



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO "NASH" GONZALEZ, INTERIM DIRECTOR
JULIA ACKER KROG, ASSISTANT DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 20, 2021

**PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board, at its special meeting on Monday, May 3, 2021 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2021-0007

DATE FILED: 3/8/2021

OWNER/APPLICANT: ERIC & ROBYN LEEDS

AGENT: KELLY GRIMES

REQUEST: A Mendocino Historical Review Board Permit request to construct one shed with unpainted redwood, vertical lap siding, wood doors and wood window frames, and roofing material to match the house and garage. (Note: This site is listed as a Category IIa Historic Resource in Appendix 1 of the Mendocino Town Plan.)

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10560 Kelly Street, Mendocino; APN: 119-211-05

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by May 2, 2021 or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

To submit public comments via telecomment. A request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

NASH GONZALEZ, Interim Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW BOARD
STAFF REPORT**

**MAY 3, 2021
MHRB_2021-0007**

OWNER/APPLICANT: ROBYN & ERIC LEEDS
PO BOX 753
MENDOCINO, CA 95460

AGENT: KELLY GRIMES
PO BOX 753
LITTLE RIVER, CA 95456

PROJECT DESCRIPTION: A Mendocino Historical Review Board Permit request to construct one shed with unpainted redwood, vertical lap siding, wood doors and wood window frames, and roofing material to match the house and garage. (Note: This site is listed as a Category Ila Historic Resource in Appendix 1 of the Mendocino Town Plan.)

STREET ADDRESS: 10560 Kelly Street, Mendocino; APN: 119-211-05

PARCEL SIZE: 7,200 Square Feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt

HISTORIC STRUCTURES: On Site: Category Ila Silva House
North: Category Ila Silva House (APN: 119-211-04)
South: Vacant (APN: 119-211-16)
East: Non Historic (APN: 119-211-02)
West: Vacant (APN: 119-211-17)

PAST MHRB PERMITS: 89-04, demolition and new construction of a second residence with three skylights and granting a concurrent variance; 91-24, paint house and garage; MHRB_2016-0016 renovate residence.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- | | |
|---|----------------------|
| ✓ Building Size, Height, Proportions and Form | ✓ Roof Shape |
| ✓ Relationship of Building Masses and Open Spaces | ✓ Color(s) |
| ✓ Relationship to Surrounding Structures | ✓ Sign Size |
| ✓ Materials and Textures | ✓ Number of Signs |
| ✓ Architectural Details and Style | ✓ Placement/Location |
| ✓ Facade Treatment | ✓ Lighting |
| ✓ Proportions of Windows and Doors | ✓ Paving/Grading |
| ✓ Landscaping | |

APPLICABLE SECTIONS OF MHRB GUIDELINES: Section IV Examples of Historic Architectural Styles (pp. 4-5); Section V General Guidelines (pp. 6-12). General principles for rehabilitation, restoration or renovation of existing historic structures (unnumbered, last two pages).

PROJECT DESCRIPTION: “Reconstruct two deteriorated sheds into one shed covering the same footprint. Siding shall be redwood vertical lap siding left to weather naturally. Roofing: composition shingle to match house and garage. Windows and doors shall all be wood framed.

STAFF NOTES: The project site is located within the R+ Land Use designation and MTR Zoning District. No changes to the existing building location, building setback from the property line, or total lot coverage is proposed. The property has been granted a concurrent variance for yards and a variance for lot coverage. The project is subject to the following development standards and has demonstrated compliance with these standards:

MTZC Section	MTR District Regulation	Existing
20.652.030 Minimum Front and Rear Yards	10 feet	Front 6-feet nonconforming Rear 2-feet concurrent variance
20.652.035 Minimum Side Yard	6 feet	Southerly 0-feet concurrent variance Northerly 6-feet
20.652.045 Maximum Height	28 feet	22.25-feet
20.652.050 Minimum Vehicle Parking	two off-street spaces	on-site garage
20.652.055 Maximum Lot Coverage	25%	27.6% with approved variance for lot coverage

REQUIRED FINDINGS: The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

(A) *The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and with that of the existing subject structure.*

The proposed renovations and alterations to the two sheds are sensitive to the local historic district architecture and land use.

(B) *The appearance of the proposed work will not detract from the appearance of other property within the District.*

The appearance of the proposed renovations to the two sheds complements architectural details seen on the primary residence and accessory buildings on-site.

(C) *Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.*

The project complies with most of the Secretary of the Interior’s Standards for the treatment of Historic Properties. The proposed alterations and renovations will not destroy a structure of historical, architectural or cultural significance.

CONDITIONS:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit have been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.

- 4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
- 5. To establish that site-work satisfies the requirements of MHRB Permit 2021-0007 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2021-0007 have been satisfied.
- 6. Any Building Permit request shall include MHRB Permit 2021-0007 (printed on the plans submitted).
- 7. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries.
- 8. Exterior color of the shed shall be untreated redwood vertical lap siding left to weather naturally.
- 9. All new or replaced exterior doors and window frames shall be made from wood. New or replacement exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels.
- 10. Gutters and downspouts shall be copper, where the copper is patinated within one year of installation.

