



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 10/23/2024

ITEM NO: 7

DATE: October 18, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 55 Ellenwood Avenue.** APN 510-19-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-24-020. Property Owner: Pooja Goel. Applicant: Melina Padilla. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8 located at 55 Ellenwood Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1918 per County Assessor
2. Town of Los Gatos Historic Status Code: N – New (probably built since 1950)
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1918. The 1990 Anne Bloomfield Survey does not provide a construction date estimate, but provides a preliminary rating of "new, probably built since 1950" (Attachment 1). The Sanborn Fire Insurance Maps include the property beginning in 1928 and show the residence as having a consistent footprint through 1956 (Attachment 2).

PREPARED BY: Sean Mullin, AICP
Planning Manager

DISCUSSION (continued):

A review of Town records provides the following:

- 1958 – Building Permit – scope unknown;
- 1973 – Building Permit to enclose part of an existing deck;
- 1994 – Building Permit for construction of a 1,400-square foot addition to the existing 1,589-square foot home for a new primary bedroom suite; and
- 1998 – Approval of a Minor Residential Development application for a new second-story addition and subsequent Building Permit for the addition, which included a new attached garage.

Based on the development plans contained in Town records, staff prepared an exhibit showing the approximate footprint of the residence prior to 1994 and the demolition impacts incurred to the residence resulting from the 1994 and 1998 additions to the residence (Attachment 3). Staff also notes that the Bloomfield Survey conducted in 1990 rating the residence as “new” occurred prior to completion of the 1994 and 1998 additions.

The applicant provided an informational packet with their application, which includes a summary of the history of the residence, a Letter of Justification, and pictures of the residence (Attachment 4). Based on the research provided, the applicant believes that the required findings for removal from the Historic Resources Inventory can be made for this property as the residence is not in its original condition and there is nothing noted about the property that is significant to the Town’s history.

CONCLUSION:

Should the Committee find that the structure no longer has historic significance or architectural merit due to the loss of integrity, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations would not return to the Committee.

FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

PAGE 3 OF 3

SUBJECT: 55 Ellenwood Avenue/PHST-24-020

DATE: October 18, 2024

FINDINGS (continued):

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Impact of Additions Exhibit
4. Applicant's Submittal Packet

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Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY LOS GATOS RESEARCH

1055

File address 55 Ellenwood

PARCEL MAP INFORMATION

Parcel # 510-19-010 Lot size: _____ front ft. x _____ ft. deep

Lot shape: Rectangle L Rectangle with small rear jog _____ Other _____

Location: N S E W side of _____ St _____ Ave _____ Other _____

distance to cross st: _____ ft. N S E W from _____

at NE NW SE SW corner of _____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name _____ Old Block # _____ Old lot # _____

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating N Estimated age _____ Style _____ # stories _____

Alterations _____

Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 8911 Effective date 12-87

APN 510-19-010	ADDRESS 55 ELLENWOOD	AV LG 95030	70 SQ. FEET	1,820	TOT ROOMS	7	DINING ROOM	POOL
SINGLE FAMILY	TRA 3-001	WIDTH	ADDN S/F		BEDROOMS	3	FAMILY ROOM	GARAGE S/F
USE CODE	01	DEPTH	NO. FLOORS	1	BATHS	2.0	UTILITY RM	FIN BSMT
YR BUILT	18	ACRES						320

