in said Court, on the 1st day of May, 1867, as follows, to wit:

The United States vs. Jose -
Joaquin Ortega et al, 191 F.C. And
note, at this day on motion of Hon-
"cocks, and whereas at one Intermediate
term of the United States District Court
for the Southern District of California,
"on the 1st day of May 1867, an appeal
in the above cause from the decision
"of the said Court, confirming the claim
of appellants was allowed, and a writ
"by mandate from the Supreme Court of
the United States, affirming the said
decision confirming the claim of the
appellants has been filed in this Court
to give therefore it is hereby ordered that
the order of the said Court, ordering an
appeal to the Supreme Court of the
United States as aforesaid be vacated
and that the said appeal be dismissed and
that the claimants be and are hereby
allowed to proceed under the decree of
the said Court as under a final decree
whereby the proceedings of Court upon
title, became final. And whereas under
the 13th Section of said act of 3^d March
1851 and the supplementary legislation con-
in accordance with the proceedings had
pursuant to said act, and supplemental
legislation that has been reported in
the general Land Office, a return with
the descriptive notes and plat of the survey
of the said claims confirmed as aforesaid
authenticated by the signature of the



United States Survey or General of the
 State of California, which descriptive
 notes and plat are in the words and
 figures, as follows, to wit: Beginning at a
 point marked S. S. 1. in mound of rocks
 station number one of the Rancho San
 Jose del Valle, standing about two chains
 West of the road from Santa Yvel
 to San Jose del Valle, or Warner's Rancho,
 in the gap between the north end of
 Gavilana valley and the southern edge
 of San Jose Valley, from said point, a
 line of oak stump, four feet high bears west,
 distant twenty links, thence according to the
 true meridian, the variation of the magnetic
 needle, being thirteen degrees, thirty minutes
 East, North twenty degrees, forty five min-
 utes East, along line of Rancho San Jose
 del Valle, At two chains and fifty links
 road from San Diego to Fort Yuma on
 the North. Eight chains to a Black
 Oak tree fifteen inches in diameter
 marked S. S. A. 2. Station. Thence bearing
 Rancho San Jose del Valle, South forty-two
 degrees East. At two chains corner of oak,
 eight links wide, corner North East, and to
 base of a mountain, the face of which is
 covered with dense chemical brush, thence
 along base of same in edge of chemical, At
 fifty five chains. Anderson house bears
 West about seven chains, distant. At eighty
 chains Ranch house bears West about
 forty chains distant. This house is inside
 field enclosing the Valley and extending
 Northward to within some ten chains of the
 corner house, Southward from Ranch house
 about fifty chains, the house being at the
 West edge, and road at the East edge of
 valley outside of fence. One hundred

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"and, thirty three chains to mound
 of rocks Station. Thence South thirty
 five degrees; forty five minutes East six
 chains to a White Oak tree, thirty six
 inches in diameter marked S. N. 3
 Station at base of mountain, about two
 chains East of road and fence, thence
 South forty seven degrees, thirty min-
 utes East. At first chains opposite
 South end of field and fence, running
 South westerly across Valley. At
 thirty one chains and twenty links
 White Oak twelve inches in diameter.
 Forty nine chains to mound of rocks
 Station, from which a Sycamore tree,
 twenty six inches in diameter, runs
 South twenty seven degrees East, eight
 links distant, thence, along base
 of mountain, South thirty five degrees
 forty five minutes East, six chains
 to mound of rocks, Station, thence
 South eighty degrees East, seven chains
 to a Black Oak tree, forty inches in
 diameter marked S. N. 7 Station
 on South West face of mountain, some
 six chains North Easterly from Pro-
 dian magnolia and Gardens in
 canyon head of Cypress Valley, about
 ten chains wide, thence South forty five
 degrees; thirty minutes East. At four
 chains and fifty links head of stream
 about four links wide, course West.
 At five chains and fifty links head
 of stream about four links wide, course
 West North West. At six chains and fifty
 links to Black Oak tree, fifteen inches
 in diameter marked S. N. 8 Station
 on South West face of mountain.
 Thence South eleven degrees thirty min

"ites East. At two chains cross the
 "in six links wide course West. At four
 "chains intersects line between Township
 "Elven and Twelve, South, in Range
 "Three East of San Bernardino Meridi-
 "an, thirty four chains East of corner
 "to sections four, five, thirty two and thirty
 "three. Run chains and fifty links
 "to Black Oak fifty inches in diameter
 "marked S. V. 5th Station. Thence along
 "the South West base of mountain and
 "arguably side of ravine or canon, South
 "thirty two degrees, thirty minutes East
 "One hundred and two chains, to a
 "post in mound of rock, S. V. 5th Station
 "from which in 1861, the Black Oak five
 "teen inches in diameter, bears North
 "seventeen degrees, thirty minutes East
 "fifty five links distant, and a dou-
 "ble White Oak twenty inches in diam-
 "eter bears South thirty eight degrees East
 "fifty two links distant. The canon from
 "Carusita valley to Santa Isabel has
 "four another from the South East coming
 "from the direction of the Volcano valley with
 "canarrows with water in places, which
 "have culms to the South West around a
 "high isolated mountain, well timbered
 "and at a distance of a half mile, enters
 "the Valley of Santa Isabel. Thence along
 "the South West base of the mountain and
 "eastly edge of the canon, leading to the
 "Volcano valley, about twelve chains from
 "corner of section. South fifty eight degrees
 "thirty minutes East. At nine chains and
 "fifty links cross road course East. At
 "fifteen chains, cross same road course,
 "West and thence South East. At fifty four
 "chains and fifty links, White Oak tree

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"Twenty inches in diameter marked
 "S. 119' Station, on South West slope
 "of mountains, some twelve chains from
 "base. Thence South twenty nine degrees
 "East, thirty eight chains to a rock four-
 "teen inches long, ten inches wide, and ei-
 "ght inches thick. Station, about forty ch-
 "ains North from the junction of a stream
 "from the East, with the Santa Isabel
 "creek coming from the South East. Thence
 "along South West face of mountain,
 "South sixty three degrees East. One hun-
 "dred and forty six chains, and thirty
 "links, to post marked S. 13' in rock. Mon-
 "day, at corner to sections thirteen, eighteen
 "nineteen, and twenty four of Township seven
 "South Range Three and Four East. Station
 "on Hill side, sloping towards the Volcano
 "Valley on the South; a double Oak fifteen
 "inches in diameter bears South forty five
 "degrees West, ninety two links distant.
 "Thence East. At five chains arrive fifty
 "links wide runs South to the Volcano
 "valley. At nine chains, J. Ph. H. Garofalo's house
 "in the volcano valley. Bears South forty
 "eight degrees East, ruins of adobe house
 "near a large spring on the South of
 "the volcano valley, bears South thirty six
 "degrees East. At twenty three chains to
 "fifty links, cross trail running South
 "East and North West. At fifty nine chains
 "enters the North branch of the Volcano -
 "Valley. At sixty one chains, trail in valley
 "runs North East and South West. The
 "adobe ruins bear South five degrees
 "East. At sixty four chains and fifty
 "links, creek ten links wide runs South
 "East. At sixty eight chains leaves Valley
 "and ascends. At twenty five chains

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J. W. Carralls house bears South
 forty-nine degrees, thirty minutes West
 eighty chains to a post marked S. U. 14.
 in mound of quartz rock. Station, on
 hill side sloping West, from which
 Carralls house bears South fifty three
 degrees West. Thence, descending South
 forty one degrees, thirty eight minutes west
 At thirty two chains enters Volcano valley
 At fifty chains and fifty links South
 branch of creek runs West. At sixty one
 chains and fifty links line starts in
 a pointed matata stone, from which
 Carralls house bears North seven de-
 grees, thirty minutes East and runs
 from Volcano to Enyuma. At sixty
 three chains leave Volcano valley and
 ascend to rolling, grassy hills. One
 hundred and twenty chains and
 forty seven links to post marked S.
 U. 15 and 16. 191 in mound of rocks.
 Ten chains South of corner to sections
 riparian, twenty four, twenty five and
 thirty of Townships Indian South Ranges.
 Three and four East, Station, and Sta-
 tion number one of the Rancho Cuy-
 anaca, from which an Elder tree four
 inches in diameter bears North twenty two
 degrees East, one hundred and twenty
 seven links distant. Thence West. At thirteen
 chains and twenty five links new road
 from Indian to Volcano runs North and
 South. At fifty eight chains descends to
 a cañon. At fifty four chains and
 fifty links bed of cañon runs South
 At thirty three chains valley ascends. At twenty
 eight links of ridge road descends. Fifty
 chains to post marked S. U. 16 and 17.
 At 17.1 to 18.1 road runs along willow beds

Station, and Station number two of the
 Rancho Cuernavaca, at foot of hill on East
 side of creek running North. Thence North
 ascending East side of ravine, at junction
 "chains road runs North East and South
 West. At forty eight chains top of small sugar
 "loaf hill. Sixty chains to post marked S.
 "N. 17' and E. 4. 3' in rock marked Station
 and Station number three of the Rancho
 Cuernavaca, on the East side of a low
 ridge. Thence South sixty two degrees West
 At twenty chains top of ridge road, descend
 ds. At thirty chains creek fifteen links
 wide, at foot of hill, runs South to Spencer
 gulley. At forty chains road from Volcanso to
 Spencer gulley runs North and South. At
 seventy chains leaves valley and descends to
 low brushy hills. At one hundred and two
 "thirty two chains road from Santa Isabel
 to Cuernavaca, course North West and Sou
 th East. At one hundred and thirty five cha
 ins creek, twenty links wide runs South.
 At one hundred and forty chains trail from
 Santa Isabel to Cuernavaca. At one hun
 dred and fifty three chains post marked E.
 "4. 4' of the Rancho Cuernavaca in plain two
 "miles. At two hundred and fifty chains on top
 of a grassy hill South of Santa Isabel
 gulley. At two hundred and thirty nine chains
 "with hardy tree links to post marked S. 4. 18'
 in rock marked Station, on top of brushy me
 sa. An Oak twelve inches in diameter bears
 South sixty three degrees East, one hundred
 "and forty two links distant. S. 100. South 63
 "eighty four degrees. fifteen minutes West. At
 twenty seven chains leaves brushy mesa and
 "descends towards small valley. At forty chains
 foot of hill and enters valley running South
 West. At fifty two chains and fifty links road

"From Ballenas to Santa Chabel course
 North, East, and South West. Forty five chains
 to post marked, S. N. 19 in rock mound station
 in the valley twenty links West of a deep gulch
 An Oak twenty four inches in diameter bears
 North twenty nine degrees West, one hun-
 dred and eighty four links distant. The South
 West corner of Township Twelve, South Range.
 Three East bears South fifty one degrees fifteen
 minutes West, seventy four chains distant.
 Thence North. At two chains leaves valley and
 ascends rocky ridge. At thirty chains top of ridge
 ascending East, and West, descends. At sixty
 four chains foot of ridge and small ran-
 vine running West towards Ballenas. One
 hundred chains to post marked, S. N. 21 in
 stone mound, on West slope of a rocky
 ledge. Station from which an Oak tree fif-
 teen inches in diameter bears North fifty
 five degrees, thirty minutes East, one hundred
 and eighty eight links distant. Thence North
 twenty four degrees West. At three chains
 descends. At thirty five chains crosses Santa
 Chabel creek fifteen links wide, crossing
 West. At eighty five chains enters small valley
 At ninety seven chains and fifty links rock
 five links wide, runs West in the valley. At
 one hundred and two chains leaves valley
 and enters low fields. At one hundred and forty
 chains and seventy links intersects Range
 line thirty four chains and ninety links Nor-
 th of corner to sections thirteen, eighteen, nine-
 teen, and twenty four of Township Twelve
 South Range Two and Three East. One hundred
 and twenty chains to post marked, S. N. 21 in
 stone mound on the South end of a large
 flat rock. Station, twenty chains West of cor-
 ner to sections seven, twelve, thirteen, and
 eighteen of Township Twelve, South Range