ATTACHMENTS:

- A. Application MHRB_2021-0007
- B. Sverko historical information for APN: 119-211-05

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,040.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

100	100
80	80
60	60
40	40
20	20
0	0
100	100
80	80
60	60
40	40
20	20
0	0

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB-2021-0007</u></p> <p>Date Filed <u>3-8-2021</u></p> <p>Fee \$ <u>\$1,425⁰⁰</u></p> <p>Receipt No. <u>PEJ-040152</u></p> <p>Received by <u>(Signature) WALDMAN</u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant <u>Eric Leeds</u>	Name of Property Owner(s) <u>SAME</u>	Name of Agent <u>Kelly B. Grimes,</u> <u>Architect</u>
Mailing Address <u>10560 Kelly St.</u> <u>Mendocino, CA.</u> <u>95460</u>	Mailing Address	Mailing Address <u>P.O. Box 598</u> <u>Little River, CA.</u> <u>95456</u>
Telephone Number <u>707-921-1853</u>	Telephone Number	Telephone Number <u>707-937-2904</u>
Assessor's Parcel Number(s) <u>119-211-05</u>		
Parcel Size <input checked="" type="checkbox"/> Square Feet <u>7200</u> <input type="checkbox"/> Acres	Street Address of Project <u>10560 Kelly St.</u>	

TYPE OF DEVELOPMENT

(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

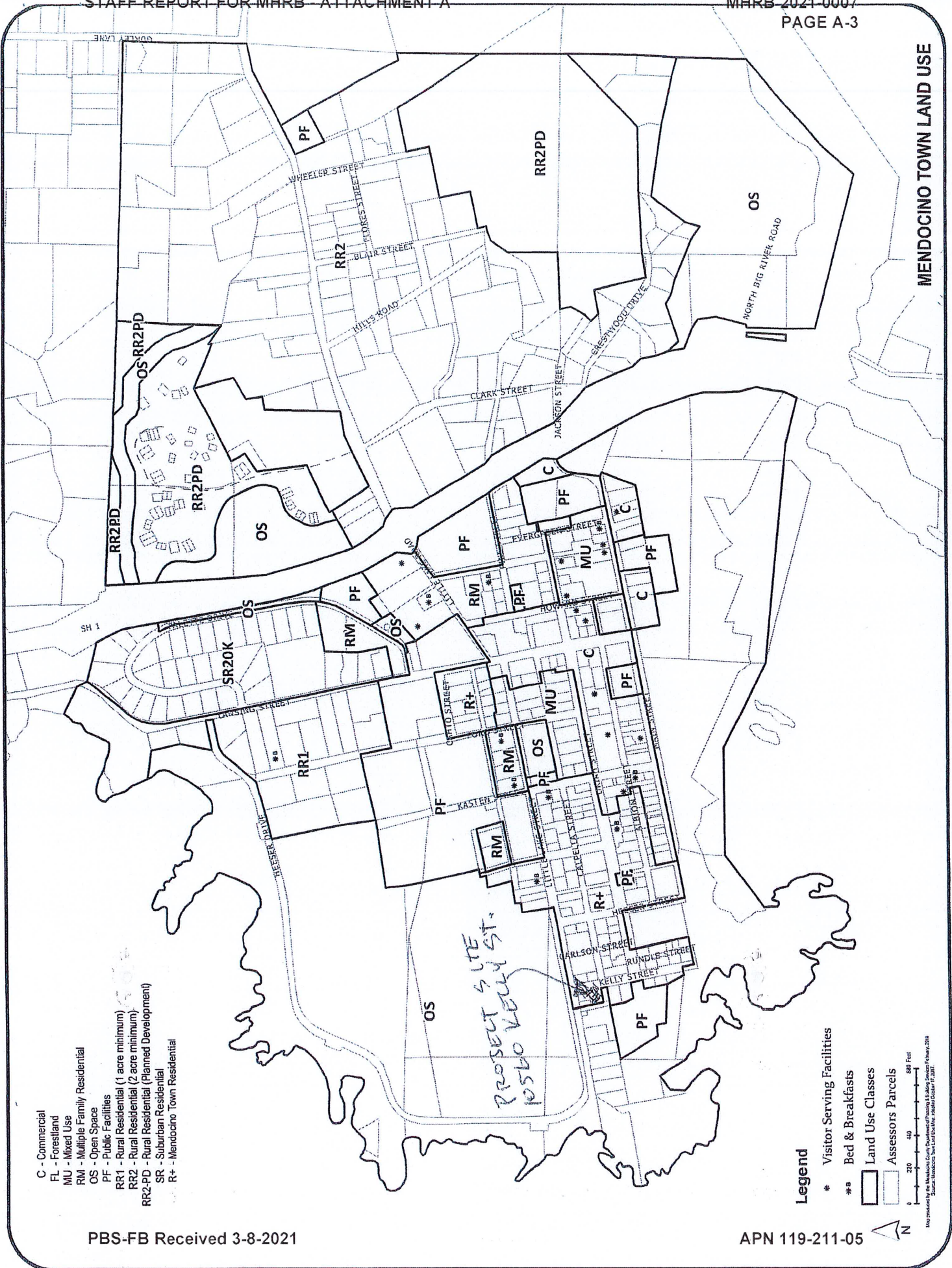
- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