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

National Register listed date _____

County Inventory 1979 _____

Town of Los Gatos: Designation _____ Recognition _____

District Name _____

Previous Survey _____

PHOTOS: Roll/frame # 028/8 Date 5 Feb 90

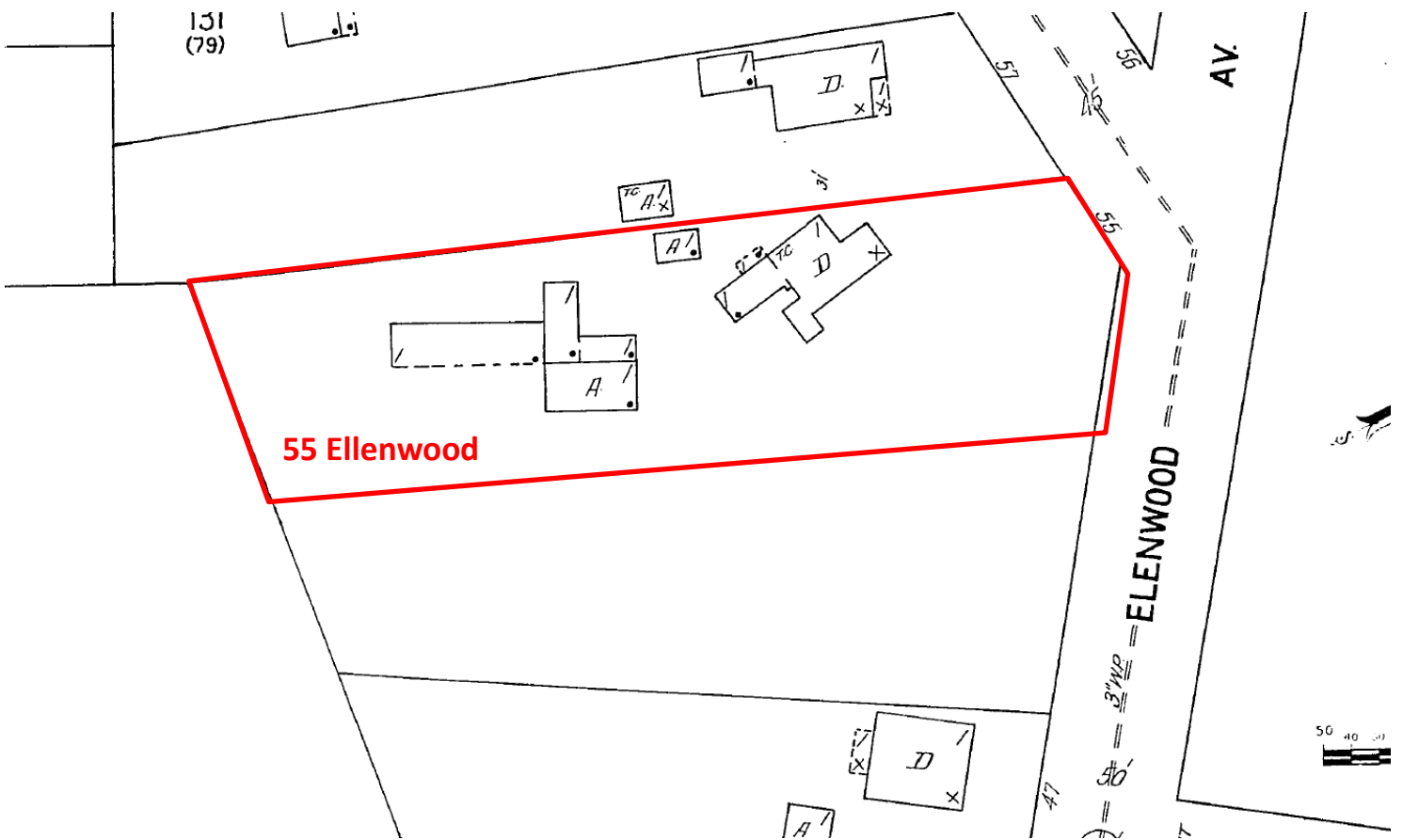


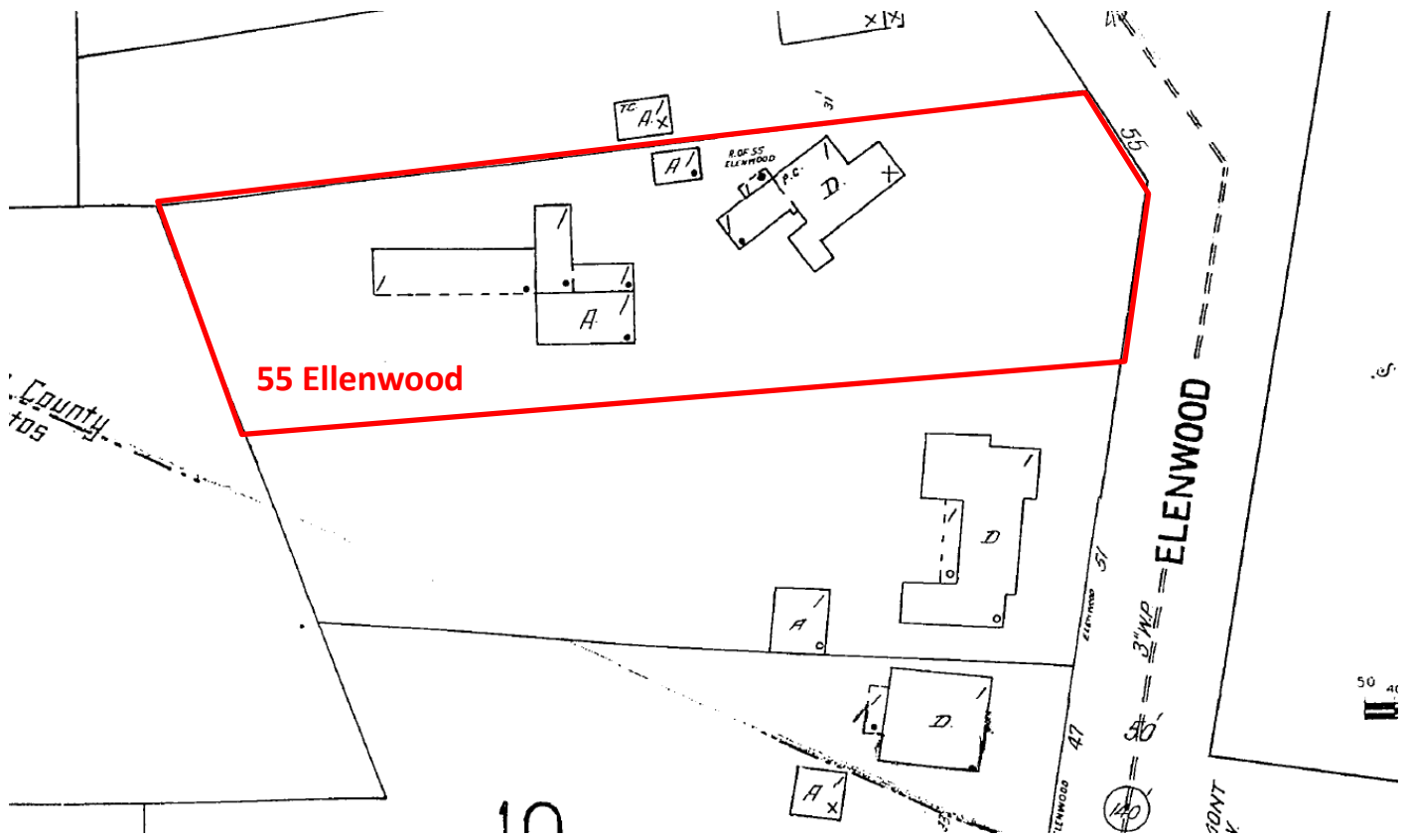
POSTED

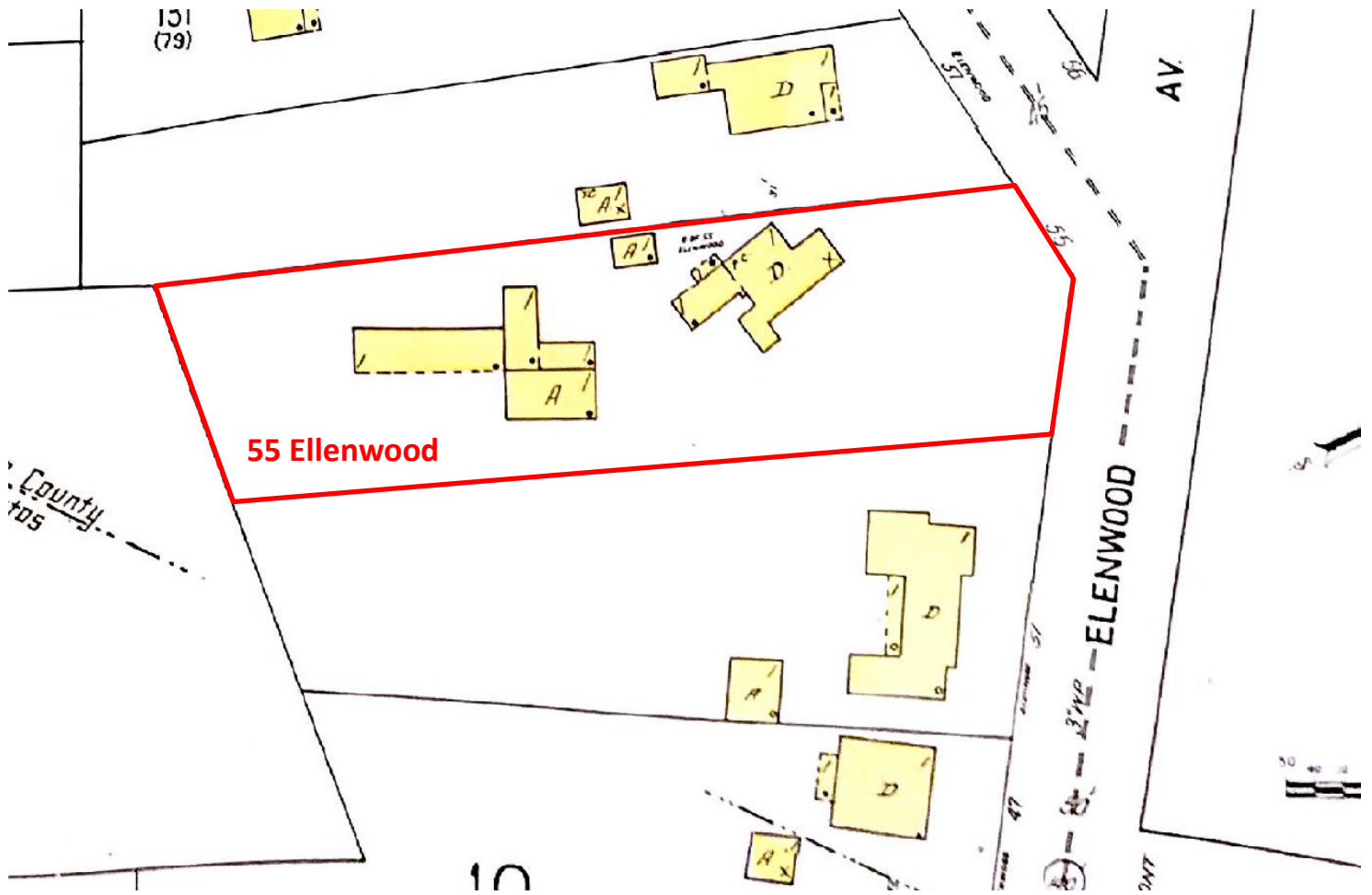
55 Ellenwood
EVALUATION. Date 1950s?
Contributor _____
District Non-contrib X
Earliest known Owner Resident: 7
Context(\$): _____

Alterations: Moved _____
Raised _____ Porch encl _____
Addition _____ Siding _____
Windows _____ Condition _____
Designer: a _____ b _____ d _____