"Two and two East. Thence West over grassy, timbered hills. At twenty four chains
 in the ten links wide, runs South. Eighty
 chains to post marked S. N. 21' in earth mound
 and Station. Thence North, over grassy hills
 "Eighty chains to post marked S. N. 23' in
 "stone mound on West slope of low ridge
 "Station from which an Oak tree twenty
 "inches in diameter bears North four degrees
 "East forty seven links distant. Thence West
 "over grassy, timbered hills. Sixty chains to
 "post marked S. N. 24' in earth mound. Sta-
 "tion Thence North. At fifty chains trail from
 "Mesa Chiquita to Santa Maria course
 "South West and North East. At eighty chains
 "and fifty links corner to section two, then
 "thirty four and thirty five of Townships Et
 "ern and twelve South Range Two East
 "at ninety chains enters valley. At ninety eight
 "chains trail from Mesa Chiquita to Mesa
 "Grande course East and West. At one hundred
 "and seventeen chains fifty links creek to
 "creek links wide on North side of valley, runs
 "West. At one hundred and eighty chains
 "chains and fifty links trail course East
 "and West. One hundred and forty chains
 "and fifty links to post marked S. N. 25' in
 "stone mound on hill side, sloping South
 "Station from which an Oak tree twenty
 "four inches in diameter bears South five
 "degrees West one hundred and twenty
 "five links distant. Thence East a long hill
 "side sloping South towards Mesa Chiquita
 "Ninety five chains to post marked S. N. 26'
 "in stone mound. Station. Thence North. Ten
 "chains to post marked S. N. 27' in stone
 "mound. Station. Thence East on line to
 "ten sections twenty five and thirty six
 "over timbered grassy hills. Sixty two

Chains to post marked S. Y. 28 in stone mound at corner to sections twenty five thirty thirty one and thirty six Station on steep hill side, sloping East towards Carrizita valley. An Olds twenty inches in diameter. Head North one hundred and forty links distant. Thence North on line between Ranges Two and Three East Townships Eleven South passing along the eastern slope of the hills. Eighty chains to post marked S. Y. 29 in rock mound at corner to sections nineteen, twenty four twenty five and thirty of Townships Eleven South Ranges Two and Three East Station on rocky hill side. Thence descending by hill side South eighty eight degrees fifteen minutes East thirty six chains and thirty links to the point of beginning. Containing seven entire, thirty and, seven hundred and nineteen and forty hundredths acres and being designated upon the plats of the public surveys as Lot numbered thirty eight of Township Eleven South Range Three East Lot numbered thirty seven of Township Twelve South Range Two East Lot numbered thirty seven of Township Twelve South Range Three East and Lot numbered thirty eight of Township Twelve South Range Four East. San Bernardino Basins, Meridian.

L. S.

I, witness whereof I have hereunto set my hand and caused my seal of Office to be affixed at San Francisco, this ninth day of May A.D. 1871.

J. R. Gardewitz
J. W. S. Surveyor General
for California

Now know, Ye, That the United States of America, in consideration of the premises and pursuant to the provisions of the act of Congress aforesaid of 3^d March, 1857 and the legislation supplemental thereto, have given and granted, and by these presents do give and grant unto the said Jose Joaquin Ortega et al, and to their heirs the tract of land embraced and described in the foregoing survey, but with the stipulation, That in virtue of the 15th section of the said act, the confirmation of the said claim and this patent shall not affect the interests of third persons. To have and to hold the said tract with the appurtenances unto the said Jose Joaquin Ortega et al and to their heirs and assigns forever with the stipulation aforesaid. In testimony whereof, I, Ulysses S. Grant, President of the United States, have caused these Letters to be made Patent and the Seal of the General Land Office to be hereunto affixed.



C. B. Baynton

Given under my hand at the City of Washington the fourteenth day of May in the year of our Lord one thousand eight hundred and seventy two, and of the Independence of the United States the ninety sixth. By the President U. S. Grant By J. Parnish Secretary Recorder of the General Land Office.

Recorded Vol 8 pp 53, 106 inclusive

Filed for Record Jan 2nd 1872.

at 4th 55th M. A.M. and Recorded July 5th 1872.

at 1st 30th P.M. at the Registry of

Wm. H. Wilson



Photographed By M. DULAC, Deputy Recorder

John Rains deceased & al. to which a due reference
is made. and for & in consideration of the sum of One
dollar to be paid by Mr. Muncie Williams and Rains
residents of said Rancho, do hereby sell, assign, bar-
gain, transfer and set over unto said Mano Maria
de la Cruz, and pass into her immediate & absolute
possession, the following lot to wit
Block No. 5 and other parcels, which

All the Iron, Borax, Lead, and other minerals, what-
 soever being of the produce and growth of the Rancho
 of Coconingo, Verde River in my possession, as property
 of the Estate of John Rains, be the quantity of the same
 more or less. All the tools, carts, wags, and limning
and dipping machinery whatever and animals now
on the Rancho of Coconingo of said John Rains. — All the real
estate, houses and other live stock whatever of all classes
ago, and descriptions and whatever running or later
ago, bearing the brand P. and Ear Mark. (See the
 the brand of Ear Mark recorded in said Record and
 in the name of John Rains, July 12th 1857.) or other said
 brand or Ear Mark: Except such as the said live stock, as
 my countryman have been sold or otherwise disposed of by
 said Rains. Witness my hand and seal at the City and
 County of San Bernardino, California, the 18th day of
 March, 1863. — (I have been authorized on 2nd line 3rd page.)
 Josiah W. Dunlap. (Seal)

Elijah H. Dunlap, Esq.
Assignee in a file estate
of John Lewis, deceased

State of California
County of San Bernardino

[illegible]

these lot being the same as by deed of Charles Mackin
to John R. Smith of date August 11th 1861 recorded in the
County Recorder's Office of San Diego County in Book
5 of Deeds page 662 & 663.

And it is to be noted and decreed that the
the right title and interest therein and the same and what-
soever of the said John R. Smith had and held at the
time of his death of in and to a certain tract of land sit-
uate in the County of San Diego State of California known
as "Warner's Rancho" and hereafter described as well
and met in the Plaintiff's Maria Teresa Whigham's claim
as he separate and individual property free of all claim

demand and encumbrances that same was created by
an said husband John R. Smith last test of legal being
the same set up as a homestead for said John R. Smith
of Warner and wife by Commissioners appointed for
such purpose by the Mayor and City of the said County
District of the State of California of said San Diego County
in the County of San Diego to J. P. Warner Esq. which
partition by said Commissioners was filed and sent
to the County of San Diego in September 24th 1861 and
being the same land and interest in the said of the County
of San Diego County to John R. Smith of date September 8th 1861
recorded in the County Recorder's Office of San Diego County
in September 12th 1861 at 10 o'clock A.M. and the same
being all that part of the Rancho as well as San Jacinto
of the Plaintiff granted to John R. Smith of date
B. Edwards Surveyor of the Department of the Califor-
nia by Grant of June 8th 1861 and to said Warner
by the name of John R. Smith by agreement of date
Warner as witness to Grant of date November 28th
1864, which said Grant of date of two lines are

drawn and the said section corner and point
Rancho of said John R. Smith and San Jacinto
W. on the North side of the section corner and point to the
Southern boundary of the said Rancho and the said
standing

Warner's Rancho
in the County of San Diego State of California
known as "Warner's Rancho" and hereafter described as well
and met in the Plaintiff's Maria Teresa Whigham's claim
as he separate and individual property free of all claim

demand and encumbrances that same was created by
an said husband John R. Smith last test of legal being
the same set up as a homestead for said John R. Smith
of Warner and wife by Commissioners appointed for
such purpose by the Mayor and City of the said County
District of the State of California of said San Diego County
in the County of San Diego to J. P. Warner Esq. which
partition by said Commissioners was filed and sent
to the County of San Diego in September 24th 1861 and
being the same land and interest in the said of the County
of San Diego County to John R. Smith of date September 8th 1861
recorded in the County Recorder's Office of San Diego County
in September 12th 1861 at 10 o'clock A.M. and the same
being all that part of the Rancho as well as San Jacinto
of the Plaintiff granted to John R. Smith of date
B. Edwards Surveyor of the Department of the Califor-
nia by Grant of June 8th 1861 and to said Warner
by the name of John R. Smith by agreement of date
Warner as witness to Grant of date November 28th
1864, which said Grant of date of two lines are
drawn and the said section corner and point
Rancho of said John R. Smith and San Jacinto
W. on the North side of the section corner and point to the
Southern boundary of the said Rancho and the said
standing

State of California
County of San Bernardino

I, J. A. McHenry, Clerk
of the District Court of the First Judicial District of the
State of California, do hereby certify the above
and foregoing to be a full, true and correct copy of the
Original of said filed and Entered in my office in the
County of San Bernardino, on March 12th, 1863.

Witness my hand and the seal of said Court
this 12th day of March, 1863.
J. A. McHenry
Dist. Clerk

Received for record on Saturday the 19th day of Sep-
tember A.D. 1863, at 9 o'clock A.M. by the Clerk of the
County of San Bernardino, the 10th day of October, 1863, at 11 o'clock
A.M. at request of Robert R. Rains.

Wm. A. McHenry
County Clerk

This Indenture made this 1st day of March A.D. One thousand eight hundred and sixty three
between Alfred H. Smith Administrator of the Estate
of John Rains, deceased, late of the County of San Bern-
ardino, State of California, party of the first part, and
Maria Rains Williams de Rains, party of the second
part, both parties residents of the County of San Bernardino
in the State of California. Witnesseth, That whereas
in & by the District Court of the First Judicial District of the
State of California and the San Bernardino County, in an
action commenced therein pending, wherein the said party of the
second part was plaintiff and the said Alfred H. Smith
as Administrator as aforesaid and personation, the said
Children of John Rains, deceased to wit: Robert R. Rains,
Agnes Rains, Robert Rains, & John Scott Rains; and
James B. Winston were defendants, on and under the
twentieth day of March, A.D. 1863 made and entered in
in said Court the said party of the second part was the
right to the said estate of the said John Rains
time of his death.

fact of Benjamin M. Hartshorn and acknowledged to me that he subscribed the name of Benjamin M. Hartshorn, hereto as principal and his own name as Attorney in fact.

Witness my hand and official seal

SEAL

E. V. Joyce

Notary Public

State of California
County of Los Angeles

On this eighteenth day of April in the year 1885, before me, J. J. Warner a Notary Public, in and for Los Angeles County personally appeared E. D. Spence (executor of the last will and testament of Alfred H. Wilcox, deceased) personally known to me to be the same person described in whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same, as such executor.

Witness my hand and affix my official seal, the day and year above written.

SEAL

J. J. Warner
Notary Public

Received for record up, 24th 1885 at 11 o'clock A.M. at request of Wells Fargo & Co.

S. H. McDowell,

County Recorder,

By H. T. Christian, Deputy

4/24/1885

John Birmingham
E. D. Spence, Executors &c.

to

Charles Martin

This Indenture, made the Fifteenth day of April, in the year Our thousand eight hundred and eighty five, Between John Birmingham of the City and County of San Francisco, State of Calif.

State of Alfred H. Wilcox

Amia, E. M. Spencer, of the City and County of Los Angeles State aforesaid (as Executor of the last will and testament of Alfred H. Wilcox deceased) parties of the first part Benjamin M. Hartshorne, of the City, County, and State of California by the said John B. Hartshorne his attorney in fact and by virtue of a Power of Attorney, dated February 27th 1884, and Recorded in the Recorder's Office of San Diego, County, State aforesaid in Liber 12 of Powers of Attorneys page 244 parties of the second part, and Charles Martin, of Marin County, State aforesaid, parties of the third part.

(Whereas, Alfred H. Wilcox, late of the City and County of San Francisco, State aforesaid, did by his last will and testament, constitute the said parties of the first part Executors of said Will, and thereby empower the said executors to sell and dispose of the Real Estate, belonging to the said testator at the time of his death, said will having been admitted to probate, in the said City and County of San Francisco, and letters testamentary thereon having been issued on the fourth day of September, 1882, to the parties of the first part. And the said parties of the first part having sold, subject to the approval and confirmation by the Superior Court in and for the City and County of San Francisco, State aforesaid of the said sale to the said parties of the third part, certain Real Estate, hereunto described with the appurtenances. And having made return of their proceedings upon the said sale to said Court and a hearing having been had upon said return upon the sixth day of April A.D. 1883, that day having been fixed for said hearing by the said Court, and notice of said hearing having been duly given by the clerk of said Court by posting in three public places in said City and County, notices of the time and place of said hearing, and truly indicating the land sold, the sum for which the same was sold, and referring to the said return for further particulars as directed by the said Court and provided by law. And the said Court by an order and decree duly made on the sixth day of April aforesaid having approved and confirmed the said sale and well directed conveyances thereof to be executed by the said parties of the first part to the said parties of the third part a certified copy of which

said Order was on the 14th day of April A. D. 1855, recorded in the office of the County Recorder of the County of San Diego, State aforesaid, in Liber 49 of Deeds page 282.