Reconstruct two deteriorated sheds into one shed covering the same footprint.
Siding shall be Redwood Vertical lap siding left to weather naturally.
Roofing - Composition shingle to match house and garage.
Windows & doors shall all be wood framed

2. If the project includes new construction, please provide the following information:

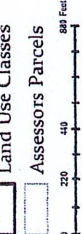
- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 3182 sq. ft.
- What is the total floor area (internal) of all structures on the property? 1750 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? sq. ft.

If you need more room to answer any question, please attach additional sheets



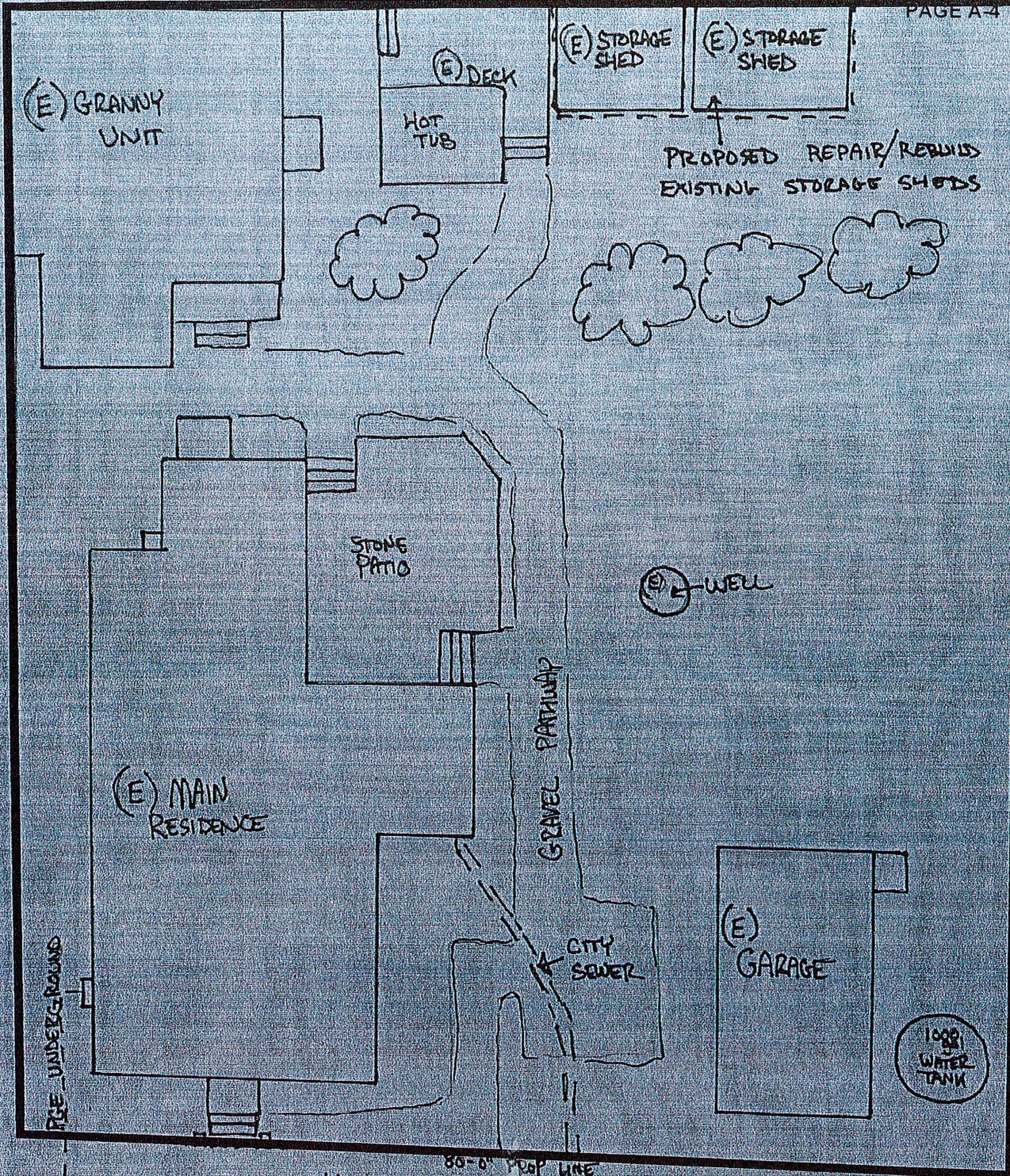
- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

- Legend**
- * Visitor Serving Facilities
 - #B Bed & Breakfasts
 - Land Use Classes
 - Assessors Parcels

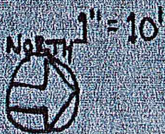


Map prepared by the Mendocino County Planning & Public Works Division, February 2014.
 Source: Mendocino County Land Use Map, Assessor's Parcel List.