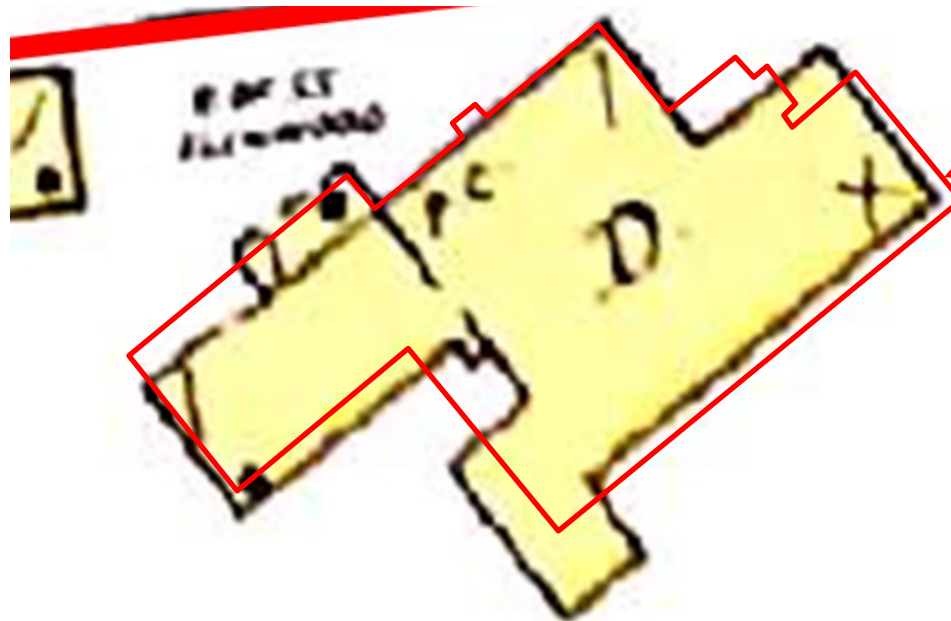
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Approximate outline of residence as reflected in 1994 Building Permit

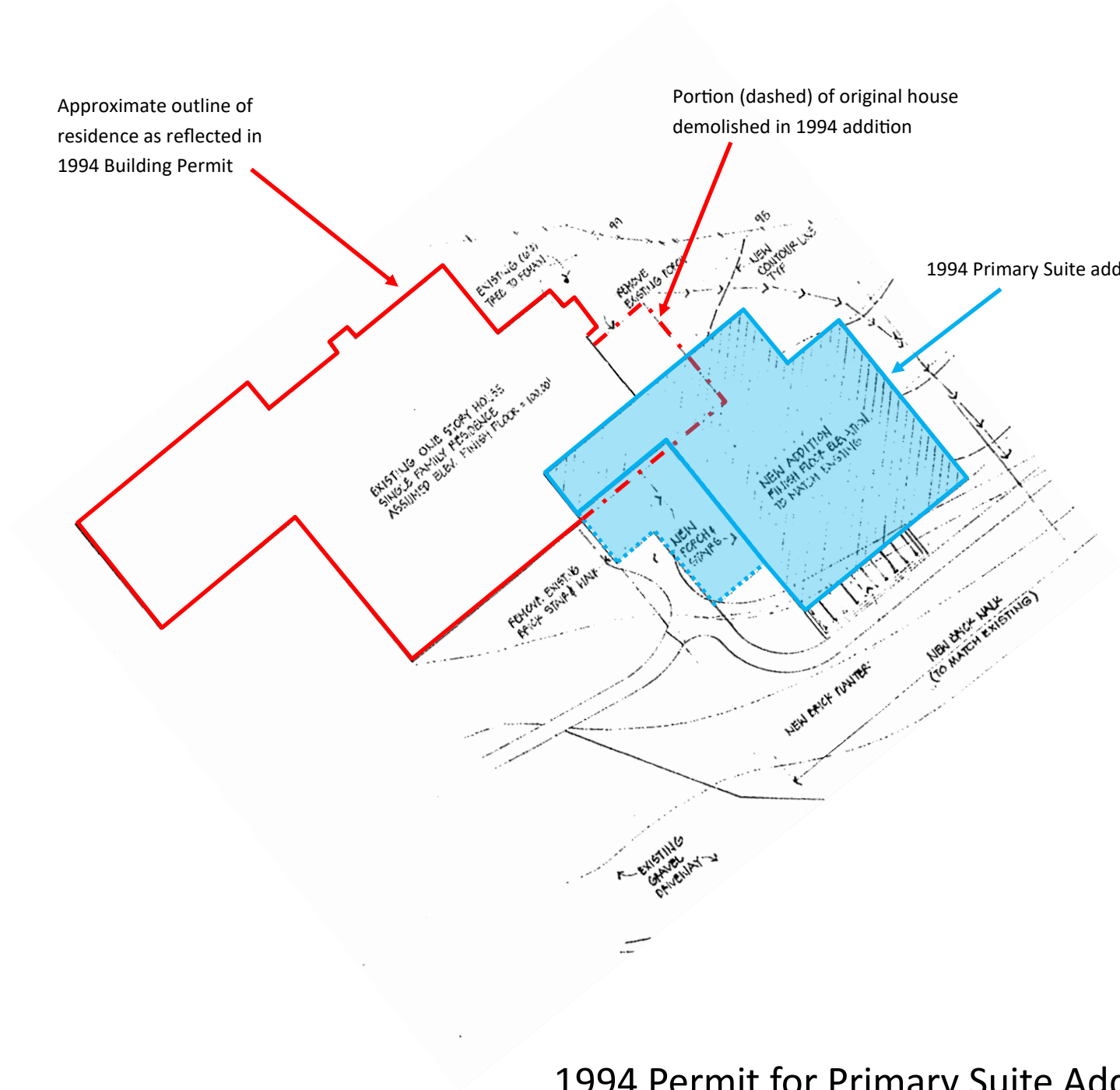
1956 Sanborn Map

ATTACHMENT 3

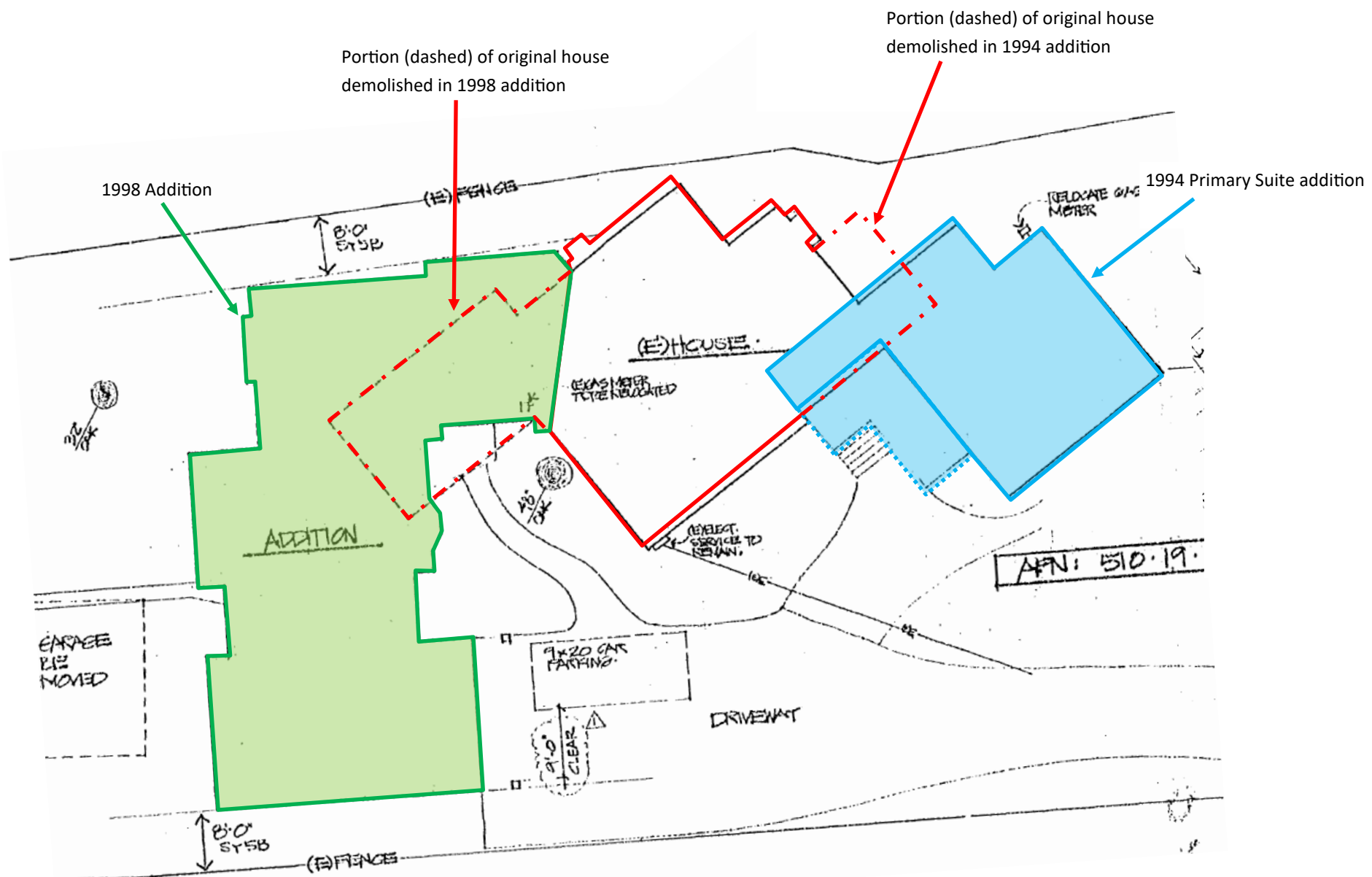
Approximate outline of residence as reflected in 1994 Building Permit