Now This Indenture Witnesseth The said parties of the first part by virtue of the power and authority to them given by the said last will and its executors of the sum of Eight thousand Seven hundred and fifty dollars to them paid in lawful money of the United States of America, by the said party of the third part, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, release, convey and confirm unto the said party of the third part his heirs and assigns forever, One equal undivided fourth part of all the land and premises hereinafter described, Together with all and singular the hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

And also, all the estate right, title, interest, claim, and demand, whatsoever, both in law and equity, which the said testator had in his life time, and at the time of his decease, and which the said parties of the first part either of them have or hath by virtue of the last said will and testament or otherwise of or unto the same, and every part or parcel thereof with the appurtenances. And the said party of the second part for and in consideration of the like sum of Eight thousand Seven hundred and fifty dollars to him paid in lawful money of the United States of America by the said party of the third part the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, release, convey and confirm, unto the said party of the third part his heirs and assigns forever, One other equal undivided fourth part of all of said land and premises, together with all and singular the hereditaments, and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. The entire quantity of land & premises hereby conveyed being

One undivided half part of that tract of Land situated in

In the County of San Diego, State of California, known as the
 "Rancho Santa Isabel" containing four (4) square leagues
 of land; bounded by San Jose, in the front del Camerillo,
 the Volcan, Bacomica, and the Ballenas, and particular-
 ly described as follows, begining at a postmar-
 ked "S. J. 1." in mound of rocks, station number one of the
 Rancho San Jose del Valle, standing about two chains west
 of the road from "Santa Isabel" to San Jose del Valle
 in Warner Ranch, in the gap between the North end of "Con-
 sulta Valley" and the southern edge of San Jose Valley, from
 said post a Live Oak, stump four feet high to a West,
 distant ten links. Thence according to the true mer-
 idian, the variation of the magnetic needle being this day
 degrees, thirty minutes East, North twenty degrees, forty
 five minutes East, along line of Rancho San Jose del Valle
 at two chains and fifty links road from San Diego to
 Port Yuma course North eight chains to a Black Oak
 tree fifteen inches in diameter, marked "S. J. No 2." sta-
 tion. Thence leaving Rancho San Jose del Valle South forty
 five degrees East, at two chains crosses gulch, eight
 links wide, course North East, and to base of a Mountain, the
 face of which is covered with dense chumal brush, thence
 along base of same in edge of chumal, at fifty five chains
 Anderson's house to a West about seven chains, distant
 at eighty chains Rancho house to a West about forty dis-
 tant. This house is inside field enclosing the valley, and
 extending Northerly to within some ten chains of Ander-
 son's house Southerly from Rancho house about fifty chains
 the fence being at the West edge, and road at the East
 edge of Valley, outside of fence, one hundred and thirty
 three chains to mound of rocks station. Thence South
 thirty four degrees, forty five minutes East, six chains
 to a white oak tree, thirty six inches in diameter mar-
 ked "S. J. No 3." station at base of mountain about five
 chains East of road and fence. Thence South forty five
 degrees thirty minutes East, at five chains opposite South
 end of field and fence, ranging South Westerly across
 Valley. At thirty one chains and twenty links White
 Oak twelve inches in diameter. Forty nine chains to
 mound of rocks, station, from which a sycamore tree,
 twenty six inches in diameter, bears South twenty
 seven degrees East, eighty links distant. Thence along

base of mountain South, thirty five degrees forty five minutes East six chains to mound of rocks station.

Thence south eighty degrees East, seven chains to a Black Oak tree forty inches in diameter, marked "S. Y. 7" station, on South West face of mountain, some six chains North easterly from Indian Rancheria and gardens in cañon, head of Camiseta valley about ten chains wide.

Thence South forty five degrees, thirty minutes East at four chains and fifty links head of stream about four links wide, course West, at four chains and fifty links head of stream about four links wide course West, nine chains and fifty links to Black Oak tree fifteen inches in diameter marked "S. Y. 8", station on South West base of mountain. Thence South eleven degrees, thirty minutes East, at two chains crosses stream six links wide course West, at four chains intersects line between

Doniphan, Elmore and Fowler south in Range three East of San Bernardino Meridian, thirty four chains East of corner to sections four, five, thirty two and thirty three, seven chains and fifty links to Black Oak fifty inches in diameter marked "S. Y. 9" station.

Thence along the south west base of mountain and East, edge of same cañon south thirty two degrees, thirty minutes East, one hundred and two chains to a post in mound of rocks, "S. Y. 10" station from which a forked black oak fourteen inches in diameter bears North sixteen degrees, thirty minutes East forty five links distant, and a double white oak twenty inches in diameter bears south, thirty eight degrees East forty two links distant. The cañon from Camiseta Valley to Santa Ysabel here joins another from the South East coming from the direction of the Volcano Valley with an arroyo with water in places, which here comes to the South West around a high isolated mountain well timbered, and at a distance of a half mile enters the valley of the Santa Ysabel. Thence along

the south west base of the mountains and Easterly edge of the cañon leading to the Volcano Valley, about twelve chains from center of same, South fifty eight degrees thirty minutes East, at nine chains and fifty links crosses road course East, at fifteen chains crosses same road course West and thence South East, at fifteen

chains and fifty links (While oak twenty inches in diameter mostly six chains; a white oak tree twelve inches in diameter marked "S. Y. 9," station, on south West slope of mountain, some twelve chains from base. Thence south twenty nine degrees East, thirty eight chains to a rock fourteen inches long, ten inches wide, and eight inches thick, station, about forty chains North from the junction of a stream from the East with the Santa Yvabe, ^{over} coming from the South East. Thence along South West face of Mountain South, sixty three degrees East, one hundred and forty six chains and thirty links to post marked "S. Y. 13," in rock mound, at corner of sections thirteen, eighteen, nineteen and twenty four of Township Twelve, South, Range 2 and four East, station on hill side sloping towards the Volcanic Valley on the South, a double oak fifteen inches in diameter bears south forty five degrees West ninety two links distant. Thence East, at five chains same fifty link wide runs South to the Volcanic Valley, at nine chains J. V. Harrolls house in the Volcanic Valley bears South forty eight degrees East since of a lot near a large spring on the south of the Volcanic Valley bears South, thirty six degrees East. At twenty three chains and fifty links crosses head running South East and North West. At fifty nine chains enters the North branch of the Volcanic Valley. At sixty one chains trail in Valley runs northeast and South West, the trail runs bear south, five degrees East. At sixty four chains and fifty links, creek ten links wide runs South West. At sixty eight chains leaves Valley and ascends. At seventy five chains J. V. Harrolls house bears South forty nine degrees, thirty minutes West. Eighty chains to a post marked "S. Y. 14," in mound of Quartz rock, station on hill side sloping west, from which Harrolls house bears South fifty three degrees West. Thence descending South, forty four degrees, thirty eight minutes West. At thirty two chains enters Volcanic Valley. At sixty chains and fifty links, south branch of creek runs West. At sixty one chains and fifty links line stake in a pierced Matata Stone from

which Harrells House is on north six degrees,
 thirty minutes East, and road from Volcano to Guaymas
 (it sixty three chains leaves Volcano Valley and ascends
 to rolling grassy hills, one hundred and twenty chains
 and forty seven links to post marked "S. L. 15." and
 "C. No. 1" in mound of rocks, thence south of corner
 to section nineteen, to rule four, twenty five and thirty
 of Township One, South Range three and four
 East, Station and Station number one of the Rancho
 Guaymas from which an Elder tree four inches in
 diameter is on South twenty two degrees East, one
 hundred and twenty seven links distant. Thence west
 at seventy chains and seventy five links, new road
 from Julian to Volcano runs north and south, (it fifty
 eight chains descends to canon, (it sixty four chains
 and fifty links bed of canon runs South towards Spencer
 Valley, ascends. (it seventy chains top of ridge and
 descends, eighty chains to post marked "S. L. 16." and
 "C. No. 2," in rock mound among willow bushes station
 and station number one of the Rancho Guaymas, at foot
 of hill on East side of creek running South. Thence
 North, ascending East side of ravine, (it seventy chains
 road runs North East and South West. (it forty eight
 chains top of small sugar loaf hill, sixty chains to post
 marked "S. L. 17." and "C. No. 3" in rock mound, station and
 station number three of the Rancho Guaymas on the
 Eastern slope of a low ridge. Thence South Sixty two
 degrees West. (it twenty chains top of ridge and descen-
 ds, (it thirty chains creek fifteen links wide, at foot of hill
 runs south to Spencer Valley. (it forty chains road
 from Volcano to Spencer Valley runs North and South
 at seventy chains leaves valley and ascends to low
 bushy hills. (it one hundred and twenty two chains
 road from Santa Ysabel to Guaymas, course North
 West and South East. (it one hundred and thirty five
 chains creek twenty links wide runs south. (it one
 hundred and forty chains trail from Santa Ysabel to
 Guaymas. (it one hundred and fifty three
 chains post marked "C. No. 4" of the Rancho Guaymas
 in stone mound. (it two hundred and fifty chains
 on timbered grassy hills south of Santa Ysabel Valley
 three hundred and thirty nine chains and twenty

the links be post-marked "S. Y. 15." in rock mound station on top of brushy mesa, an oak tree four inches in diameter bears south sixty three degrees East one hundred and forty four links distant. Thence south eighty four degrees fifteen minutes West, at twenty four chains to brushy mesa and descends towards small valley. At forty chains foot of Hill and runs valley running south west. At forty five chains and fifty links road from Salinas to Santa Ysabel course North East and South West sixty four chains to post marked "S. Y. 19." in rock mound station in the Valley in rocky links West of a deep gulch. At that rocky four inches in diameter bears North seventy nine degrees West one hundred and sixty four links distant. The south west corner of Township in the south Range three East bears South fifty one degrees fifteen minutes West, six hundred and forty four chains distant. Thence North at two chains leave valley and ascends rocky ridge. At thirty chains top of ridge ^{running} East and West descends. At sixty four chains foot of ridge and small ravine running West towards Salinas. One hundred chains to post marked "S. Y. 20." in stone mound on West slope of a rocky ridge, station from which an oak tree fifteen inches in diameter bears North fifty four degrees thirty minutes East one hundred and sixty eight links distant. Thence north twenty four degrees West, at three chains descends. At thirty five chains crosses Santa Ysabel creek fifteen links wide, running West. At eighty four chains enters small valley. At ninety seven chains and fifty links creek five links wide runs West in the Valley. At one hundred and ten chains leaves valley and enters low hills. At one hundred and forty chains and seventy links intersects Range line thirty four chains and ninety links North of corner to sections thirteen, 18, nineteen and twenty four of Township twelve south Range two and three East one hundred and ninety chains to post marked "S. Y. 21." in stone mound on the south end of a large flat rock, station twenty chains West of corner to sections seven, twelve, thirteen, and eighteen of Township twelve, South Range two and three East.

