

**Company:** Fidelity National Title San Diego

**Order:** 9922400349

**Title Officer:** Marlo Macias

**Email:** sdunit4@fnf.com

**Phone:** 619-725-2113

**Date:** 01-19-24 10:16 AM

**Submitted By:** Marlo Macias

**C  
U  
S  
T  
O  
M  
E  
R**

**Owner:** Harold J. Gildea, Trustee

**Address:** Girard Avenue

**City:** La Jolla

**County:** San Diego County

**APN:** 350-331-07-00

**Lot + Tract:** Lot 13 in block 29 of La Jolla Park

**Additional Info:** Parking lot.  
Tami would like to be there  
619-980-8264

## INSPECTION REPORT

**Note:** This inspection report is not a survey, it is for title purposes only. Title Inspections.com does not assume any liability for losses or damage for any reason which may be sustained from inspection report. See full disclaimer at the end of report.

Inspection Type:

**ALTA**

Response Time:

**Rush (2 days)**

Street Address:

**No address posted**

**La Jolla**

Ongoing Improvements: **Yes**  **No**

Recently Completed

Improvements: **Yes**  **No**

Property Type:

**parking lot**

Notes:

**See next page for details**

Occupants:

**Not occupied**

Laundry-Room Lease: **No**

Inspection Fee: **\$155**

Inspected By: **Greg Fisher**

Inspection Date: **01-28-24**



**Notes:**

---

This inspection report is not a survey nor intended to be used as one. It is for Title purposes only.

Appointment Made/Meet with Agent (Fee applied)

No visible work in progress at the time of the inspection.

Aerial image is not up to date and is to be used for general lay out purposes only.  
Survey Recommended.

Due to terrain, difficult to acquire accurate measurements. Survey Recommended.

Temp chain link fence on PIQ, due AP blocking off parking on AP and PIQ.

2 foot of common I & E with AP.

PIQ - asphalt parking.

General Topography	Level <input checked="" type="checkbox"/> Sloped <input type="checkbox"/> Tiered <input type="checkbox"/> Rolling <input type="checkbox"/>
Access to paved or dirt road	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**Area of concern:**  
**Note:** A licensed surveyor is required for the purpose of determining where the location of a property line is on the ground by a field inspection. Survey Recommended.

**Determination of Map Lines:**

Survey Pins	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Survey Stakes	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Onsite Measurements	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Aerial Measurements	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**Improvements along Map Lines:**

Block wall and/or fences	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Trees, bushes, and/or landscape	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Gates, doors, and/or stairwells	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Walkways	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Common walkway and/or I & E	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Ingress and/or egress driveways	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Auto parking	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Garage or Carport	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Utilities and Drainage:**

All utilities underground	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Overhead transmission lines	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Electrical transformers and/or substations	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Vaults, and/or manholes	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Tunnels	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Water drainage: **Curb and Gutter, Natural**