SITE PLAN



80'-0" PROP LINE

KELLY ST

STORAGE SHED REBUILD

ERIC LEEDS

10560 KELLY ST. MENDOCINO, CA 95460

PARCEL # 119-211-05

MENDOCINO HISTORICAL REVIEW BOARD PERMIT FOR:

ERIC LEEDS

10560 KELLY STREET
MENDOCINO, CA 95460

A.P. # 119-211-05

PBS-FB Received 3-8-2021

NOTES

SHEET NAME:

SITE PLAN

DATE: MARCH 6, 2021

SCALE: AS NOTED

DRAWN BY: KBG & EL

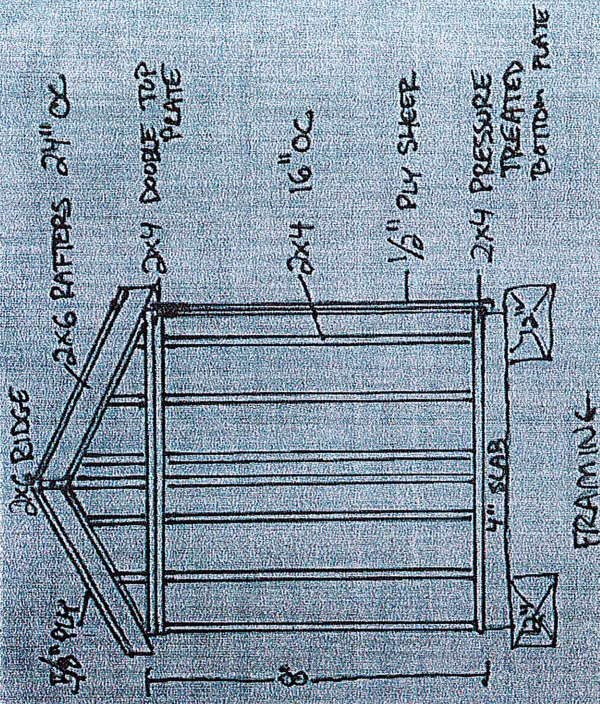
JOB: LEEDS

SHEET NO: A1 APN 119-211-05

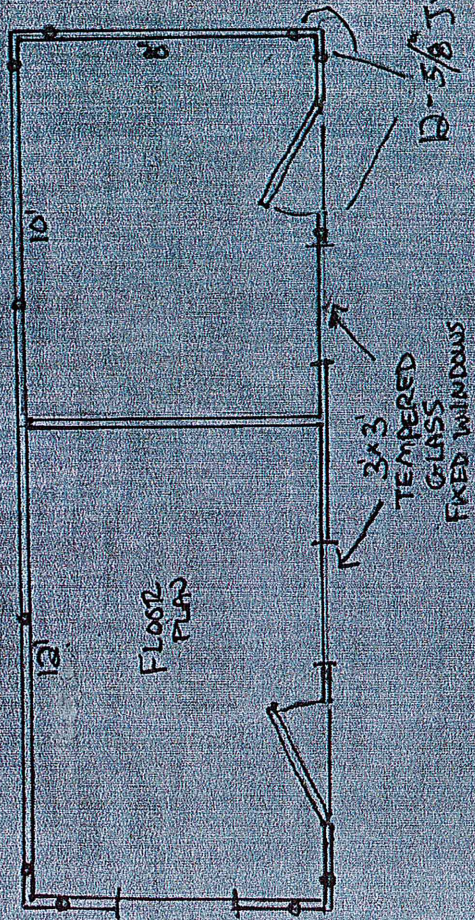
Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95456
707-937-2904





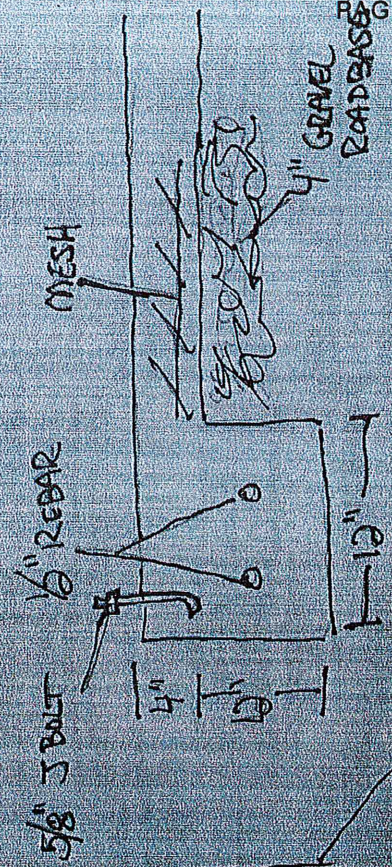
FRAMING



FLOOR PLAN

*NO MECHANICAL, ELECTRICAL, PLUMBING

FOUNDATION



SCOPE:
 REPAIR/REBUILD 2 EXISTING STORAGE SHEDS
 ORIGINAL STRUCTURES WERE TOUCHING
 AND LEANING AGAINST EACH OTHER.
 NOVEMBER WIND EVENT ACTUALLY BLEW
 THEM DOWN.
 IN ATTEMPT TO CLEAN THEM UP AND
 REBUILD IT BECAME APPARENT THAT
 IT WOULD BE VERY DIFFICULT TO BUILD THEM
 AS 2 SEPERATE STRUCTURES SO THE
 PLAN IS TO COMBINE THEM INTO ONE COMPLETE STRUCTURE

