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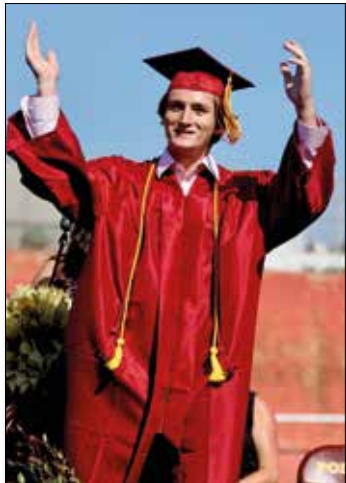
SAN DIEGO COMMUNITY NEWSPAPER GROUP

FRIDAY, JUNE 17, 2022

INSIDE



Check out the
OB Street Fair
& Chili Cook-Off
special section
INSIDE



Class of 2022
graduates from PLHS
SEE PAGE 9



Beach Sweets celebrates
15 years serving OB
SEE PAGE 6

FESTA LOVE



Her Highness Small Queen Natalia Rachelle Royer receives a kiss from her mother Carla Royer before the 112th Festa do Espirito Santo parade departs down Evergreen Street from Saint Agnes Catholic Church back to the U.P.S.E.S Portuguese Hall at noon on Sunday, June 5. After two years, the traditional Festa returned in full to celebrate the Portuguese community in Point Loma.
THOMAS MELVILLE/PENINSULA BEACON

New homeless bridge shelter going up in Midway District

By DAVE SCHWAB | THE BEACON

A new low-barrier, 24/7 bridge shelter housing up to 150 homeless, now under construction on County Psychiatric Hospital land in the Midway District, is expected to open soon.

The Lucky Duck Foundation, a nonprofit whose mission is to alleviate the suffering of homelessness throughout San Diego County, is donating the use of their bridge

shelter at 3851 Rosecrans St. The construction of the shelter will take about four weeks to complete, and is expected to be operational in July.

"We have recently taken several actions at the County to help cities address homelessness, from behavioral health services and standard agreements to funding new shelters, but this partnership is unprecedented because we are placing a shelter on County-owned land," said Supervisor Nathan Fletcher.

"The Lucky Duck Foundation and the City are great partners and this new collaboration will help more individuals experiencing homelessness in the Midway community leave the encampments and get into a stable environment."

"The City's homeless shelters are regularly and consistently at more than 90 percent occupancy," said Mayor Todd Gloria. "This new shelter in Midway, the result of unprecedented collaboration and problem-solving between the

City and the County, along with organizations like the Lucky Duck Foundation, will help us get even more people safely off the street. The shelter is an immediate solution to get folks connected to support services and on a pathway to permanent or long-term housing. This facility will get hundreds more San Diegans on that path."

Dike Anyiwo, chair of Midway-Pacific Highway Community

SEE SHELTER, Page 4

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Lighthouse Ice Cream celebrates 25 years of serving Ocean Beach

By TERRY L. WILSON | THE BEACON

On June 25, Lighthouse Ice Cream will celebrate its 25th anniversary of serving Ocean Beach residents and visitors with some of the best ice cream creations ever scooped into a waffle cone.

"What we do every year on our birthday is offer kid's cones for a dollar," Carol Ladiges said. "We hope everyone will stop by to say hello and help us celebrate another year of making friends in OB."

Dick and Carol Ladiges and their ice cream empire are part of the unique history of Ocean Beach and with each year a new chapter is written.

"It was 25 years ago, June 1997, that my husband Dick and I opened up Lighthouse Ice Cream in Ocean Beach on Newport Avenue," Carol Ladiges said. "This was actually our second shop, in 1982, Dick had a Big Olaf store on Santa Monica Boulevard."

Ladiges has been dubbed, 'The Queen Of Ice Cream' by her legions of faithful customers, in fact, a visit to Lighthouse has become a family tradition.

From day one, Carol and Dick began taking photographs of their customers, a few decades later they had enough Kodak

moments to cover generations of memories.

"The kids that worked for us in 1982 grew up and in 1997 they brought their kids to our new store on Newport Avenue," Ladiges said. "So now, we have photos of them from 1982 with their family in 1997. At times we have had five generations with grandparents, even great-grandparents, all having ice cream together in our shop."

Dick died in 2011, and Carol continued his tradition of giving customers their forever moment of fame, one snap at a time. Ladiges took on the painstaking labor of love one panel at a time, covering each year with hundreds of celluloid memories for all to see.