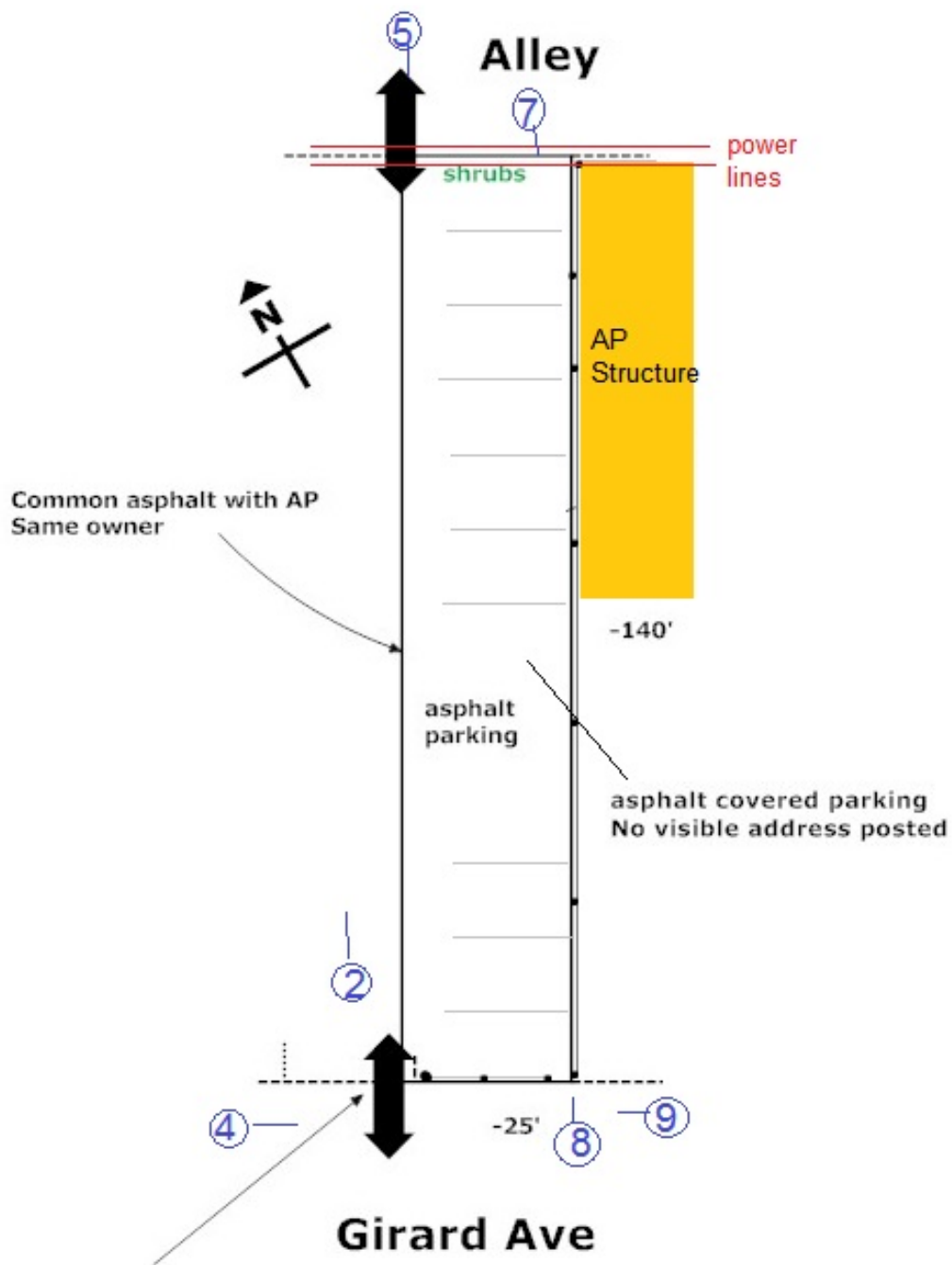
**Improvements to vacant land:**

Construction office, temporary fence/power pole and/or sanitation unit	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Building materials and/or equipment	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Grading or Survey Stakes	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Land clearing and/or pad site cut	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Construction (lay-out stakes) and/or Test borings	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Footings dug, forms-up, and/or concrete poured	Yes <input type="checkbox"/>	No <input type="checkbox"/>