MENDOCINO HISTORICAL REVIEW BOARD PERMIT FOR:

ERIC LEEDS
10560 KELLY STREET
MENDOCINO, CA 95460

A.P. # 119-211-05

PBS-FB Received 3-8-2021

NOTES

SHEET NAME:
FLOOR PLAN & SECTION

DATE: MARCH 5, 2021

SCALE: AS NOTED

DRAWN BY: KBG & EL

JOB: LEEDS

SHEET NO:

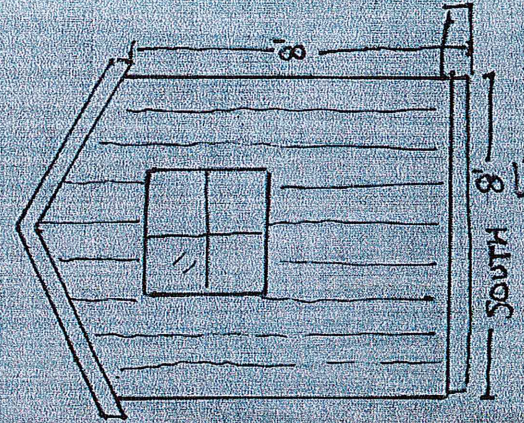
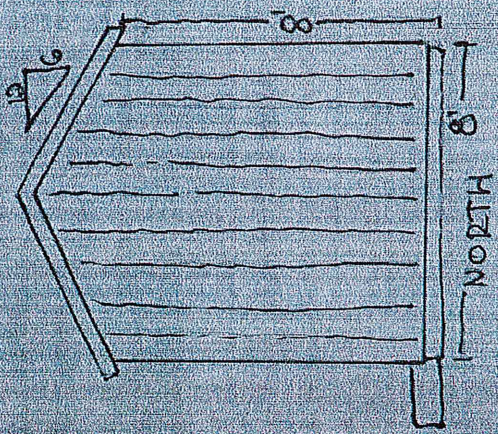
A2APN 119-211-05

Kelly B. Grimes, Architect

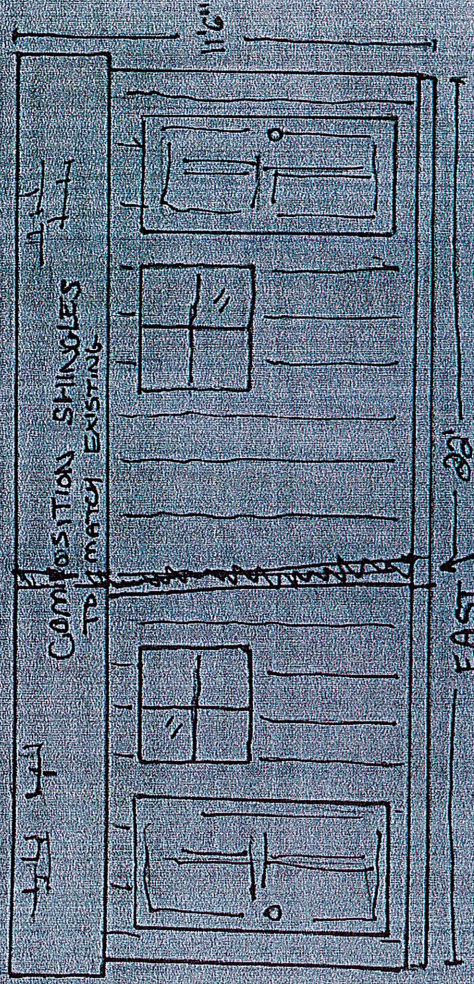
P.O. Box 598
Little River, CA 95456
707-937-2904



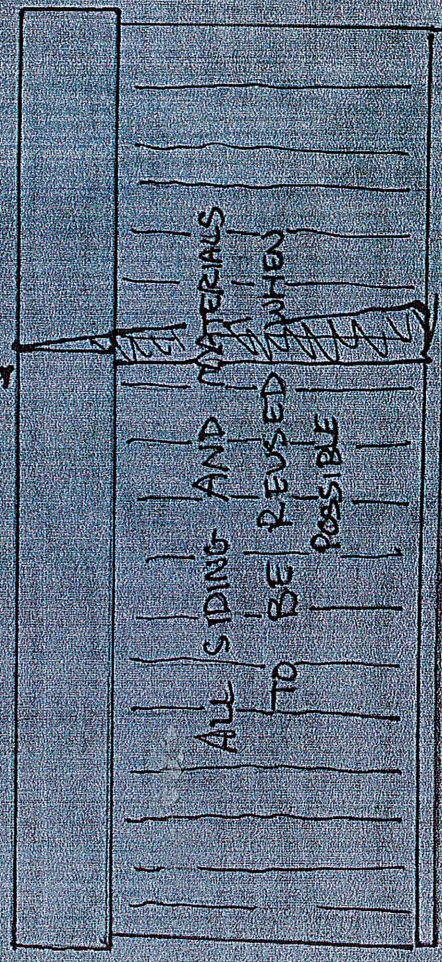
STORAGE SHED REBUILD



ELEVATION PLAN
1/4" = 1'