Thence West, over grassy timbered hills, at twenty
three chains over the link, wide runs South eight
chains to post marked "S. 1/2, 22" in Earth-mound station.
Thence North, over grassy hills, eighty chains to post
marked "S. 1/2, 23" in rock mound on West slope of tan
sider station from which an oak tree twenty inches in
diameter bears north four degrees East forty seven
links distant. Thence West, over grassy timbered hills
eighty chains to post marked "S. 1/2, 24" in Earth mound
station. Thence North, at fifty chains back from
Mesa Ahiquita to Santa Maria, course South West
and North East. At eighty chains and fifty links
corner to sections two, three, thirty four and thirty
five of Townships Eleven and Twelve south range
two East. At ninety chains return along. At ninety
eight chains back from Mesa Ahiquita to Mesa Grande
course East and West. At one hundred and sixteen
chains fifty links over the link round, on north side
of Valley runs West. At one hundred and eighteen
chains and fifty links trail course East and West one
hundred and forty chains and fifty links to post marked
"S. 1/2, 25" in stone mound on hill side sloping South station
from which an oak tree, twenty four inches in diameter
bears south five degrees West one hundred and twenty
five links distant. Thence East, along hill sides sloping
south towards Mesa Ahiquita, ninety five chains to post
marked "S. 1/2, 26" in stone mound station. Thence North
twenty chains to post marked "S. 1/2, 27" in stone mound
station. Thence East, on line between sections twenty
five and thirty six over timbered grassy hills, sixty
five chains to post marked "S. 1/2, 28" in stone mound
at corner to sections twenty five, thirty, thirty one and
thirty six, station on steep hill side sloping East towards
Tamila Valley. An oak twenty inches in diameter bears
north one hundred and forty links distant. Thence north
on line between Ranges two and three East, Townships
Eleven south, passing along the Eastern slope of the
hills, eighty chains to post marked "S. 1/2, 29" in Rock
mound at corner of sections, nineteen, twenty four
twenty five, and thirty, of Townships Eleven south range
two and three East, station on bushy hill side.
Thence descending bushy hill side, South seven and a half

degree, fifteen minutes East, thirty six chains and thirty
links to the point of beginning. Containing
Seven thousand, seven hundred and ninety six
hundred and thirty six acres, and being designated upon the plat of
the public domain as Lot number and thirty eight of
Township Eleven South, Range Two East, Lot num-
bered thirty eight of Township Eleven South, Range
Three East, Lot number and thirty six of Township
Eleven South Range Two East, Lot number and thirty six
of Township Eleven South Range Three East, and
Lot number and thirty eight of Township Eleven
South, Range Four East, San Bernardino and mer-
idian.

Being the same lands granted to Jose Joaquin
Ortega and Edward Stokes, by Manuel Michellorino then
Governor of the Department of California, by a Mexican
grant, made on the 9th day of November A.D. 1844.

Which said lands were confirmed to said Jose Joaquin
Ortega and Refugio Stokes (widow of said Edward Stokes,
she deceased), and Adolpho, Alfredo and Edward Stokes
(minor children of said Edward Stokes) by Letter Patent
of the United States, bearing date the 14th day of May
in the year 1872, and recorded in the General Land
Office of the United States in Vol. 8. of Letter Patents pp.
33 to 62 inclusive, and in the Recorder's Office of
said County of San Diego, on the 3th day of July 1872,
in Book 1 of Patents page 72, seq. Reference being
thusly made to the said records of said Letter
Patent and the map of the Survey of said Rancho
accompanying and recorded with the same, as
a part of the description and boundaries herein con-
tained. To have and to hold, the said premises
hereby granted and conveyed with the appurtenances
unto the said party of the third part, his heirs and
assigns to him and their only proper use, benefit
and behoof forever.

In witness whereof, the said
parties of the first and second part, to these presents
have hereunto set their hands and seals the day
and year first herein above written.

John Bermingham
E. L. Spencer

Geo. D.
Geo. D.

Executor of the last will and testament of Alfred
H. Wilcox, deceased.

Benjamin M. Harlshorne Esq.
By John Birmingham his attorney in
fact.

State of California }
City and County of San Francisco }

On the fifteenth day
of April the year 1885. One thousand Eight Hundred
and Eighty five before me, E. V. Joyce, a Notary Public in
and for said City and County, personally appeared John
Birmingham, known to me to be the person named and
described in, and whose name is subscribed to the
within instrument, and he acknowledged to me that he
executed the same.

Witness my hand and official seal.

SEAL

E. V. Joyce

Notary Public.

State of California }
City and County of San Francisco }

On the fifteenth day of
April, 1885. One thousand Eight Hundred and Eighty five
before me, E. V. Joyce, a Notary Public in and for said
City and County, residing therein, duly commissioned and
sworn, personally appeared, John Birmingham, known
to me to be the person whose name is subscribed to the
within instrument at the attorney-in-fact of Benjamin M.
Harlshorne and acknowledged to me that he subscribed
the name of Benjamin M. Harlshorne thereto as principal
and his own name as attorney in fact.

Witness my hand and official seal.

SEAL

E. V. Joyce

Notary Public

State of California }
County of Los Angeles }

On the eighteenth day of April
in the year 1885 before me, J. J. Warner, a Notary Public in
and for Los Angeles County, personally appeared E. D.
Spence (Executor of the last will and testament of Alfred
H. Wilcox, deceased) personally known to me to be the
same person described in, whose name is subscribed to
the within instrument, and he acknowledged to me

that he executed the same, as such executor.
 In Witness Whereof, There to set my hand and af-
 fix my official seal, the day and year above written

(SEAL)

J. J. Warner

Received for record (L.P.) 24th 1883 at 11 o'clock A.M. at
 Court of Wells Fargo & Co.

S. A. McDowell,
 County Recorder,
 B. J. H. J. Christian,
 Deputy.

John Peterson
 to
 Mary Walters

This Indenture, made
 the 10th. tenth day of April in the year of our Lord one
 thousand eight hundred and eighty five, Between
 John Peterson, of the County of San Diego ^{and} State of
 California, party of the first part, and Mary Walters of
 the County of Los Angeles, State of California party of the
 second part, Witnesseth, that the said party of the first part,
 for and in consideration of the sum of One Dollar lawful money
 of the United States of America to him in hand paid by the said
 party of the second part, the receipt whereof is hereby acknowledged,
 have granted, bargained, sold, remised, released and forever quit-
 claimed, and by these presents does grant, bargain, sell, remise,
 release and forever quitclaim unto the said party of the second
 part and to her heirs and assigns, the one undivided half
 interest of the Peterson Gold Mining claim situated in the
 Bargo Mochacho Mining District, San Diego County, State
 of California, together with one undivided half interest of
 all the dips, spurs and angles to have and to hold the undivided
 half interest of the said premises together with the appurtenances
 and privileges thereto incident unto the said party of the second
 part, her heirs and assigns for ever.

In Witness Whereof, the said party of the first part has hereunto set his
 hand and seal the day and year first above written.

Mary J. Walters

John Peterson,

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IN WITNESS WHEREOF, said Corporation has caused this deed to be signed by its President and Secretary and its Corporate Seal to be affixed thereto, this 9th day of March, 1932.



SECURITY TRUST & SAVINGS BANK OF SAN DIEGO,

A. J. Sutherland
Vice President.

P. C. Kelley
Trust Officer.

STATE OF CALIFORNIA, } ss.
COUNTY OF SAN DIEGO, }

On this 9th day of March, Nineteen Hundred and thirty-two, before me, Emma Geradehand a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared A. J. Sutherland, known to me to be the Vice-President, and P. C. Kelley known to me to be the Trust Officer of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

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



Emma Geradehand
Notary Public in and for the County
of San Diego, State of California.
My commission expires October 28, 1933.

Recorded at request of Grantee Mar. 9 1932 47 Min. past 4 P. M.

O. M. SNOPE County Recorder

By Deputy J. L. Squire

Fee \$1.10
10785

COMPANIES
M. J. Squire

XXXXX

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THIS INDENTURE, Made this 20th day of August, in the year of our Lord one thousand nine hundred and twenty-nine, between ERNESTINA MORETTI, a widow, of the County of San Diego, State of California, the party of the first part, and FELIX MORETTI, of the County of San Diego, State of California, the party of the second part,

W I T N E S S E T H:

That the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in lawful money of the United States, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, conveyed and confirmed, and by these presents does grant,

PHOTOGRAPHED BY M. BRADLEY, DEPUTY RECORDER

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 PHOTOGRAPHED BY
 M. BRADLEY,
 DEPUTY RECORDER

bargain and sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, an undivided one-twelfth (1/12) interest in and to all that certain land situate, lying and being in the County of San Diego, State of California, and bounded and more particularly described as follows, to-wit:

Beginning at a post marked "S.Y.1" in mound of rocks, station number one of the Rancho San Jose Del Valle, standing about two chains West of the road from "Santa Ysabel" to San Jose del Valle or "Warner's Ranch" in the gap between the North end of Carrisita Valley and the Southern edge of San Jose Valley, from said post a live oak stump four feet high bears West, distant twenty links; thence according to the true meridian, the Variation of the Magnetic Needle being thirteen degrees, thirty minutes East, North twenty degrees, forty-five minutes East, along line of Rancho San Jose del Valle; at two chains and fifty links road from San Diego to Fort Yuma, course North eight chains to a Black Oak tree fifteen inches in diameter, marked "S.Y.2" Station; thence leaving Rancho San Jose del Valle South forty-two degrees East, at two chains crosses gulch, eight links wide, course Northeast and to base of a mountain, the face of which is covered with dense chemical brush; thence along base of same in edge of chemical at fifty-five chains Anderson's house bears West about seven chains distant, at eighty chains Ranch house bears West about forty chains distant, this house is inside field enclosing the valley and extending Northerly to within some ten chains of Anderson's house Southerly from Ranch house about fifty chains, the house being at the West edge and road at the East edge of Valley, outside of fence, one hundred and thirty-three chains to mound of rocks station; thence South thirty-five degrees forty-five minutes East six chains to a white Oak tree, thirty-six inches in diameter, marked "S.Y.3" Station at base of mountain, about two chains East of road and fence; thence South forty-seven degrees thirty minutes East, at five chains opposite South end of field and fence, ranging Southwesterly across valley; at thirty-one chains and twenty links white Oak tree twelve inches in diameter forty-nine chains to mound of rocks station, from which a Sycamore tree twenty-six inches in diameter bears South twenty-seven degrees East eighty links distant; thence along base of mountain, South thirty-five degrees, forty-five minutes East, six chains to mound of rocks station; thence South eighty degrees East, seven chains to a black Oak tree forty inches in diameter, marked "S.Y.7" Station on Southwest face of mountain, some six chains Northeasterly from Indian Rancharia and gardens in canyon, head of Carrisita Valley, about ten chains wide; thence South forty-five degrees, thirty minutes East, at four chains and fifty links head of stream about four links wide, course West, at five chains and fifty links head of stream about four links wide, course West, nineteen chains and fifty links to black Oak tree fifteen inches in diameter marked "S.Y.8" Station on Southwest base of mountain; thence South eleven degrees, thirty minutes East, at two chains crosses stream six links wide, course West, at four chains intersects line between Township Eleven and Twelve South, in Range Three East of San Bernardino Meridian, thirty-four chains East of corner to Sections Four, Five, Thirty-two and Thirty-three, seven chains and fifty links to black Oak fifty inches in diameter marked "S.Y.9" Station; thence along the Southwest base of mountain and Easterly side of Ravine or cañon, South thirty-two degrees thirty minutes East, one hundred and two chains to a post in mound of rocks "S.Y.6" Station from which a forked black Oak fourteen inches in diameter bears North seventeen degrees, thirty minutes, East, fifty-five links distant and a double white Oak twenty inches in diameter bears South thirty-eight degrees East,

E.M.

E.M.