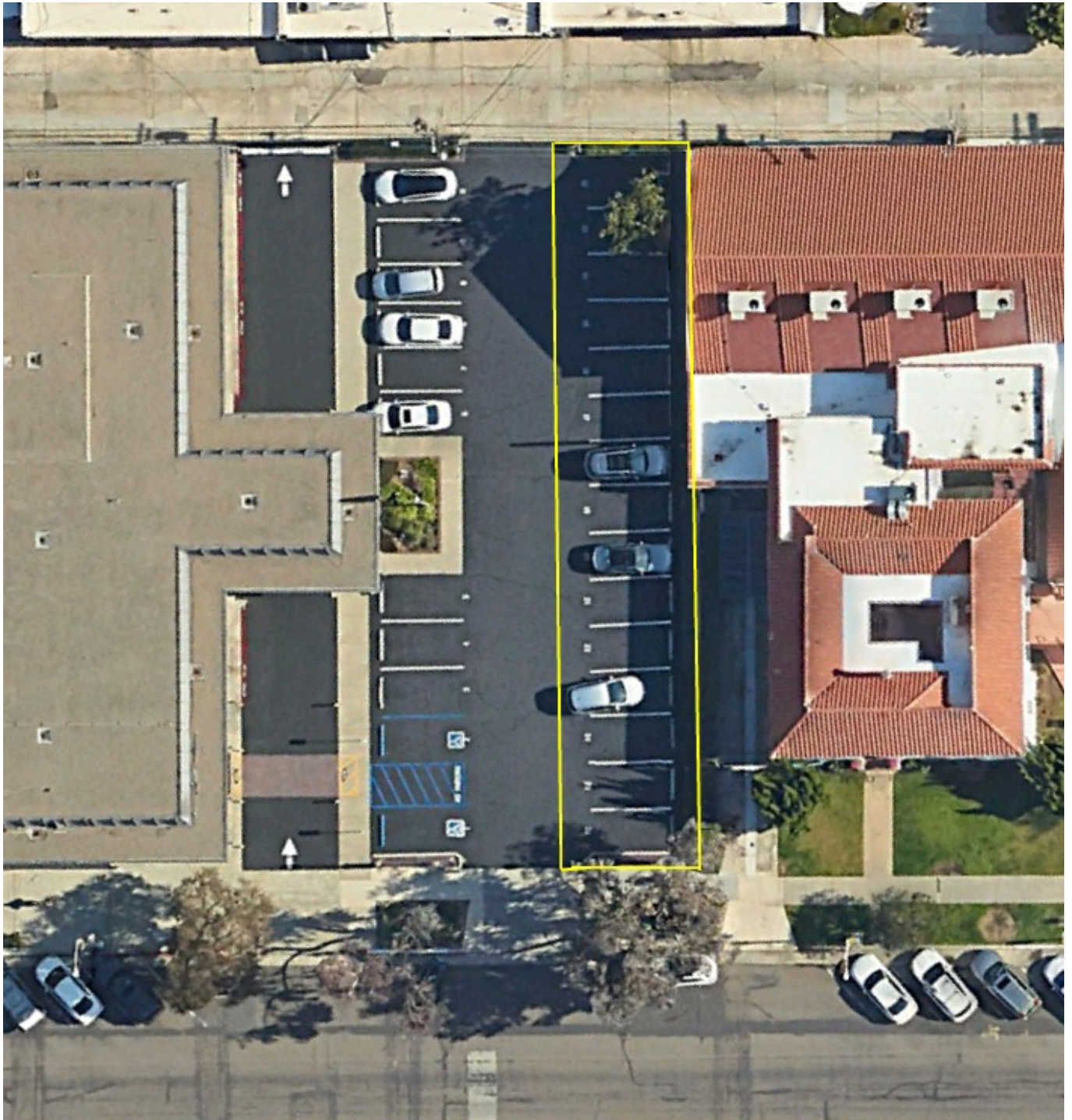
**Miscellaneous:**

Railroad right of way	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Removal of structures	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Signs and/or billboards	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Well (oil or water)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Equestrian / Recreational Trail	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Fuel Tanks (propane or gasoline)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Communication cell tower	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Solar panels	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Use of adjoining property:  
**Residential, Commercial**



2' common I & E with AP



**Symbol Legend:**

- |                          |                                |
|--------------------------|--------------------------------|
| Survey Marker            | Car ports, Balconys, Overhangs |
| Power Lines              | Ingress + Egress, Walkways     |
| Power Pole               | Block Wall                     |
| High Voltage Transformer | Wood Fence                     |
| Fire Hydrant             | Chainlink Fence                |
| Manholes / Vaults        | Map Lines                      |

**Inspection Disclosure**














**This inspection report is not a survey, it is for title purposes only.**  
 TitleInspections.com assumes no liability for losses or damages which may arise from this inspection. All items included are from a physical inspection and do not include zoning violations, C.C.R. violations, underground easements and utilities not visible to the naked eye, A.L.T.A. survey should be ordered for problems such as easements, encroachments, property line disputes and ingress and egress.

Sketch intended as a Visual aide for approximate location of Structures. This sketch is not intended as a property survey.

**SIGNED** Greg Fisher **DATE** 01 / 28 / 2024



**Symbol Legend:**

- |   |  |
|---|--|
|  Survey Marker   |  Car ports, Balconys, Overhangs |
|  Power Lines   |  Ingress + Egress, Walkways     |
|  Power Pole  |  Block Wall                     |
|  High Voltage Transformer  |  Wood Fence                     |
|  Fire Hydrant  |  Chainlink Fence                |
|   Manholes / Vaults |  Map Lines                      |

**Inspection Disclosure**

**This inspection report is not a survey, it is for title purposes only.**  
 TitleInspections.com assumes no liability for losses or damages which may arise from this inspection. All items included are from a physical inspection and do not include zoning violations, C.C.R. violations, underground easements and utilities not visible to the naked eye, A.L.T.A. survey should be ordered for problems such as easements, encroachments, property line disputes and ingress and egress.

Sketch intended as a Visual aide for approximate location of Structures. This sketch is not intended as a property survey.