THE ONLY ELEVATION CHANGE IS THE ORIGINAL STRUCTURES WERE SEPARATED MARKED IN BLUE



6" STEM WALL
15" PERIMETER FOOTING

COMPOSITION SHINGLES TO MATCH EXISTING

ALL SIDING AND MATERIALS TO BE REUSED WHEN POSSIBLE

MENDOCINO HISTORICAL REVIEW BOARD PERMIT FOR:

ERIC LEEDS
10560 KELLY STREET
MENDOCINO, CA 95460

A.P. # 119-211-05

PBS-FB Received 3-8-2021

NOTES

SHEET NAME:

EXTERIOR ELEVATIONS

DATE:

MARCH 6, 2021

SCALE:

AS NOTED

DRAWN BY:

KBG & EL

JOB:

LEEDS

SHEET NO.:

A3 APR 119-211-05

Kelly B. Grimes, Architect

P.O. Box 598
Little River, CA 95436
707-937-2904



MANUEL "SHINE" CORREIA-SILVA
1912
10560 Kelly Street

Sverko, March 5, 1999
APN: 119-211-05
MHR; 120, 11a

Beacon, 12/7/1912, Manuel Silva is having a building erected on his lot recently purchased at the west end of Ukiah Street. Pete Hanson is in charge of the work.

However, the deed to this parcel may not have been recorded until Deeds, Bk 154, pg 264, 11/14/1919, A. A. Heeser to Manuel Correia-Silva, describes the easterly 60'x80' of this parcel.

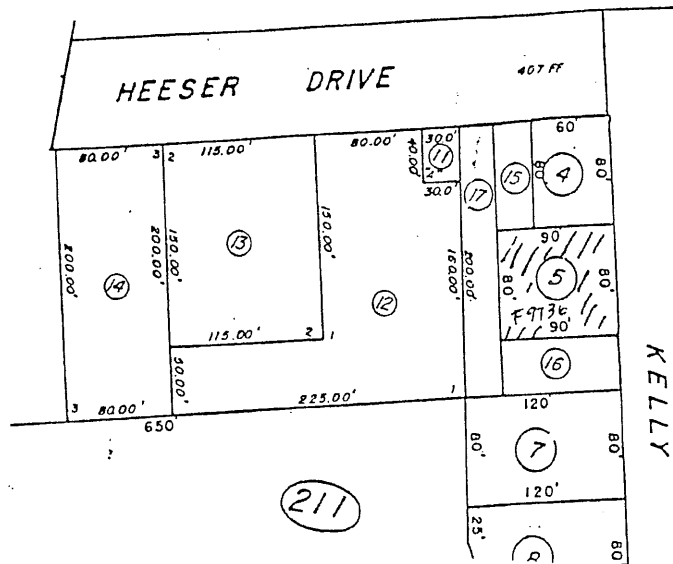
Deeds, Bk 179, Pg 284, 10/28/1924, August A., Heeser to Manuel Correia-Silva, describes the westerly 30'x80' of this parcel.

In 1940, Manuel and his wife Gertrude were separated and living in Fort Bragg and they sold this house to their son, Frank "Shine" Silva (at this writing a resident of Hwy 20, Fort Bragg). Frank and his first wife also divorced.

Date of Sale? To Whom?