Portion (dashed) of original house demolished in 1994 addition

1994 Primary Suite addition



1994 Permit for Primary Suite Addition



1998 Permit for Addition

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DATE: October 25, 2024
TO: Historic Preservation Committee
SUBJECT: Consider a Request to Remove a Property from the Historic Resources Inventory for Property Zoned R-1:8. Located at 55 Ellenwood Ave. **APN** :510-19-011
PROPERTY OWNER/APPLICANT: [REDACTED]
PROJECT PLANNER: Sean Mullin, AICP Senior Planner Community Development Department

RECOMMENDATION:

Consider a request to remove a property from the Historic Resources Inventory for property zoned R-1:8 located at 55 Ellenwood Avenue, Los Gatos, California 95030-5221

Property Location Information

APN: 510-19-011
Site Address: 51 ELLENWOOD AV LOS GATOS CA 95030-5221
Recorded Size (Assessor Database): 25,136 sq. ft. / 0.6 acres
TRA: 03000

Planning and Development Information

APN:51019011 is incorporated (LOS GATOS).
General Plan: USA
USA: Los Gatos (100%)
SOI: Los Gatos
Zoning: INCORPORATED
Supervisor District: 5
Approved Building Site: Research needed to evaluate parcel as a Building Site

Special Area Policies and Information

- Los Gatos Hillside Specific Plan Area: IN
- Fire Responsibility Area: LRA (100%)
- Fire Protection District: Santa Clara County Central Fire Protection District
- Geohazard: County landslide hazard zone
- Historic Parcel: NO
- FEMA Flood Zone: X (100%)
- Sanitary District: West Valley Sanitation District
- Watershed: San Francisco Bay
- Rain isohyet: 32 inches

Nearest named creek: ALMENDRA CREEK (630 feet)
Nearest named lake: Vasona Reservoir (5713 feet)

ATTACHMENTS:

1. Applicant letter
2. Picture from Los Gatos Library records
3. List of previous owner from Polk's Directories and County records
4. Anne Bloomfield's survey report
5. Property pictures

To whom it may concern,

I am writing to request removing the property at 55 Ellenwood Avenue, Los Gatos from the historic listing. As I investigate, this property has the following information:

1. After conducting extensive research at Los Gatos Public Library, we were unable to find any mention of this property in historical newspapers, any articles, any important real estate listings, or public records. If the building had significant historical importance, we believe it would have been documented somewhere. Please see Exhibit 3 for reference.
2. During our research at the library, we reviewed several documents, including Project Bellringer II, which lists homes built before 1900, and a paper on the Los Gatos Historic Homes Tours. Additionally, we searched the Historic Property Research Collection. None of these sources, however, made any mention of 55 Ellenwood Avenue, suggesting that this property may not be recognized as historically significant in these contexts. Please see Exhibit 1 and 2 for reference.
3. Upon researching in Bookcase# 11 in 1941 tax assessment survey, no information regarding 55 Ellenwood Avenue was found, indicating that the property may not have been recorded during that period. Please see Exhibit 4 for reference.
4. In Anne Bloomfield's 1989 survey, she indicated that 55 Ellenwood Avenue was likely constructed around 1950. Additionally, she assigned a preliminary rating of "N". This indicates that the property underwent major changes between the time it was originally constructed and 1989 (when survey was conducted) which led the surveyor to indicate the year of construction as 1950. None of the construction related changes are recorded in city archives from the time it was built until 1994. Please see Exhibit 5 for reference.
5. We have reviewed the Sanborn maps from 1928 and 1944, which indicate that the house's construction remained largely unchanged during that time. However, between 1944 and 1998, this property underwent several major remodels, revisions, and additions that led to technical demolitions, including massive changes to the front elevation of the property during the major revisions, remodels and extensions done during 1994 and 1998. As a result, much of the building's original historical character has been lost. Please see Exhibit 6, 7, 8 and 9 for reference.
6. According to our research from Polk's Directories and County records, these are the list of people who resided in this house.
 1. 1934-1945 Stanley A R and Flowers C H
 2. Aug 13, 1968- Dec 24, 1986: First Syndey and Roberts Dunton owned the property, in middle property defaulted to bank (First National Bank and Palo Alto Financial Corporation) before owned by Leigh & Merry Belden)
 3. Dec 24, 1986: Leigh & Merry Belden sold it to Andris Holms
 4. March 24, 1992: Andris Holms transferred the property to Andris and Leslie as Community Property
 5. Dec 20, 2002: Property was transferred from Community Property to Andris and Leslie's Trust
 6. April 26, 2012: Property was transferred from Trust to Leslie Holms (Survivor)+ Trust
 7. June 18, 2019: Property was transferred from Leslie Ann Holms and Trust to "The [REDACTED] Family Revocable Trust with [REDACTED] as Trustees--> Upon Looking all records, we were not able to find evidence of any significant architectural entity or individual associates with this property.
7. We are encountering several ongoing challenges with this property. The doors frequently stick, making them difficult to open, and the inadequate drainage system results in constant maintenance costs every few months. Neighbors have also expressed concerns about the building's appearance and overall condition reducing the appeal of the neighborhood and has been brought up in every meetup. Additionally, the outdated roof design not only prevents us from installing solar panels but also causes frequent issues with the shingles, which break periodically and require repairs every few months. This has led to water leakage, causing further damage to various parts of the house. The skylights are very old, with seals that no longer function properly, leading to water leaks during rainy weather. Please see pictures attached.
8. The exterior shingles of the house are also severely aged, contributing to water seepage around the window trims. This has caused significant window damage, making them difficult to open and reducing ventilation. Despite multiple cleanings, the growth of algae and discoloration on the exterior persists.
9. Furthermore, the doors leading to both the front and backyard do not open smoothly, and when they do, they make noise and do not close properly, especially during rainy weather. The wooden frames around these doors are also visibly rotted. We have attached pictures for reference.
10. In addition, plumbing issues are frequent, with clogged pipes occurring about every few weeks due to the old plumbing system. As a result, we are limited to using only one of the three bathrooms regularly.
11. The house has also severe ant infestation causing unhygienic conditions in the kitchen area.

We as the current owners of 55 Ellenwood Ave, Los Gatos, CA for the last 6 years humbly request to please review the facts and help consider removing the property from historic resources inventory as major changes in 1994 and 1998 have consumed the historical integrity of the property.