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 M. BRADLEY,
 DEPUTY RECORDER

forty-two links distant. The canon from Carrisita Valley to Santa Ysabel here joins another from the Southeast, coming from the direction of the Volcano Valley, with an arroyo with water in places, which here curves to the Southwest around a high isolated mountain, well timbered and at a distance of a half mile enters the valley of Santa Ysabel; thence along the Southwest base of the mountains and Easterly edge of the canon leading to the Volcano Valley about twelve chains from center of same, south fifty-eight degrees thirty minutes East; at nine chains and fifty links crosses road, course East; at fifteen chains crosses same road courses West and thence Southeast; at fifty-four chains and fifty links white oak twenty inches in diameter, ninety-six chains to a white Oak twelve inches in diameter, marked "S.Y.9" Station on Southwest slope of mountains some twelve chains from base; thence South twenty-nine degrees East, thirty-eight chains to a rock fourteen inches long, ten inches wide and eight inches thick, station, about forty chains North from the junction of a stream from the East with the Santa Ysabel Creek, coming from the Southeast; thence along the Southwest face of mountain, South sixty-three degrees East one hundred and forty-six chains and thirty links to post marked "S.Y.13", in rock mound at corner to Sections 13, 16, 19 and 24 of Township 12 South, Ranges 3 and 4 East, station on hillside sloping towards the Volcano Valley on the South, a double Oak fifteen inches in diameter bears South forty-five degrees West, ninety-two links distant; thence East at five chains ravine fifty links wide runs South to the Volcano Valley; at nine chains J. W. Harroll's house in the Volcano Valley bears South forty-eight degrees East ruins of Adobe near a large spring on the South of the Volcano Valley bears South thirty-six degrees East; at twenty-three chains and fifty links crosses trail running Southeast and Northwest; at fifty-nine chains enters the North branch of the Volcano Valley; at sixty-one chains trail in valley runs Northeast and Southwest, the Adobe ruins bear South five degrees East; at sixty-four chains and fifty links creek ten links wide runs Southwest; at sixty-eight chains leaves valley and ascends; at seventy-five chains, J. W. Harroll's house bears South forty-nine degrees, thirty minutes West, eighty chains to a post marked "S.Y.14" in mound of quartz rock, station, on hillside sloping West, from which Harroll's house bears South fifty-three degrees West; thence descending South forty-one degrees, thirty-eight minutes West; at thirty-two chains enters Volcano Valley; at sixty chains and fifty links South branch of creek runs West; at sixty-one chains and fifty links line stake in a pierced Hatata stone, from which Harroll's house bears North seven degrees, thirty minutes East, and road from Volcano to Cuyamaca; at sixty-three chains leaves Volcano Valley and ascends to rolling grassy hills, one hundred and twenty chains and forty-seven links to post marked "S.Y.15" and "G. No. 1" in mound of rock, ten chains South of corner to Sections Nineteen, Twenty-four, Twenty-five, and Thirty of Township 12, South, Range Three and Four East, Station and Station number one of the Rancho Cuyamaca, from which an Elder tree four inches in diameter bears South twenty-two degrees East, one hundred and twenty-seven links distant; thence West at sixteen chains and seventy-five links, new road from Julian to Volcano runs North and South; at fifty-eight chains descends to canon; at sixty-four chains and fifty links bed of canon runs South towards Spenser Valley, ascends; at seventy chains top of ridge and descends eighty chains to post marked "S.Y.16" and "G.No.2" in rock mound among willow bushes. Station and Station number two of the Rancho Cuyamaca at foot of hill on East side of creek running South; thence North ascending East side of ravine; at seventeen chains road runs Northeast and Southwest; at forty-eight chains, top of

E.M.

small sugar loaf hill, sixty-chains to post marked "S.Y.17" and "O. No. 3" in rock mound, Station and Station number three of the Rancho Guyamaca, on the Eastern slope of a low ridge; thence South sixty-two degrees West; at twenty chains top of ridge and descends; at thirty chains creek fifteen links wide at foot of hills runs South to Spencer Valley, at forty chains road from Volcano to Spencer Valley runs North and South; at seventy chains leaves valley and ascends to low brushy hills; at one hundred and twenty-two chains, road from Santa Ysabel to Guyamaca course Northwest and Southeast; at one hundred and thirty-five chains creek twenty links wide runs South; at one hundred forty chains, trail from Santa Ysabel to Guyamaca; at one hundred and fifty-three chains, post marked "O. No. 4" of the Rancho Guyamaca, in stone mound; at two hundred and fifty chains on timbered grassy hills, South of Santa Ysabel Valley, three hundred and thirty-nine chains and twenty-two links to post marked "S.Y.18" in rock mound, station on top of brushy mesa, an Oak twelve inches in diameter bears South sixty-three degrees East, one hundred and forty-two links distant; thence South eighty-four degrees fifteen minutes West; at twenty-seven chains leaves brushy mesa and descends towards small valley; at forty chains foot of hill and enters valley running Southwest; at forty-two chains and fifty links, road from Ballenas to Santa Ysabel, course Northeast and Southwest, forty-five chains to post marked "S.Y.19" in rock mound, station in the valley twenty links West of a deep gully, an Oak twenty-four inches in diameter bears North seventy-nine degrees West, one hundred and sixty-four links distant. The Southwest corner of Township 12 South, Range 3 East bears South fifty-one degrees fifteen minutes West, seventy-four chains distant; thence North at two chains leaves valley and ascends rocky ridge; at thirty chains top of ridge, running East and West descends; at sixty-four chains, foot of ridge and small ravine running West towards Ballenas one hundred chains to post marked "S.Y.20" in stone mound on West slope of a rocky ledge, station from which an Oak tree fifteen inches in diameter bears North fifty-five degrees, thirty minutes East, one hundred and sixty-eight links distant; thence North twenty-four degrees West; at three chains descends; at thirty-five chains crosses Santa Ysabel creek fifteen links wide, running West; at eighty-five chains enters small valley; at ninety-seven chains and fifty links, creek five links wide runs West in the valley; at one hundred and ten chains leaves valley and enters low hills; at one hundred and forty chains and seventy links intersects Range line thirty-four chains and ninety links North of corner to Sections Thirteen, Eighteen, Nineteen and Twenty-four of Township 12, South, Ranges two and three East, one hundred ninety chains to post marked "S.Y.21" in stone mound on the South end of a large flat rock, station twenty chains West of corner to Sections Seven, Twelve, Thirteen and Eighteen of Township 12, South, Ranges two and three East; thence West over grassy timbered hills, at twenty-three chains creek ten links wide runs South eighty chains to post marked "S.Y.22" in earth mound station; thence North over grassy hills eighty chains to post marked "S.Y.23" in rock mound on West slope of low ridge, station from which an Oak tree twenty inches in diameter bears North four degrees East, forty-seven links distant; thence West over grassy timbered hills, sixty-chains to post marked "S.Y. 24" in earth mound station; thence North at fifty chains trail from Mesa Chiquita to Santa Maria course Southwest and Northwest; at eighty chains and fifty links corner to Sections Two, Three, Thirty-four and Thirty-five of Townships Eleven and Twelve, South, Range 3 East; at ninety chains enters valley; at ninety-eight chains trail from Mesa Chiquita to Mesa Grande, course East and West; at one hundred and seventeen chains and fifty links

E.M.

E.M.

creek twenty links wide on North side of valley runs West; at one hundred and eighteen chains and fifty links, trail courses East and West, one hundred and forty chains and fifty links to post marked "S.Y. 25" in stone mound in hillside, sloping South, station from which an Oak tree, twenty-four inches in diameter bears South five degrees West, one hundred and twenty-five links distant; thence East along hillside sloping South towards Mesa Chiquita, ninety-five chains to post marked "S.Y. 26" in stone mound station; thence North twenty chains to post marked "S.Y. 27" in stone mound station; thence East in line between Sections Twenty-five and Thirty-six over timbered grassy hills, sixty-five chains to post marked "S.Y. 28" in stone mound at corner to Sections Twenty-five, Thirty, Thirty-one and Thirty-six, station on steep hillside, sloping East towards Carrisita Valley, an Oak twenty inches in diameter bears North one hundred and forty links distant; thence North on line between Ranges 2 and 3 East, Townships 11, South, passing along the Eastern slope of the hills, eighty chains to post marked "S.Y. 29" in rock mound, at corner to Sections Nineteen, Twenty-four, Twenty-five and Thirty of Township 11 South, Ranges 2 and 3 East, station on brushy hillside; E.M. thence descending brushy hillside, South seventy-eight degrees fifteen minutes East, thirty-six chains and thirty links to the point of beginning, containing Seventeen Thousand Seven Hundred and Nineteen and Forty-hundredths acres, and being designated upon the plats of the public surveys as Lot Numbered Thirty-eight of Township 11 South, Range 2 East, Lot Numbered Thirty-eight of Township 11 South, Range 3 East, Lot Numbered Thirty-seven of Township 12 South, Range 2 East, Lot Numbered Thirty-seven of Township 12 South, Range 3 East, and Lot Numbered Thirty-eight of Township Twelve South, Range 4 East, San Bernardino base and meridian.

Being the same lands granted to Jose Joaquin Ortega and Edward Stokes by Manuel Micheltoreno, then Governor of the Department of California, by a Mexican grant made on the 9th day of November, A. D. 1844. Which said lands were confirmed to said Jose Joaquin Ortega and Refugio Stokes (widow of said Edward Stokes, then deceased) and Adolfo, Alfredo and Eduardo Stokes (minor children of said Edward Stokes) by Letters Patent of the United States, bearing date the 14th day of May, in the year 1872, and recorded in the General Land Office of the United States in Vol. 8 of Letters Patent, pp. 53-62 inclusive, and in the Recorder's Office of said County of San Diego, on the 5th day of July, 1872, in Book 1 of Patents, page 72 et seq., reference being hereby made to the said records of said Letters Patent, and the map of the survey of said Rancho, accompanying and recorded with the same as a part of the description and boundaries herein contained.

SAVING AND EXCEPTING THEREFROM, the following described parcels of land, to-wit:

PARCEL ONE: All that certain Parcel "A" of the plat showing tracts in Rancho Santa Ysabel, San Diego County, California, proposed to be added to Santa Ysabel Indian Reservation No. 3, and shown by Miscellaneous Map No. 83, filed in the office of the County Recorder of San Diego County, California, on February 18th, 1927, the same being a portion of the Rancho Santa Ysabel in the County of San Diego, State of California, and comprising 234.37 acres. E.M.

PARCEL TWO: All that certain Parcel "B" of the plat showing tracts in Rancho Santa Ysabel, San Diego County, California, proposed to be added to Santa Ysabel Indian Reservation No. 3, and shown by Miscellaneous Map No. 83, filed in the office of the County Recorder of San Diego County, California, on February 18th, 1927, the same being a portion of the Rancho Santa Ysabel in the County of San Diego, State of California, and comprising of 64 acres.

PARCEL THREE: All that certain Parcel "C" of the plat showing tracts in Rancho Santa Ysabel, San Diego County, California, proposed to be added to Santa Ysabel Indian Reservation, No. 3, and shown by Miscellaneous Map No. 83, filed in the office of the County Recorder of San Diego County, California, on February 18th, 1927, the same being a portion of the Rancho Santa Ysabel in the County of San Diego, State of California, and comprising 200.33 acres.

PARCEL FOUR: All that certain Parcel "D" of the plat showing tracts in Rancho Santa Ysabel, San Diego County, California, proposed to be added to Santa Ysabel Indian Reservation, No. 3, and shown by Miscellaneous Map No. 83, filed in the office of the County Recorder of San Diego County, California, on February 18th, 1927, the same being a portion of the Rancho Santa Ysabel in the County of San Diego, State of California, and comprising 75.40 acres.

PARCEL FIVE: All that certain portion of the Rancho Santa Ysabel, in the County of San Diego, State of California, which is shown as Parcel "A" on the Map of "Survey of land in Rancho Santa Ysabel, San Diego County, Calif., proposed to be conveyed to Roman Catholic Bishop of Los Angeles and San Diego for religious purposes" same being Licensed Surveyor's Map No. 286 filed in the office of the County Recorder of San Diego County, California, February 18th, 1927, and containing 8 acres.

E. M.

PARCEL SIX: That portion of said Rancho Santa Ysabel conveyed by Charles Martin Company, a corporation, et al. to the United States of America, by deed dated August 4, 1920, and recorded in Book 978 page 86 of Deeds, records of said County, described as follows:

That portion of Section 16, Township 18 South, Range 3 East, San Bernardino Meridian, of the Rancho Santa Ysabel, according to Licensed Survey Map No. 113, filed in the office of the County Recorder of San Diego County, January 18, 1900, described as follows: Beginning at a point from which the Northwest corner of said Section 16 bears North 25° 25' West, 2847.4 feet; thence South 28° 54' East 700 feet; thence South 0° 23' East 531.7 feet; thence North 69° 37' East 276.9 feet to the Westerly line of the County Road; thence North 0° 23' West along said Westerly line of said County Road, 877.2 feet; thence North 28° 54' West along said Westerly line of said County Road, 438 feet; thence North 23° 19' West along said line of said County Road 75 feet; thence South 69° 41' West, 400 feet to the place of beginning.