**SIGNED** Greg Fisher **DATE** 01 / 28 / 2024



Photo #1 **2' common I & E with AP**



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



Photo #9



## **INSPECTION REPORT DISCLAIMER**

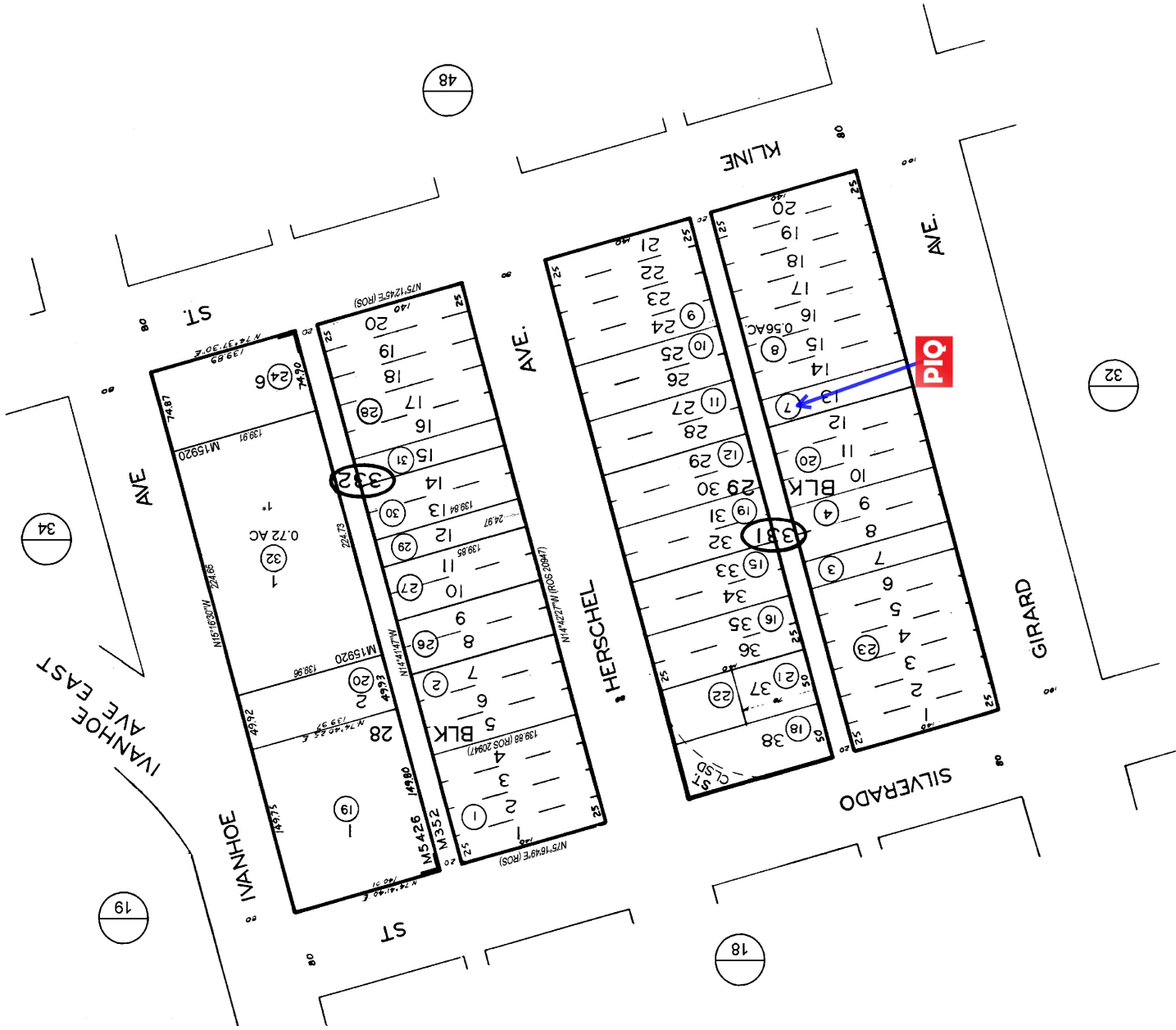
Limitations Note: This inspection report is not a survey; its for title purposes only. It does not confirm (1) property lines, (2) the relationship of physical features, such as buildings, fences, trees or other development relative to the location of property lines, nor (3) encroachments. This report provides a visual inspection of a property as shown on the Assessor's Parcel Map that has been provided by the Title Company for whom the Report is produced. All identifying features of the property are in relation to the map lines provided by the Title Company. The accuracy of the map, as to true and legal property lines, is not verified by Title Inspections.com.

A licensed surveyor is required for the purpose of determining where the location of a property line is on the ground by field inspection. The same applies for determining where existing features are located, measured and described relative to the location of a property line. In addition, "encroachment" may only be determined by review of all evidence related to the establishment, reestablishment, or retracement of a property line to existing physical features and title rights, which can only be performed by legally authorized persons, not by Title Inspections.com.

Title Inspections.com does not assume any liability for losses or damage, for any reason, which may be sustained from this limited inspection report.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 350 PG 33



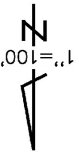
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 15920 - HERITAGE ON IVANHOE  
MAP 5426 - COPLEY SUB  
MAP 352 - LA JOLLA PARK  
ROS 20947

1" CONDO  
HERITAGE ON IVANHOE  
DOC2013-0368515  
(SEE SHT 2)

331	17	21.22	67	3818	BLK OLD NEWRCUT
332	586	25	71	1078	
332	864	26627	77	3905	
331	142	23	80	2522	
332	79	28	83	2075	
331	18422	22	5541		SAME ST(50)
332	25	29-31	02	1891	
332	21-23	32	13	1345	CONDO
332	32	14	523		CC

9/25/13 MGC



350-33  
SHT 1 OF 2