Museums of Los Gatos Historic Homes Tours

Address	Year(s) Appeared
237 Almendra Ave.	2009
75 Alpine Ave.	1991
77 Alpine Ave.	2001
79 Alpine Ave.	2001
31 Ashler	2013
16158 Bachman Ave.	2017
212 Bean Ave.	2002
212 Bella Vista Ave.	2000
37 Broadway	2012
42 Broadway	2008
44 Broadway	2003
45 Broadway	1991, 2012
47 Broadway	1994, 1999, 2012
68 Broadway	2001
72 Broadway	2001
15 Chestnut Ave.	1999
16 Chestnut Ave.	1995, 2009
40 Chestnut Ave.	2009
54 Chestnut Ave.	1999, 2004
21 Clifton Ave.	2008
59 College Ave.	2015
100 Creffield Heights	2011
140 Creffield Heights	2011
16660 Cypress Wy.	1994, 2015
106 E. Main St. (NUMU)	2017
129 Edelen Ave.	1998, 2013
130 Edelen Ave.	2003, 2013
15 Ellenwood Ave.	2001
51 Ellenwood Ave.	2008
60 Ellenwood Ave.	2008
61 Ellenwood Ave.	2005
66 Ellenwood Ave.	2008
18537 Eucalyptus Dr.	2000
90 Fairview	1994
19 Glen Ridge Ave.	1993
20 Glen Ridge Ave.	2007
22 Glen Ridge Ave.	1995, 2006

Los Gatos Project Billinger 1976-1987

V Melvin, Gloria Basuini ^{no}
16351 Almaden/Los Gatos Road (p-1901)

Thomas, Ann Atkinson
75 Alpine (1887)

Spencer, Eleanor Anderson
256 Bachman (1880)

Thomas J., Mrs. Pashos
328 Bachman (1885)

Joseph M., Mrs. Mayer
212 Bella Vista Avenue (1881)

Thomas R., Mrs. Conklin
316 Bella Vista Avenue (1891)

II Dan, Linda Sylvester
37 Broadway (1896)

Peter Carter
45 Broadway (1886)

Raymond Macabee
62 Broadway (1885)

Daniel, Mrs. Krag
64 Broadway (1893)

Michael, Kim Wasserman
72 Broadway (1887)

Patrick, Mrs. Boner
81 Broadway (1893)

Mrs. Bruce Berryman
89 Broadway (1891)

Lynn, Pam Brandhorst
93 Broadway (1887)

Bernard, Mrs. La Casse
107 Broadway (1891)

Mrs. Stanley Swanson
131 Broadway (p-1901)

Harold, Mrs. Partridge
198 Broadway (p-1901)

II Richard, Marlene Wright
42 Central Avenue (1890)

John, Nora Hellingsen
64 Central Avenue (1895)

Mrs. Niall Tabor
16 Chestnut (1895)

II Patrick O'Laughlin, Maggie Kilkenny
54 Chestnut (1894)

Robert, Mrs. Brouwer
56 Cleland (1896)

Robert H. Schumacher
90 Cleland (1886)

V Gary, Susan Griffiths
120 Cleland (1891)

Jack B., Mrs. Wytman
126 Cleland (1886)

George, Mitzl Baltes
39 College (1891)

James, Mrs. Farwell
113 Edelen (1889)

II Galen, Marjorie Muttersbach
118 Edelen (p-1901)

Mrs. Eva Small
121 Edelen (p-1901)

II Mrs. Jeanne, Miss Jacqui Wilson
239 Edelen (1892)

Elmer, Mrs. Rhoads
255 Edelen (1900)

Gary, Lita Ruble
52 Fairview Plaza (1890)

Ronald, Marilyn Plescia
63 Fairview Plaza (1890)

Ms. Jane Hinchliffe
87 Fairview Plaza (1885)

II William, Maria Simon, Hoeft
16780 Farley Road (1887)

William, Mrs. Cotton
14 Glenridge (1895)

J. Philip DiNapoli
19 Glenridge (1885)

Gary, Marily Hart
20 Glenridge (1885)

Steven, Mrs. Sporleder
22 Glenridge (1885)

A.P., Mrs. Rodrigues
25 Glenridge (1898)

Andre, Jean Libante
33 Glenridge (1885)

Robert, Mrs. Brusca
216 Glenridge (1896)

Richard, Mrs. Kline
19 Hernandez (1895)

Gerald W. Clark
124 Hernandez (p-1900)

Gordon H., Lita Langlois
130 Hernandez (1895)

James, Annie Lawrie
145 Johnson (1891)

Tal, Marguerita Lloyd
200 Johnson (p-1901)

II Dan, Naidine Clark
202 Johnson (p-1901)

Anthony Olivas
301 Johnson (1895)

Robert W., Jeanette Allen
333 Johnson (1891)

As It Was – Dora Rankin, 1965

House Index

rough alphabetical by street name

- 328 Bachman Avenue – “The Watkins Home” – Page 19
- North side of Broadway – “The Crall Home” – Page 16
- Hill south of Broadway – “John Lyndon Home” – Page 15
- East Side of College Avenue – “The Mariotti Fence” – Page 20
- Corner of East Main Street and College Avenue – “The Historic Hotel” – Page 20
- 130 Edelen Avenue – “The Miles Home” – Page 16
- Fairview Plaza – “Minster’s Home” – Page 12
- 107 Foster Road – “The Russell Sund Home” – Page 21
- 20 Glen Ridge Avenue – “Dexter Pierce Home” – Page 13
- 33 Glen Ridge Avenue – The D.C. Crummey Home – Page 6
- Corner of Glen Ridge and Hernandez Avenues – “Redwood Pillars” – Page 10
- Glen Ridge Avenue off Nicholson Avenue – “Printer’s Home” – Page 13
- 55 Hernandez Avenue – Page 11
- Corner of Hernandez and Peralta Avenues – “The Judge’s Home” – Page 15
- West Side of Jackson Street, just south of East Main Street – “The Erickson Home” – Page 20
- Between Loma Alta Avenue and Johnson Avenue – “The Noble Home” – Page 21
- Between Los Gatos and Saratoga – “Nippon Mura” – Page 23
- 115 Massol Avenue – “The Sporleder Home” – Page 18
- West side of Massol Avenue – “In Blackberry Heaven” – Page 18
- Northwest Corner of North Santa Cruz Avenue and Bean Avenue – “The Mansion Duplex” – Page 17
- 9 Palm Avenue – “House of Tragedy” – Page 31

ND

ARCHITECTURAL HISTORY
(415) 932-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY LOS GATOS RESEARCH

File address 55 Ellenwood

PARCEL MAP INFORMATION

Parcel # 55-29-210 Lot size: _____ front ft. x _____ ft. deep

Lot shape: Rectangle L Rectangle with small rear jog _____ Other _____

Location: N S E W side of _____ St. Ave. Other _____

distance to cross st: _____ ft. N S E W from _____

at NE NW SE SW corner of _____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name _____ Old Block # _____ Old lot # _____

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating W Estimated age _____ Style _____ # stories _____

Alterations _____

Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 8711 Effective date 12 87

OFF 310-15-010 ADDRESS 15 ELLENWOOD 20 22 14 2000
SCHOOL DISTRICT 754 1501 1501 1501 1501 1501 1501 1501 1501 1501
OFF CODE 15 15 15 15 15 15 15 15 15 15
15 15 15 15 15 15 15 15 15 15

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

National Register listed date _____

County Inventory 1979 _____

Town of Los Gatos: Designation _____ Recognition _____

District Name _____

Previous Survey _____

PHOTOS: Roll/frame # _____ Date _____



55 Ellenwood
EVALUATION Date 1950's
Contributor _____
District Non-contributor _____
Earliest known Owner Resident _____
Context(#): 7

Alterations: Moved _____
Raised _____ Porch encl _____
Addition _____ Siding _____
Windows _____ Condition _____
Designer: a _____ b _____ d _____