PARCEL SEVEN: Lots 19 and 20 in Block 1; Lots 11, 12, 13 and 14 in Block 2; Lots 3, 4, 9 and 10 in Block 5; the West 40 feet of Lot 2 and all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, and the West 40 feet of Lot 19 in Block 6; Lots 1, 2, 3, 4, 11, 12, 17, 18, 19 and 20 in Block 7; and Lot 13 in Block 8 of the Town of Santa Ysabel, in the County of San Diego, State of California, according to Map thereof No. 322 filed in the office of the Recorder of San Diego County, September 29, 1895.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

E.M.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Emelinda Moretti (SEAL)

248-04722
M

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STATE OF CALIFORNIA, } ss.
COUNTY OF SAN DIEGO, }

On this fourth day of March, 1932, before me, Lola F. Denton, a Notary Public in and for said County and State, personally appeared Emelinda Moretti, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal the day and year in this Certificate first above written.

Lola F. Denton

Notary Public in and for said County and State.

My commission expires April 11, 1933.

Recorded at request of Union Title Insurance Co. Mar. 10 1932 at 9 A. M.

O. M. SWOPE County Recorder

By Deputy J. L. Squire

Fee \$5.70

10822

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13,087

3110 11932

12. 1. 1932

XXXXX

245203 PJR.

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of the sum of TEN AND NO/100 DOLLARS, the receipt whereof is hereby acknowledged, I, CHARLES E. HERR hereby acknowledge full release and satisfaction of a certain Mortgage made by GRACE VIVIAN STRATTON and CLAUDE R. STRATTON, husband and wife, to CHARLES E. HERR dated December 18, A. D. 1926, and recorded in the office of the County Recorder of the County of San Diego, State of California, in Book 310 of Mortgages, at page 136 et seq., together with the debt thereby secured.

WITNESS my hand and seal this 28th day of January, 1932.

Signed and executed in presence of --) Charles E. Herr (SEAL)

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

On this 27th day of February, 1932, before me, Harry M. Baugh, a Notary Public in and for said County and State, personally appeared CHARLES E. HERR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

Witness my hand and Official Seal, the day and year in this Certificate first above written.

Harry M. Baugh

Notary Public in and for
Said County and State.

HARRY
M.
BAUGH

PHOTOGRAPHED BY M. BRADLEY, DEPUTY RECORDER

WITNESS my hand and seal this 22nd day of June, 1932.

Harry C. Clark (Seal)

State of California, } ss
County of San Diego. }

On this 22nd day of June, Nineteen Hundred and Thirty-two before me, John A. Hewicker a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Harry C. Clark known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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



John A. Hewicker
Notary Public in and for the County of
San Diego, State of California.

37528 Recorded at request of Grantee Jun 24 1932 52 Min. past 2 P. M.

Fee \$1.00

COMPARED

J. F. Sullivan
CLERK OF COUNTY RECORDS

O. M. Swope, County Recorder.

By Deputy J. L. Squire.

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GRANT DEED

FELIX MORETTI, a single man

For and in consideration of TEN AND NO/100 DOLLARS, DO HEREBY GRANT TO:

ERMELINDA MORETTI

ALL THAT REAL PROPERTY situated in the County of San Diego, State of California, bounded and described as follows:

An undivided one-twelfth interest in and to Rancho Santa Ysabel, as the same is fully described in the Patent from the United States of America to Jose Joaquin Ortega, et al., recorded in Book 1, of Patents, Page 72, et seq., in the office of the County Recorder of San Diego County, and as delineated on plat of said Rancho Santa Ysabel accompanying the said Patent.

EXCEPTING THEREFROM those portions thereof described as follows:

PARCEL 1:

All that certain Parcel "A" of the Plat showing tracts in Rancho Santa Ysabel, San Diego County, proposed to be added to Santa Ysabel Indian Reservation No. 2, and shown by Miscellaneous Map No. 83, filed in the Recorder's Office February 18, 1927, the same being a portion of the Rancho Santa Ysabel, in the County of San Diego, State of California, and comprising two hundred thirty-four and thirty-seven hundredths acres.

PARCEL 2:

That certain Parcel "B" of the plat showing Tracts in Rancho Santa Ysabel, San Diego County, California, proposed to be added to Santa Ysabel Indian Reservation No. 2, and shown by Miscellaneous Map No. 83, filed in the office of the County Recorder February 18, 1927, the same being a portion of Rancho Santa Ysabel, in the County of San Diego, State of California, and comprising sixty-four acres.

PARCEL 3:

All that certain Parcel "C" of the plat showing tracts in Rancho Santa Ysabel, San Diego County, California, proposed to be added to Santa Ysabel Indian Reservation No. 2, and shown by Miscellaneous Map No. 83, filed in the County Recorder's office

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

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February 18, 1927, the same being a portion of the Rancho Santa Ysabel, in the County of San Diego, State of California, and comprising two hundred and thirty-three hundredths (203.33) acres.

PARCEL 4:

All that certain Parcel "D" of the plat showing tracts in Rancho Santa Ysabel, proposed to added to Santa Ysabel Indian Reservation No. 3 and shown by Miscellaneous Map No. 83, filed in the County Recorder's Office February 18, 1927, the same being a portion of the Rancho Santa Ysabel, in the County of San Diego, State of California, and comprising seventy-five and forty-hundredths acres.

PARCEL 5:

All that certain portion of the Rancho Santa Ysabel in the County of San Diego, State of California, which is shown as Parcel "A" on the Map of "Survey of land in Rancho Santa Ysabel, San Diego County, California, proposed to be conveyed to Roman Catholic Bishop of Los Angeles and San Diego for religious purposes," same being licensed Surveyor's Map No. 286, filed in the County Recorder's office February 18, 1927, and containing two acres.

PARCEL 6:

That portion of said Rancho Santa Ysabel conveyed by Charles Martin Company, a corporation, et al, to the United States of America by deed dated August 4, 1920, and recorded in Book 878, page 86, of Deeds, in the office of the County Recorder, described as follows:

That portion of Section Sixteen, Township Twelve South, Range Three East, San Bernardino Meridian, of the Rancho Santa Ysabel, according to Licensed Surveyor's Map No. 116, filed in the County Recorder's office January 18, 1900, described as follows:

Beginning at a point from which the Northwest corner of said Section Sixteen bears North 28° 25' West 2647.4 feet; thence South 28° 54' East 700 feet; thence South 0° 23' East 581.7 feet; thence North 39° 27' East 276.9 feet to the Westerly line of the County Road; thence North 0° 23' West along said Westerly line of said County Road, 877.2 feet; thence North 28° 54' West along said Westerly line of said County Road 423 feet; thence North 20° 19' West along said line of said County Road 75 feet; thence South 69° 41' West 400 feet to place of beginning.

PARCEL 7:

Lots Nineteen, Twenty, in Block One; Lots Eleven, Twelve, Thirteen and Fourteen, in Block Two; Lots Three, Four, Nine and Ten in Block Five; the West forty feet of Lot Two and all Lots Three, Four, Five, Six, Seven, Eight, Nine, Ten, Fifteen, Sixteen, Seventeen, Eighteen and the West Forty feet of Lot Nineteen in Block Six; Lots One, Two, Three, Four, Eleven, Twelve, Seventeen, Eighteen Nineteen and Twenty, in Block Seven, and Lot Thirteen in Block Eight, of the Town of Santa Ysabel, in the County of San Diego, State of California, according to Map No. 822, filed in the office of the County Recorder of San Diego County September 29, 1896.

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

WITNESS my hand and seal this 21st day of June, 1932.

FELIX MORETTI
10 Dollars

DOCUMENTARY
FELIX MORETTI
1 Dollar

FELIX MORETTI
F. MORETTI, Notary

Felix Moretti

State of California, }
County of San Diego. } ss

On this 23rd day of June, 1932, before me, EDNA M. MARCH, a Notary Public in and for said County and State, personally appeared FELIX MORETTI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

248-470-02
Wop

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WITNESS my hand and official seal the day and year in this certificate first above written.



Edna M. March
Notary Public in and for said County
and State.

32541 Recorded at request of Union Title Insurance Co. Jun 24 1932 1 Min. past 3 P. M.
Fee \$1.50

O. M. Swope, County Recorder.
By Deputy J. L. Squire.

COMPARSED
J. L. Squire
DEPUTY COUNTY RECORDER

-----00000000-----

I, Sarah Fenner, formerly Sarah Cannon, a married woman,
For and in consideration of Ten Dollars,
DO HEREBY GRANT to Southern Title & Trust Company, a Corporation,
ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego,
State of California, bounded and described as follows:

All of Lot Forty-five and the South 15 feet of Lot Forty-six in Block Seventy-five of City Heights, according to the Amended Map thereof No. 1607, filed in the office of the Recorder of said San Diego County, October 3, 1906.

WITNESS my hand this 23rd day of June 1932.

Signed and Executed in Presence of
C.D. Calkins

Sarah Fenner
formerly Sarah Cannon

State of California, } ss
County of San Diego. }

On this 24th day of June 1932 before me, the undersigned a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Sarah Fenner, formerly Sarah Cannon, known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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



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

32545 Recorded at request of Grantee Jun 24 1932 20 Min. past 3 P. M.
Fee \$1.00

O. M. Swope, County Recorder.
By Deputy D. Cole.

COMPARSED
J. L. Squire
DEPUTY COUNTY RECORDER

-----000000000000-----

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Recording Requested By

North American Title Company

1266417

RECORDING REQUESTED BY DEPARTMENT OF GENERAL SERVICES

WHEN RECORDED, PLEASE RETURN THIS INSTRUMENT TO:

San Dieguito River Valley Regional Open Space
Park Joint Powers Authority
18372 Sycamore Creek Road
Escondido, CA 92025
Attn: Dick Bobertz, Executive Director

DOC # 2014-0374745



AUG 29, 2014 4:42 PM

OFFICIAL RECORDS

SAN DIEGO COUNTY RECORDER'S OFFICE

Ernest J. Dronenburg, Jr., COUNTY RECORDER

FEES: 0.00

OC: 00

PAGES: 3



SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

NO TRANSFER TAX DUE

Assessor's Parcel

No.: 248-047-02

DOCUMENTARY TRANSFER TAX \$

Project: SANTA YSABEL

BARN SURPLUS

W.O. No.: AWM-00071

Parcel No.: 2013-0226-A

For a valuable consideration, the receipt of which is hereby acknowledged,

The County of San Diego, a political subdivision of the State of California

hereby grant, in FEE, to the San Dieguito River Valley Regional Open Space Park Joint Powers Authority, a Government Agency, all that real property in the County of San Diego, State of California described as follows:

Parcel No. 2013-0226-A

(11.14.2013)

(PET:TGH:pet)

Lots 1 through 4, inclusive, and Lots 17 thru 20, inclusive, all in Block 7 of SANTA YSABEL TOWNSITE, in the County of San Diego, State of California, according to Map thereof No. 822, filed in the Office of the County Recorder of said County, September 29, 1896, TOGETHER WITH that portion of the alley in said Block 7, as vacated, lying between the Southeasterly prolongation of the Southwesterly line of Lot 4 and the Southeasterly prolongation of the Northeasterly line of Lot 1.

TOGETHER WITH all tenements, hereditaments, water and other rights, easements and appurtenances thereunto belonging or appertaining, and all of Grantor's right, title and interest, if any, in and to any alleys, streets, ways, strips or gores or railroad rights-of-way abutting, adjoining or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

Dated this 29 day of May, 2014.

COUNTY OF SAN DIEGO

By:

April F. Heinze
APRIL F. HEINZE, P.E., Director
Department of General Services

2013-0226-A

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

On 5-29-14 before me, Thomas G. Harrington, Deputy County Clerk in and for said County and State, personally appeared **April F. Heinze, P.E., Director**, Department of General Services, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and by her signature on the instrument the persons, or the entity upon behalf of which the persons 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.


(seal)

WITNESS my hand and official seal.



Ernest J. Dronenburg, Jr., Assessor/Recorder/County Clerk

By:


Thomas G. Harrington- Deputy

CERTIFICATE OF ACCEPTANCE
AND CONSENT TO RECORDATION
(Government Code § 27281)

SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE
PARK JOINT POWERS AUTHORITY, a Government Agency

This is to certify that the interest in real property conveyed by the Grant Deed dated May 29, 2014, from the County of San Diego, a political subdivision of the State of California, to the San Dieguito River Valley Regional Open Space Park Joint Powers Authority, a government agency, is hereby accepted by the undersigned officer on behalf of the San Dieguito River Valley Regional Open Space Park Joint Powers Authority pursuant to authority granted by the Board of Directors of the San Dieguito River Valley Regional Open Space Park Joint Powers Authority on October 18, 2013, and consent for recordation is hereby granted.