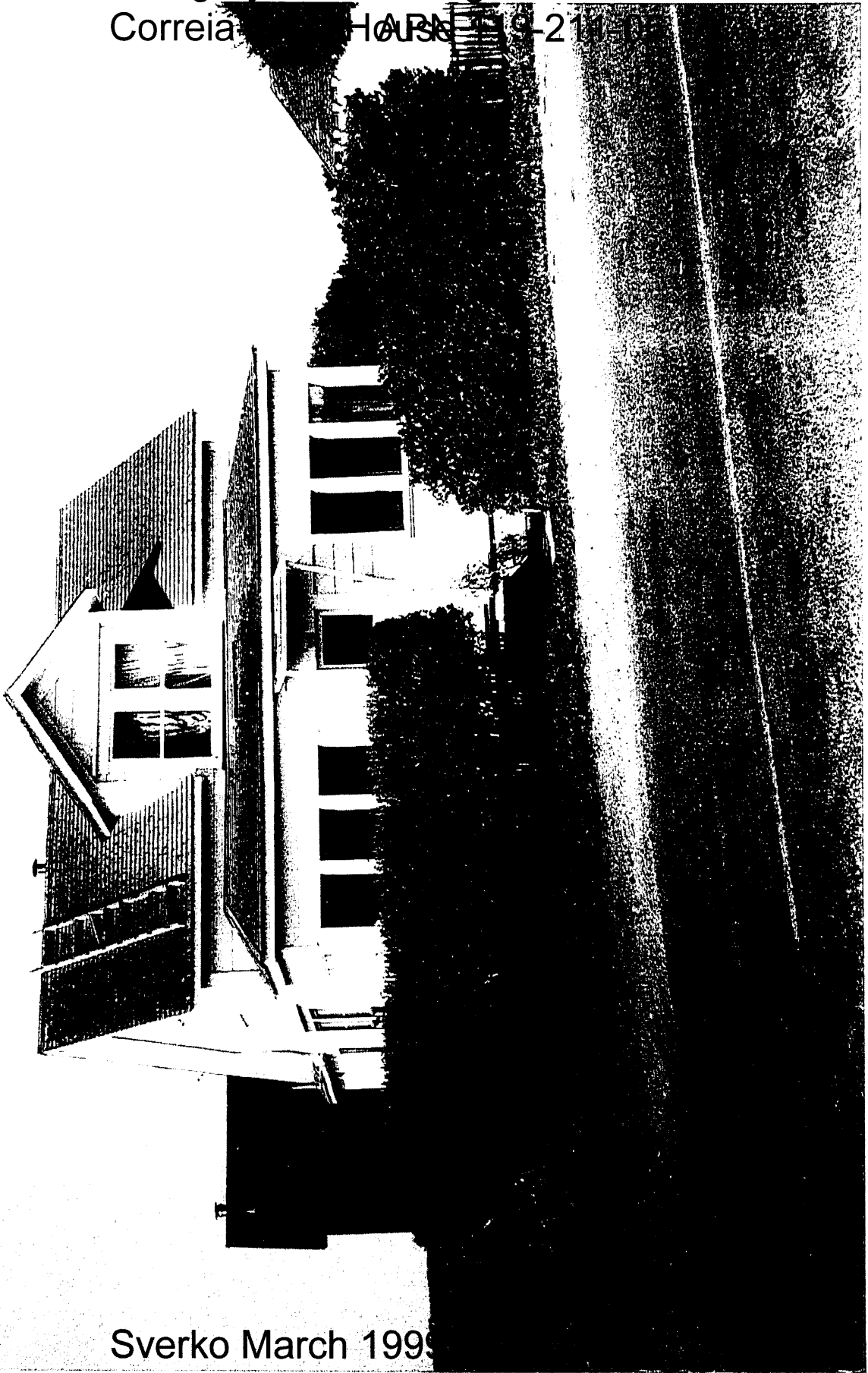
MHRB AGENDA, 9/12/1977, Glen Robinson, to remove asbestos shingles on south side of house, remove dormer on east side, install dormer on north side, remove glass and wall enclosed around front porch, restoring porch with post and railing and paint exterior brown with white trim, app'd

Beacon 2/5/1981, Mendocin ohas a new resident in the person of Ellis Mack of Upper Lake who has purchased the former Shine home on Kelly Street.

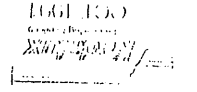
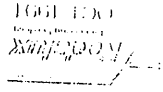


Category - Not Assigned

Correia House 19-211-12



Sverko March 1999



119-211-05 Manuel (Shine)
Silva-Corriea House IIa
10560 Kelly St. 1914
#120 Sverko pic 1991
east elevation



264

THIS INDENTURE, made the fourteenth day of November in the ^{year} / One Thousand Nine Hundred and nineteen, BETWEEN August Alfred Heeser, of the County of Mendocino, State of California, the party of the first part, and Manuel Correia Silva, of said County and State, the party of the second part,

WITNESSETH: That the said party of the first part, in consideration of the ~~sum of~~ agreed purchase money ~~to him~~ ~~in hand paid~~, by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell, unto the said party of the second part, and to his heirs and assigns, forever; all that certain lot piece or parcel of land situate in the town of Mendocino, County of Mendocino, State of California, and bounded and described as follows, to-wit:

Beginning at the intersection of the northerly line of Calpella street with the westerly line of Kelly street; thence from such point of beginning running westerly parallel with the northerly line of Ukiah street and along the northerly line of Calpella street, sixty feet; thence northerly at right angles with such Ukiah Street line, eighty feet; thence easterly parallel with such Ukiah street line, sixty feet, to the westerly line of Kelly street; and thence southerly on the westerly line of Kelly street, eighty feet, to the point of beginning;

U S I R S 50 / cancelled

TOGETHER with the tenements, hereditaments, and appurtenances, thereunto belonging, or appertaining, and the reversion or reversions, remainder and remainders, rents issue and profits thereof.

TO HAVE AND TO HOLD, 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 his hand the day and year first above written.

Signed and Delivered in the Presence of

August Alfred Heeser

State of California, } ss.
County of Mendocino, }

On this fourteenth day of November in the year nineteen hundred and nineteen, before me, George A. Lammers, a Notary Public in and for the County of Mendocino, residing therein, duly commissioned and sworn, personally appeared August Alfred Heeser known to me to be the person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal in said county the day and year in this certificate first above written.