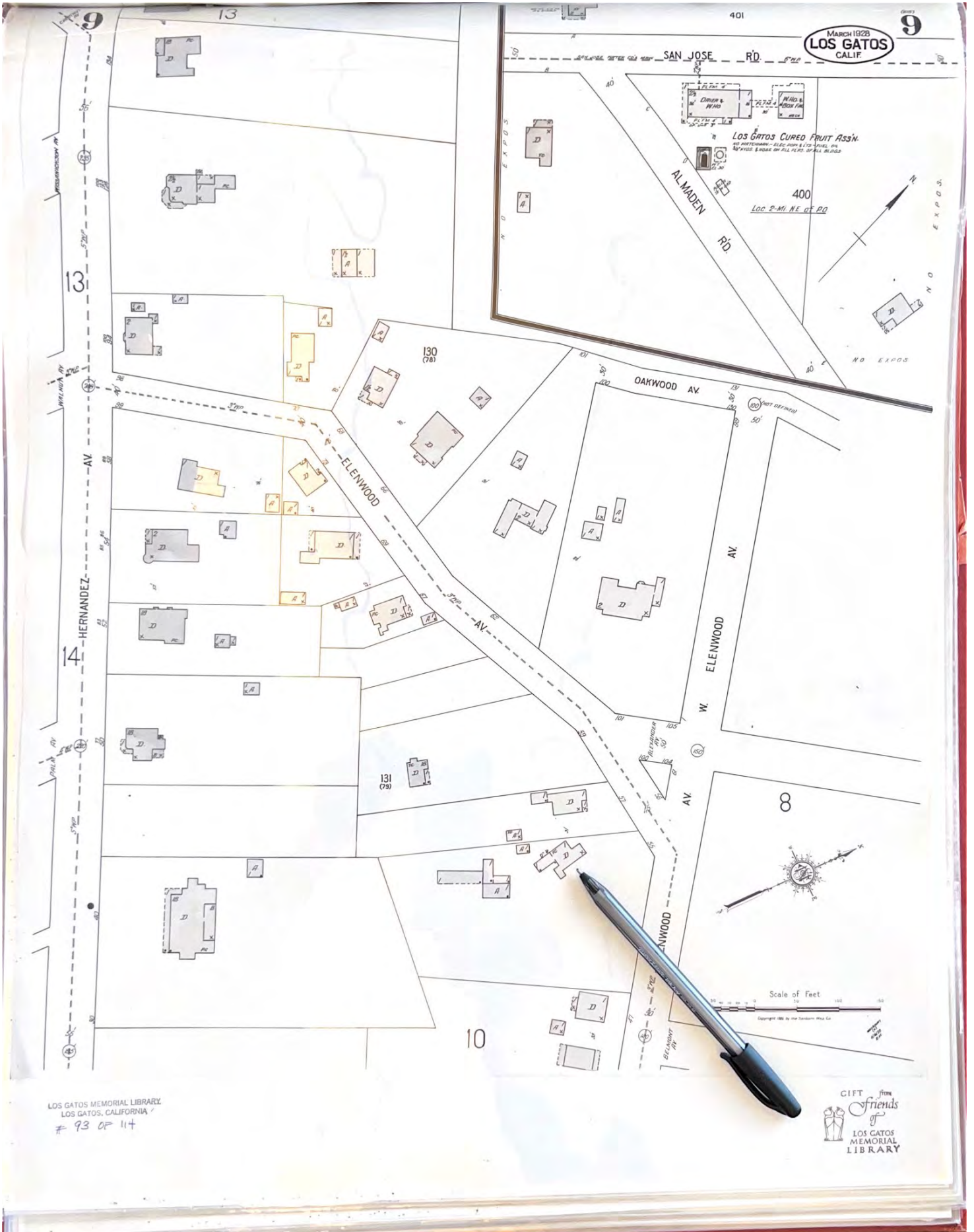
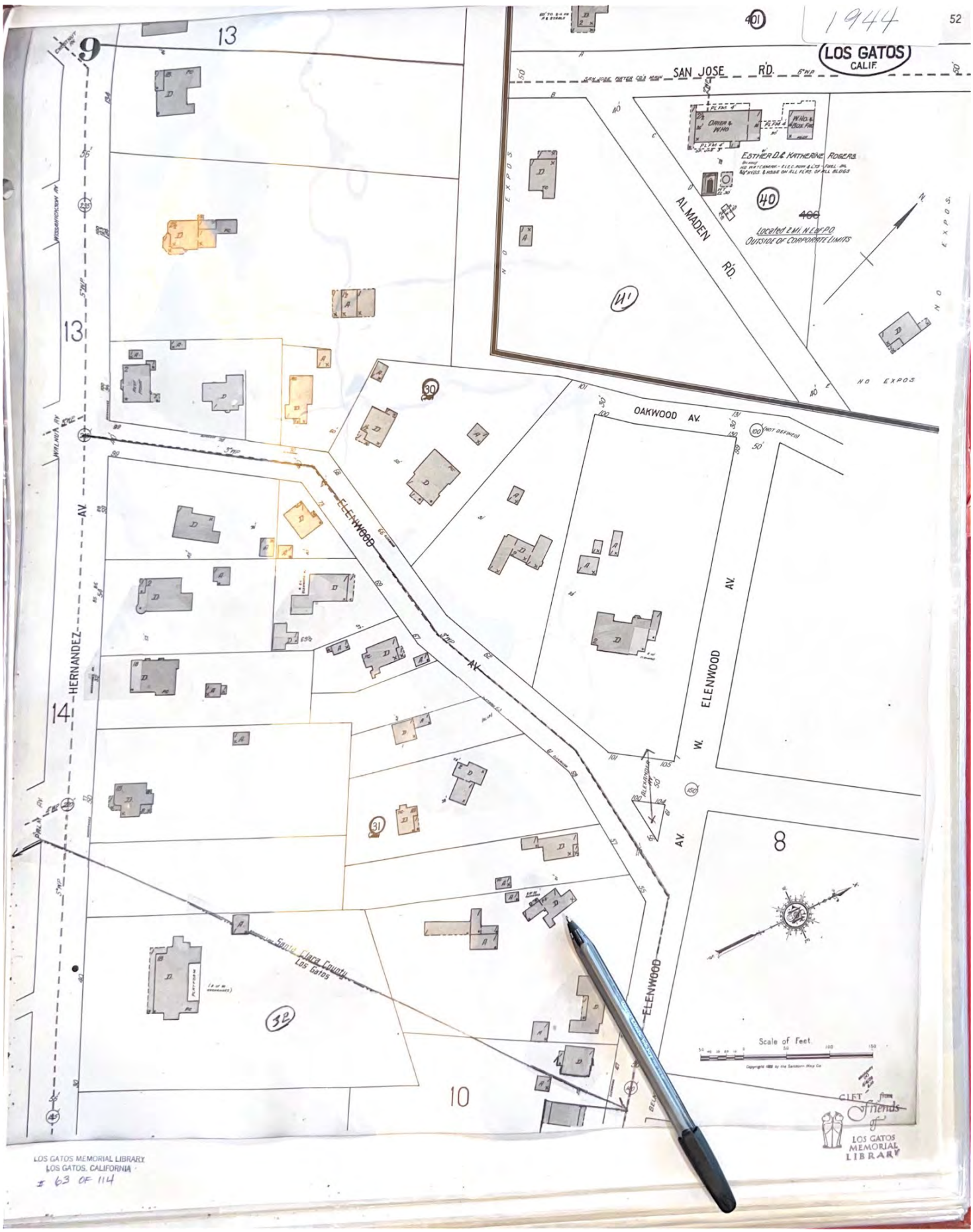


Exhibit 6 (Source Los Gatos Library)

1944

LOS GATOS CALIF.