Dated: 8-22-14

SAN DIEGUITO RIVER VALLEY
REGIONAL OPEN SPACE PARK JOINT
POWERS AUTHORITY

By

Dick Bobertz
Dick Bobertz, Executive Director

DOC # 2014-0432504



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

Save our Heritage Organisation
% Bruce D. Coons
2476 San Diego Avenue
San Diego, California 92110

*He
2P
1057
TT*

OCT 06, 2014 10:48 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 46.50
OC: OC

PAGES: 2



MAIL TAX STATEMENTS TO:

Save our Heritage Organisation
% Bruce D. Coons
2476 San Diego Avenue
San Diego, California 92110

A.P.N. 248-047-02

QUITCLAIM DEED

The undersigned declares documentary transfer tax is \$27.50 and is computed on full value of property conveyed. This property is located in the County of San Diego, State of California.

NOW THEREFORE, the **SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK JOINT POWERS AUTHORITY**, a government agency, hereby remises, releases and forever quitclaims to **SAVE OUR HERITAGE ORGANISATION**, all its right, title and interest in the following described real property in the County of San Diego, State of California:

Lots 1 through 4, inclusive, and Lots 17 thru 20, inclusive, all in Block 7 of SANTA YSABEL TOWNSITE, in the County of San Diego, State of California, according to Map thereof No. 822, filed in the Office of the County Recorder of said County, September 29, 1896, TOGETHER WITH that portion of the alley in said Block 7, as vacated, lying between the Southeasterly prolongation of the Southwesterly line of Lot 4 and the Southeasterly prolongation of the Northeasterly line of Lot 1.

TOGETHER WITH all tenements, hereditaments, water and other rights, easements and appurtenances thereunto belonging or appertaining, and all of Grantor's right, title and interest, if any, in and to any alleys, streets, ways, strips or gores or railroad rights-of-way abutting, adjoining or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

DATED: October 1, 2014

SAN DIEGUITO RIVER VALLEY REGIONAL
OPEN SPACE PARK JOINT POWERS
AUTHORITY

By

Dick Bobertz

Dick Bobertz, Executive Director

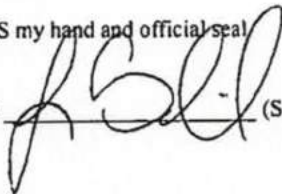
STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

On October 1, 2014, before me, Jason R. Schingler, a Notary Public, personally appeared **DICK BOBERTZ** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

 (Seal)



Appendix B: Hoover Barn Legal Description

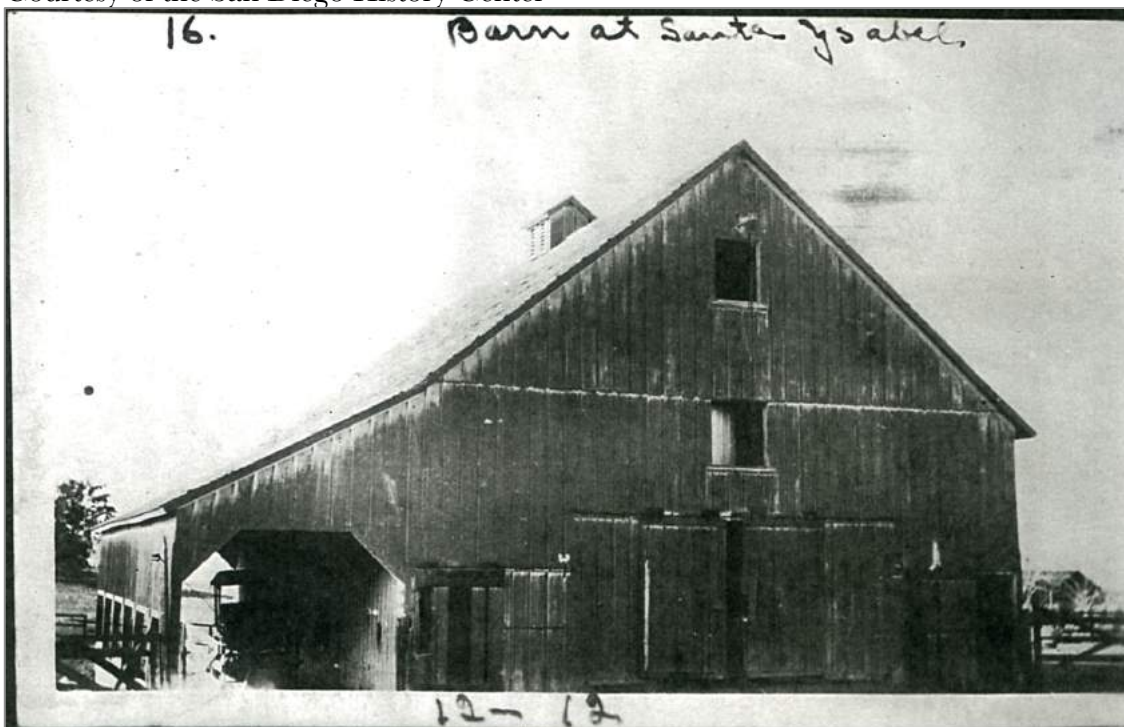
Lots 1 through 4, inclusive, and Lots 17 through 20, inclusive, all in Block 7 of SANTA YSABEL TOWNSITE, in the County of San Diego, State of California, according to Map thereof No. 822, filed in the Office of the County Recorder of said County, September 29, 1896, TOGETHER WITH that portion of the alley in said Block 7, as vacated, lying between the Southeasterly prolongation of the Southwesterly line of Lot 4 and the Southeasterly prolongation of the Northeasterly line of Lot 1.

Appendix C: Historic Photographs

Historic Photo 1: Earliest known photograph for Hoover Barn, c. 1895
Courtesy of the Hoover Family Collection



Historic Photo 2: Hoover Barn, c. 1912
Courtesy of the San Diego History Center



Historic Photo 3: Hoover Barn, c. 1895
Courtesy of the Hoover Family Collection



Historic Photo 4: Hoover Barn, c. 1895
Courtesy of the Hoover Family Collection



Appendix D: Current Hoover Barn & Site Photographs

Photo 5: Hoover Barn, current site and setting, from Washington Street, facing southwest



Photo 6: Hoover Barn, current site and setting, from Washington Street, facing southwest



Photo 7: Hoover Barn, current north and east facing facades



Photo 8: Hoover Barn, current east and south facing facades



Photo 9: Hoover Barn, current south facing facade



Photo 10: Hoover Barn, current west and south facing facades



Appendix E: Aerials, Site Maps, & Floor Plans

Figure 1: Topographical Map

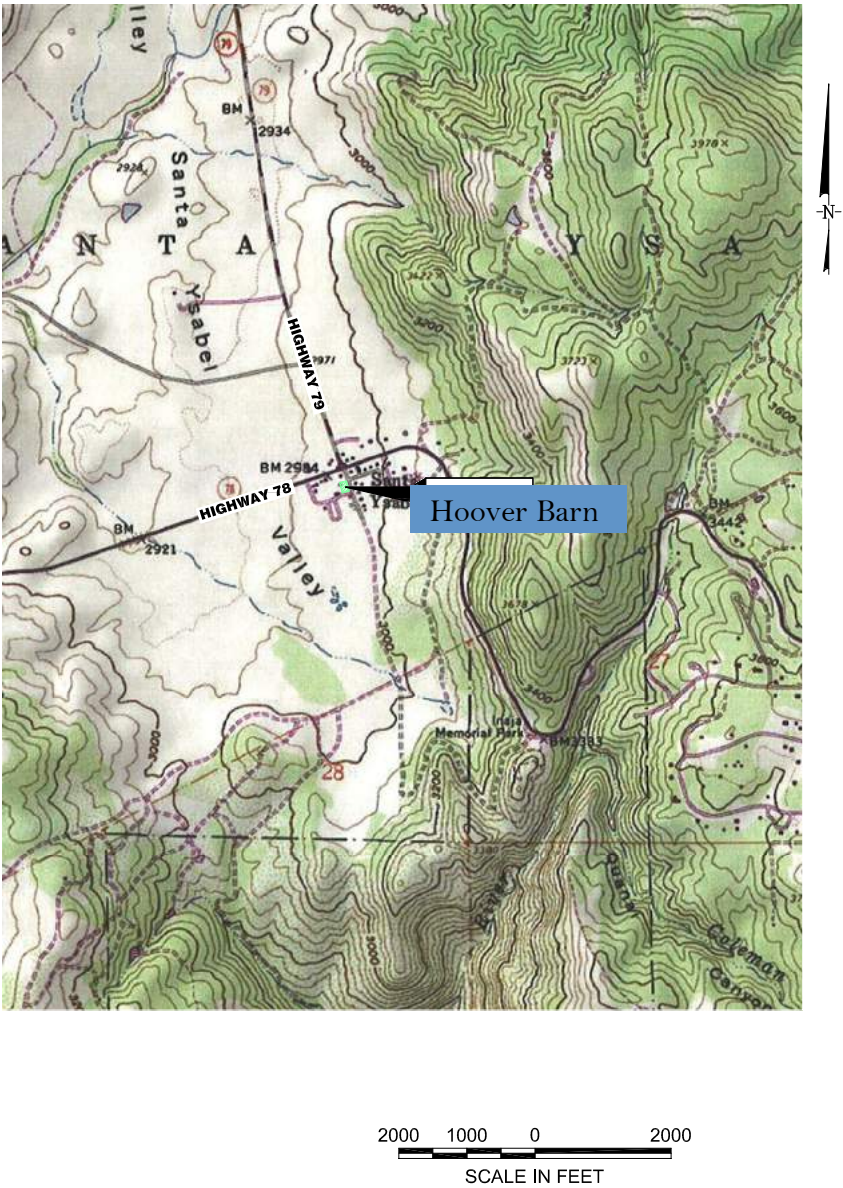


Figure 2: Google Aerial Photograph & Site Map

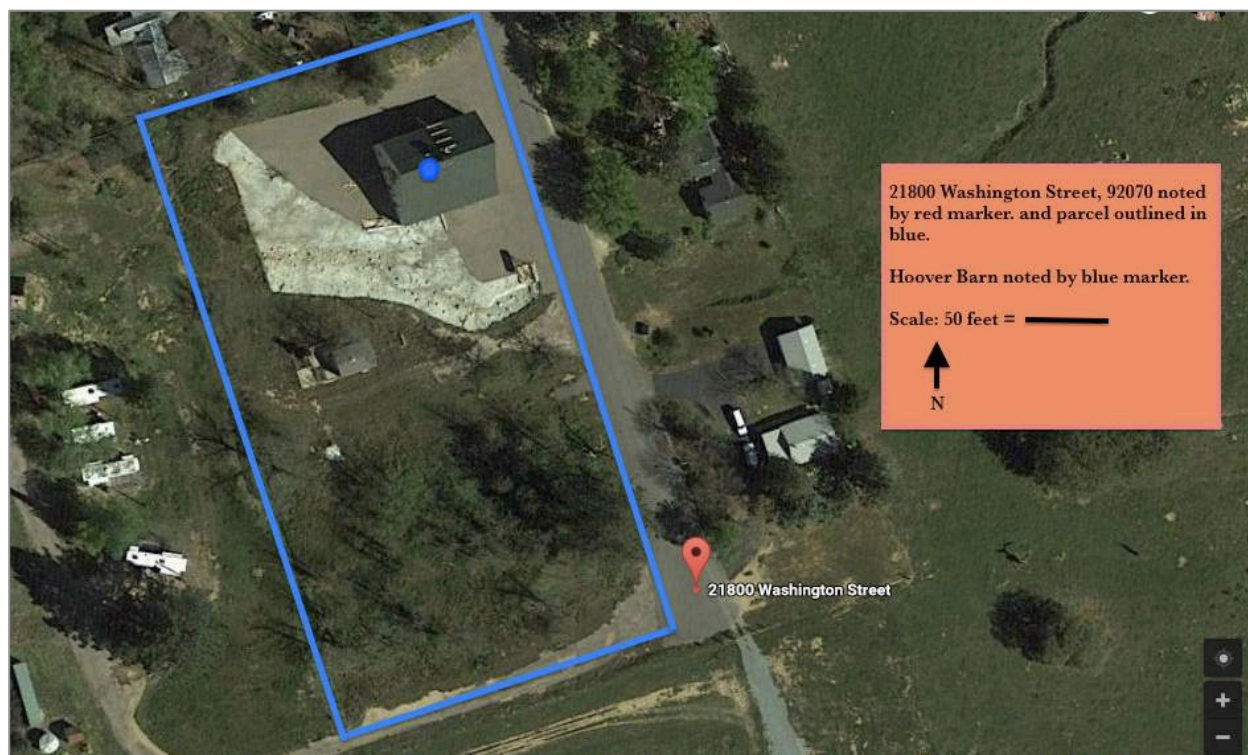


Figure 3: 1928-29 San Diego County Aerial Survey, Photograph 36-3B (San Diego County Cartographic Services), Hoover Barn noted by red arrow



R. of S. No. 2326

Sheet 1 of 2 Sheets

SURVEY PROCEDURE

This Survey made by use of "Triangulation Control" established by U.S. Coast and Geodetic Survey and reported in their Special Publication No. 202.