(SEAL)

George A. Lammers
Notary Public in and for the County of Mendocino,
State of California.

Recorded at the request of Geo P Anderson Nov 19 1919 at 48 min. past 10 o'clock A. M. and recorded in Book 154 of Deeds page 264 Mendocino County Records.

James R. Elder,
Recorder.

90 /

11-6-1944

Abandonment of Homestead
By Manuel Correia Silva et al
dated 11-9-1944 Prop in form
of Deed.

11-6-1944 Homestead by above
dated 11-9-1944 Prop in form of Deed.

207

Recorded at request of Mendocino County Title Company Nov 6 1924 at 24 min past 9 A. M. in
liber 179 of Deeds page 282 et seq records of Mendocino Co.

James A. Elder,
County Recorder.

1.70
Index also in Misc Records.
1160 Compared JRE/LGE

U S I R S 50 cts cancelled.

THIS INDENTURE, made the twenty-eighth day of October in the year one thousand nine
hundred and twenty two between August Alfred Heeser, of the county of Mendocino, State of
California, the party of the first part, and Manuel Correia Silva, of said county and State,
the party of the second part,

WITNESSETH: That the said party of the first part, in consideration of the agreed
purchase money to him in hand paid by the said party of the second part, the receipt whereof
is hereby acknowledged, does by these presents, grant, bargain, and sell unto the said party
of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel
of land situate in the town of Mendocino, County of Mendocino, State of California and bounded
and described as follows, to wit:

Beginning at a point in the northerly line of Calpella street extended, which said point
of beginning is distant 60 feet westerly from the intersection of the northerly line of
Calpella street with the westerly line of Kelly street, said point of beginning being the
southwest corner of the lot heretofore conveyed by grantor to grantee; thence from such point
of beginning westerly on the northerly line of Calpella street extended thirty (30) feet;
thence northerly and at right angles to said northerly line of Calpella street eighty (80) feet;
thence easterly and parallel with such Calpella street line thirty (30) feet to northwest corner
of present lot of grantee; thence southerly on westerly boundary of lot of grantee eighty
(80) feet, more or less, to point of beginning.

Together with the tenements, hereditaments and appurtenances thereunto belonging or
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
profits thereof.

To Have and to hold 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 his hand the day
and year first above written.

August Alfred Heeser

STATE OF CALIFORNIA,
ss.
County of Mendocino)

On this twenty-eighth day of October in the year nineteen hundred and twenty two, before
me George A. Lammere, a Notary Public in and for the County of Mendocino, residing therein, duly
commissioned and sworn, personally appeared August Alfred Heeser known to me to be the person
whose name is subscribed to the within instrument and he acknowledged to me that he executed
the same.

In witness whereof, I have hereunto set my hand and affixed my official seal in said
County the day and year in this certificate first above written.

(SEAL)

Geo A Lammers

Notary Public in and for the county of Mendocino, State of California.
Recorded at request of Mendocino County Title Company Nov 6 1924 at 25 min past 9 A. M.
in liber 179 of Books page 284 et seq records of Mendocino Co.

James H. Elder,

County Recorder.

\$1.00

1151 Compared JRE/LGE

THIS INDENTURE, made this 31st day of October, A. D. 1924, by and between WALKER STREETER and NINA L. STREETER, his wife, both of the County of Sonoma, State of California, parties of the first part, and MORA REDEMEYER, AUGUSTUS F. REDEMEYER, ERNEST L. REDEMEYER, HUBERT LUTHER REDEMEYER and DOROTHY ROTH (formerly named Dorothy Redemeyer), (the latter named being the three sons and a daughter of the said Mora Redemeyer), the parties of the second part,

- W I T N E S S E T H -

That the parties of the first part, in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, do hereby demise, release and forever quitclaim unto the said parties of the second part, and to their heirs and assigns, in the proportion of an undivided one-third (1/3) interest to the said Mora Redemeyer, and an undivided one-sixth (1/6) interest to each of the other parties of the second part, all those certain lots, pieces and parcels of land situate in the County of Mendocino, State of California, and bounded and particularly described as follows, to wit:

The N.W. quarter of the S.E. quarter, the N.E. quarter of the S.W. quarter, and the E. half of the N.W. quarter of Section 29 in Township 22 N., Range 15 W., M. D. M.

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the said parties of the second part, and to their heirs and assigns forever, in the proportions herein above in this deed specified.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands the day and year first above written.

Walker Streeter

Nina L. Streeter.

STATE OF CALIFORNIA, }
COUNTY OF MENDOCINO. } ss

On this 1st day of November 1924, before me, E. M. Whitney, a Notary Public in and for the County of Mendocino, State of California, duly commissioned and sworn and residing therein, personally appeared Walker Streeter and Nina L. Streeter his wife known to me to be the parties whose name is subscribed to the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and first above the year/in this certificate written

U S I R
Stamp
50/
Cancelled