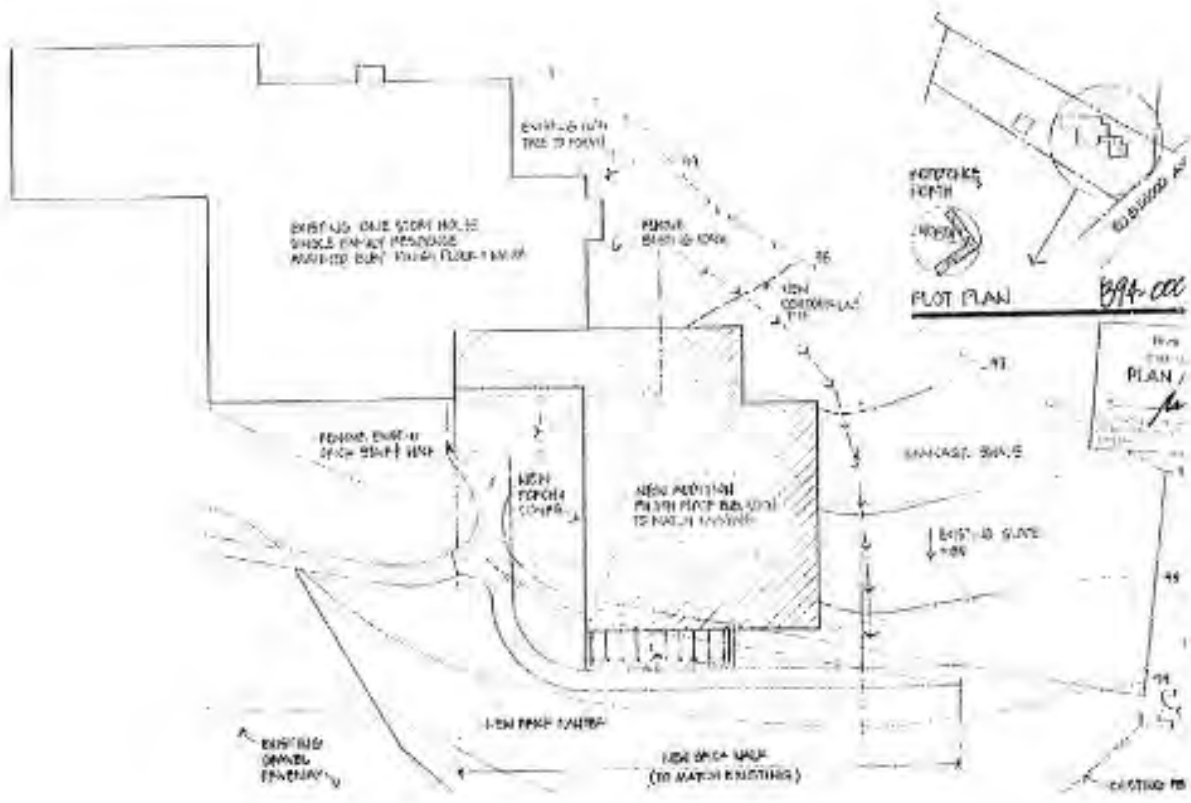


LOS GATOS MEMORIAL LIBRARY
LOS GATOS, CALIFORNIA
63 OF 114

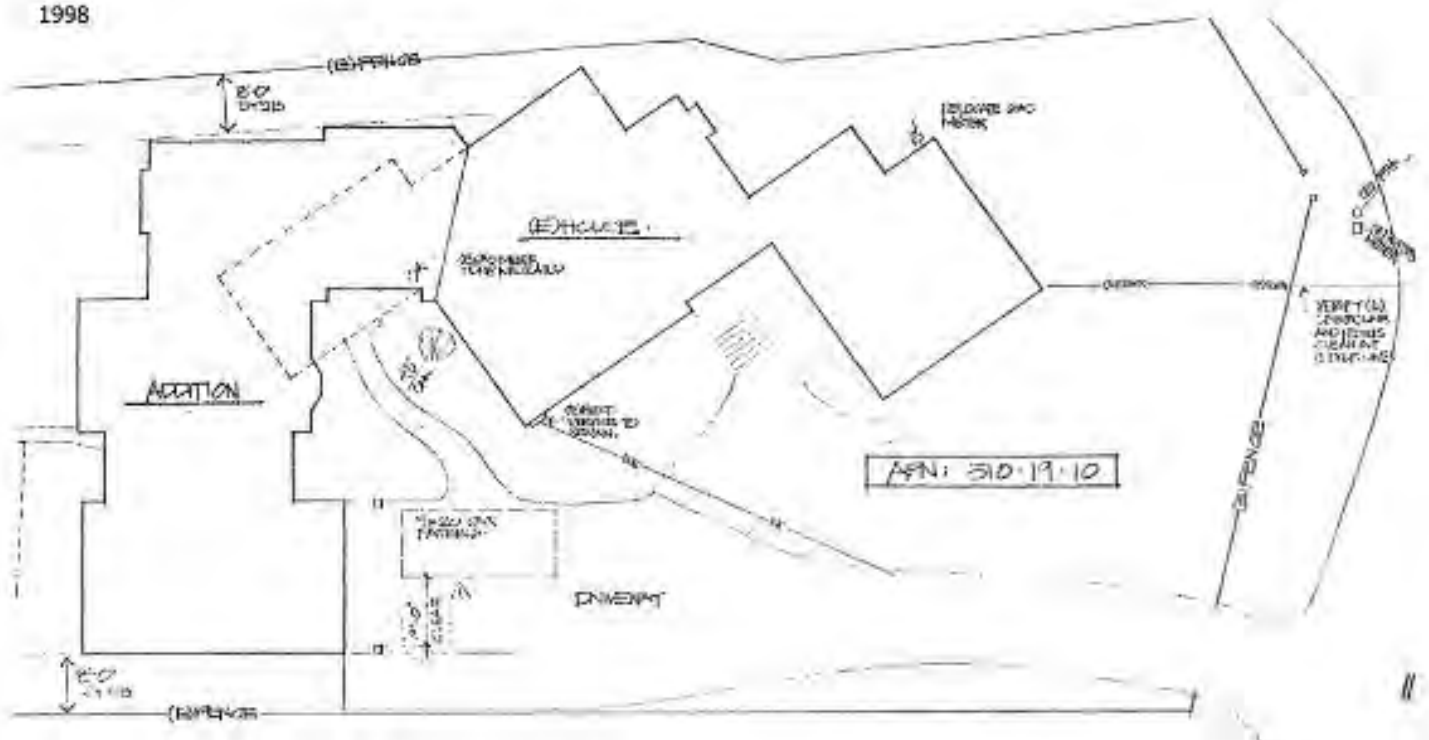
Gift from Friends
LOS GATOS MEMORIAL LIBRARY

Exhibit 7 (Source Los Gatos Library)

1994



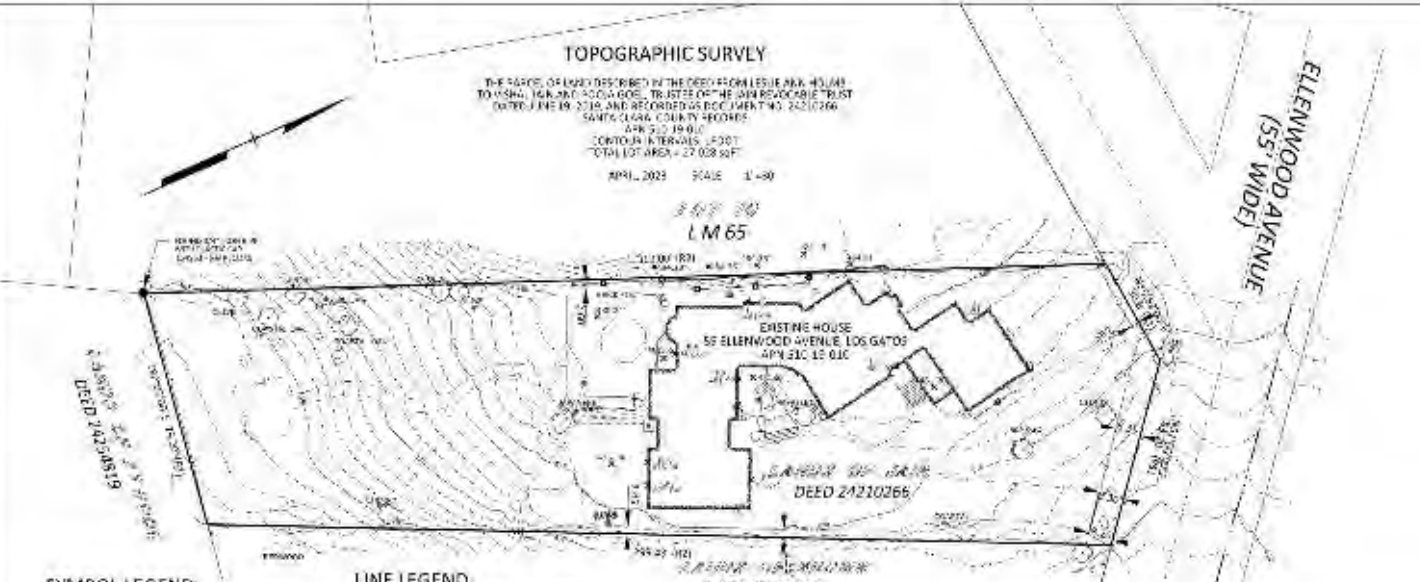
1998



TOPOGRAPHIC SURVEY

THE BOUNDARIES OF LAND DESCRIBED IN THE DEED FROM LESLIE ANN HOLMES TO USING, TAKING, FOLLOWS, TRUSTEE OF THE JOHN REUCKENBACH TRUST CONTROL LINE 2316 AND RECORDING BOOK 14743, PAGE 2266 SANTA CLARA COUNTY RECORDS APR 21, 1990 CONTAIN A TERRACE 1.500' TOTAL LOT AREA = 23,028 SQ FT APRIL 2023 SCALE 1"=30'