Basis of Bearings and origin of coordinates is the U.S. Coast and Geodetic Survey's Lambert Erid - Plane Coordinate Projection, Zone 8, California.

Control Stations - First Order

"Buena Vista" Lat. 32° 09' 45.02 Long. 116° 49' 50.67 X=683,944.30 Y=332,146.42

"Black Mt." Lat. 32° 09' 35.63 Long. 116° 48' 25.07 X=683,472.44 Y=341,632.54

Ceppy Anderson (L.S. 1890) Stations-Third Order.

"Joe" X=187,685.76 Y=313,559.49

"Harris" X=186,570.40 Y=316,974.12

"Windy" X=187,870.58 Y=316,184.31

"Nili" X=186,576.81 Y=315,531.00

"Ni-hue" X=186,022.61 Y=315,050.00

"Jacobs" X=184,846.00 Y=310,670.37

Norman O. Glover (L.S. 1890) Stations-Third Order:

"Santa Ysabel" X=186,339.77 Y=319,053.23

"Willie" X=186,569.74 Y=322,044.05

U.S. Indian Service Station-Third Order:

"Buzsard" X=187,616.00 Y=324,447.05

OWNERS STATEMENT

This Retracement Survey of the Town of Santa Ysabel is authorized and accepted by the undersigned owners of the lands defined by said survey.

Santa Ysabel Ranch.

Charles Muth Company

by Geraldine Playbill

James C. Sawyer

John A. Sawyer

William W. Norton

John Sawyer

Geraldine Playbill

John A. Sawyer

William W. Norton

John Sawyer

Geraldine Playbill

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John Sawyer

Geraldine Playbill

John A. Sawyer

William W. Norton

John Sawyer

Geraldine Playbill

John A. Sawyer

William W. Norton



Figure 5: Hoover Barn, main floor configuration (Geosyntec, 2012 Mitigation Report, Project No. SC0561)

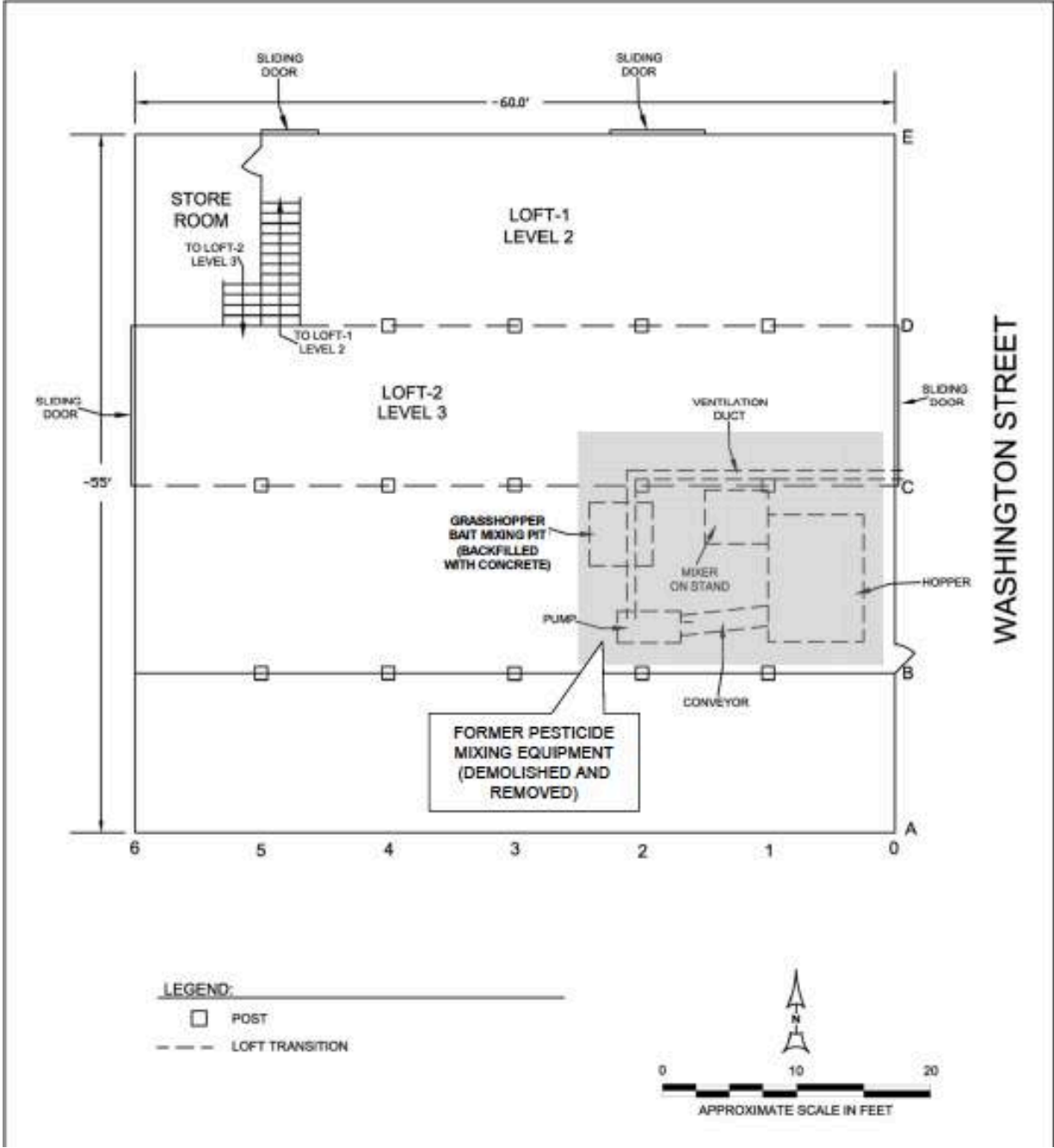
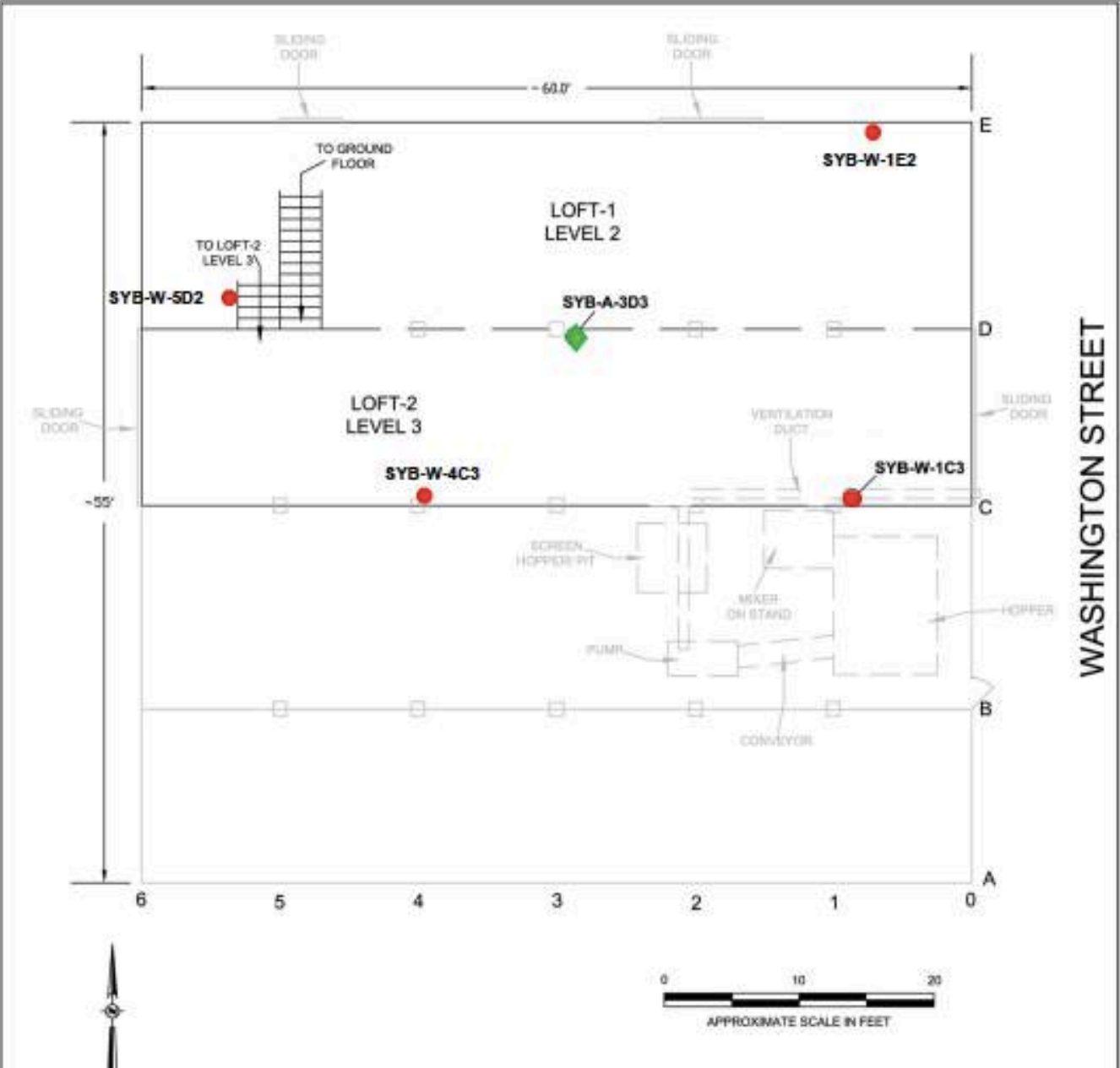


Figure 6: Hoover Barn, upper lofts 1 & 2 configuration (Geosyntec, 2012 Mitigation Report, Project No. SC0561)



Appendix F: Newspaper Articles

Figure 7: The Daily Union, June 20, 1872, which notes receipt of the U. S. Patent for the Santa Ysabel Rancho

THE SANTA YSABEL RANCH.—The U. S. Patent for the rancho Santa Ysabel was received at the County Clerk's office yesterday for record. The ranch contains 17,719 40-100 acres, and was surveyed by the present county surveyor some time since, and was approved May 11th, 1872. The original owners of the Santa Ysabel ranch were Jose Joaquin Ortega and others. It is now, we believe, the property of Capt. A. H. Wilcox and Mr. B. M. Hartshorne.

Figure 8: San Diego Union, January 1, 1900, which provides a description of the Hoover Barn, "A barn 52x60 has been erected, one of the finest in the county with capacity for 150 tons of hay and capable of housing twenty-four head of horses."

TOWN AND SURROUNDINGS.
The Santa Ysabel store and postoffice is admirably located at the junction of the Julian, Warner ranch and Mesa Grande roads. Here, as well as elsewhere on the ranch, extensive improvements have been made to meet the growing demands of trade and travel. An abundance of water has been piped from the mountains—amply sufficient to supply the demands of the travelling public. A barn 52x60 has been erected, one of the finest in the county, with capacity for 150 tons of hay and capable of housing twenty-four head of horses. Wagon sheds adjoining afford