**ELLENWOOD AVENUE
(55' WIDE)**



SYMBOL LEGEND

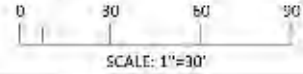
- WATER ENCLOSURE
- POLE/POST
- GAS METER
- WRECKED (CONTROL) BOX
- TRANSFORMER
- LOC. TEL. NUMBER
- WATER SERVICE CONNECTION
- COMMUNICATION BOX
- TANK/LOT
- HIGH FLOOR ELEVATION
- (H2) RECORD DATA FROM DEED NO. 24220288
- (H3) RECORD DATA FROM DEED NO. 24220288

LINE LEGEND

- PROPERTY BOUNDARY
- FENCE CURB FLOW LINE
- EXISTING FENCE
- EXISTING ROAD R/W
- MAJOR CENTERLINE LINE
- MINOR CENTERLINE LINE
- EDGE OF PAVEMENT / ROADWAY
- CENTERLINE OF ROAD R/W
- RIGHT OF HIGHWAY ROAD CENTERLINE
- LOW VEGETATION LINE
- RETAINING WALL
- RC CURB

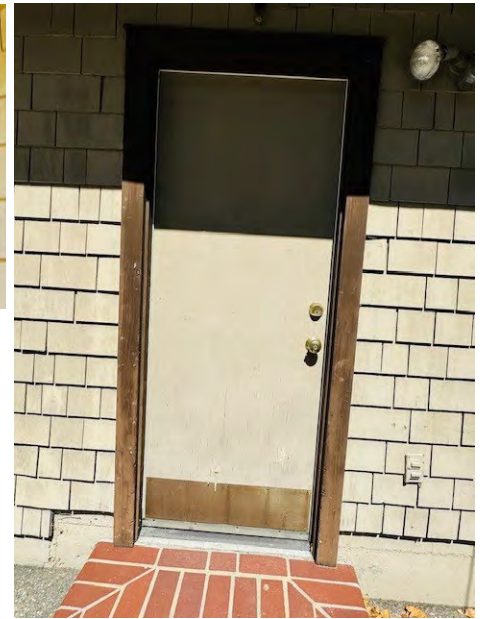
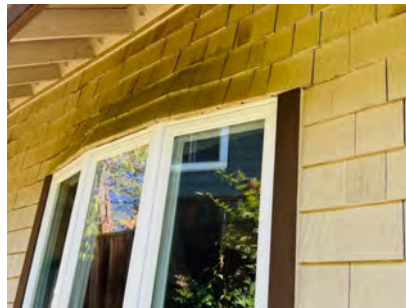
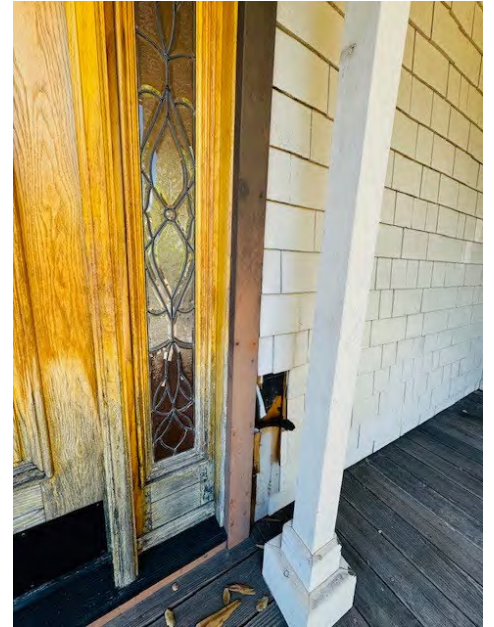
MAJO SURVEYING

1000 S. 10TH ST. SUITE 100
SAN JOSE, CA 95128
PHONE: 408.255.8882
WWW.MAJOSURVEYING.COM
DEBRA HARRIS, CCS, PLS, SLS

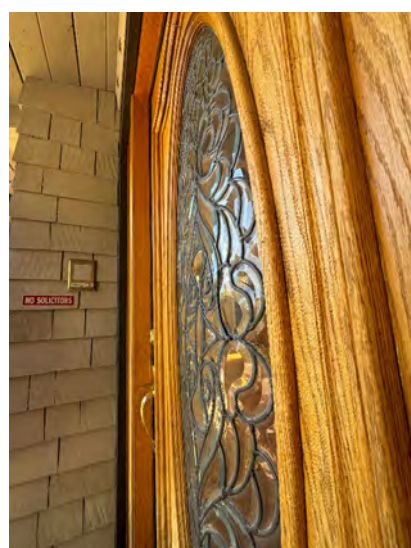
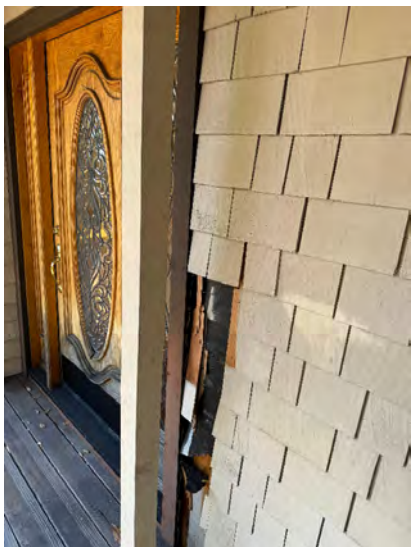


Notes:
 1. ALL SURVEYING DATA IS BASED ON THE 2011 NAD 83 DATUM.
 2. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
 3. THE PROPERTY BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE DEEDS AND RECORDS LISTED IN THE NOTES.
 4. THE PROPERTY BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE DEEDS AND RECORDS LISTED IN THE NOTES.
 5. THE PROPERTY BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE DEEDS AND RECORDS LISTED IN THE NOTES.
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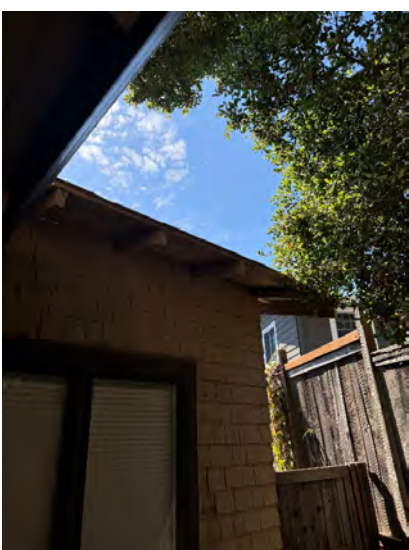
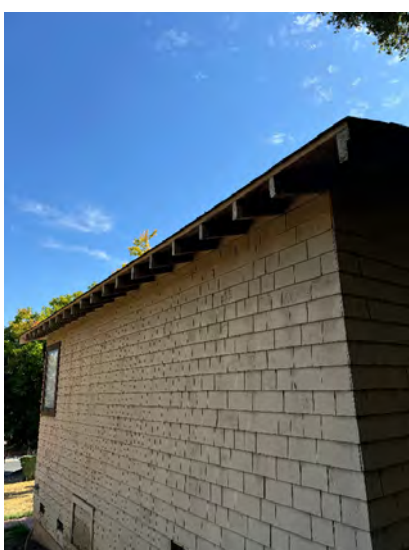
House Images



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