"People would come in and see their baby pictures," Ladiges said. "Then they would bring their kids in, and take pictures of them, with their baby pictures in the background. Lighthouse Ice Cream is really a family affair."

Due to COVID, Lighthouse customers are served through a Dutch window at the front door preventing customers from viewing the panels of photos. However, Ladiges is photographing each panel and will soon be posting them at lighthouseicecreamob.com for all to see.

The Ladiges were a dynamic duo in the ice cream game. They sought out only the best ice cream in addition to creating from scratch waffle cones.

"One of the concepts we took from Big Olaf was to make a sundae in a waffle cone," Ladiges said. "We took it a step up by purchasing a unique hot iron that allowed us to press two waffles together with ice cream in the center making a hot waffle ice cream sandwich. We have a new ice cream pancake sandwich, too."



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New Library/Innovation Center building dedicated on Point Loma High campus

BY SCOTT HOPKINS | THE BEACON

A new three-story Library/Innovation Center building was among the new site modernization phases dedicated recently on the Point Loma High School campus.

The library, with several large conference rooms and student study areas, and 20 new classrooms on the two top floors, was the focus of the June 6 event held in the spacious new quad area of the 97-year-old campus. Also celebrated was the renovation of the 200 and 300 buildings on campus and upgrades to Pete Ross Stadium, which include practice fields for athletics, band, and NJROTC students plus new stands and facilities for visiting fans.

Dr. Sharon Whitehurst-Payne, San Diego Unified School District Board of Education president, praised the beauty of the new building and noted this year's senior class will be able to once again have its graduation on campus in the updated stadium.

The school's ASB president, Ella Sykes, told how "Students feel proud to be at Point Loma High School and see their transformed campus. We will be excited to graduate next week on our football field, the first class to do so since 2019."

Kim Jessop Moore, director of the PLHS Alumni Association, reminded the crowd that the school's first students in 1925 were inspired by the best teachers and motivated to excel. They built friendships that lasted a lifetime. While the beautiful Spanish architecture of the original campus is no longer visible, students of today will learn from the best teachers in the district and be inspired by the legacy



PLHS students hold both ends of the ribbon at the dedication of the school's new Library/Innovation Center building, which also includes 20 new classrooms. From left are Principal Kelly Lowry; Lee Dulgeroff, chief of facilities planning and construction, San Diego Unified; ASB president Ella Sykes; PLHS library technician Lisa Cooper; School Board President Dr. Sharon Whitehurst-Payne; alumni director Kim Jessop Moore and former PLHS principals Hans Becker and Bobbie Samilson.

SCOTT HOPKINS/PENINSULA BEACON

of those who walked the halls before them, and continue to build those same friendships.

She gently chided those who bemoan the school's "new look" when she said, "My 50th reunion is coming up next year and I have to be honest. The school doesn't look the same but neither do I. But we're both aging gracefully with a few upgrades."

Principal Kelly Lowry welcomed former principals Bobbie Samilson and Hans Becker to the ceremony, both of whom were involved in early modernization planning and construction.

"We have many second, third and fourth generation students at Point Loma High and that's what

makes it so special," Lowry noted.

Further improvements to the campus are planned.

SHELTER

CONTINUED FROM Page 1

Planning Group, reacted to this latest development in the fight to stem homelessness.

"I think the installation of this shelter here in the Midway District is a direct response to growing community concerns over the last few years about the state of homelessness in the neighborhood, particularly the large encampment on Sports Arena Boulevard," said Anyiwo. "I view this effort as a positive step in our collaborative regional approach to addressing the homelessness crisis in San Diego. Ultimately the solution to homelessness requires that more homes being built, and we're doing everything we can as a community to achieve the vision of our community plan and build more homes in this neighborhood."

Added Anyiwo: "I would like to thank Fletcher, Gloria, Supervisor Terra Lawson Remer, and my Councilmember Dr. Jen Campbell for their partnership with the Midway-Pacific Highway Community in this effort. This low-barrier shelter will provide much-needed capacity to help our neighbors across the Sports Arena and wider Midway area transition off the streets and receive the support they need."

To prepare the new shelter site, the County performed advanced infrastructure work including removing and replacing lighting, new exterior site lighting, asphalt repairs, trenching for a new sewer connection, potable water connections, and power connections for the structure, mobile trailers for laundry, and shower and administrative offices.



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'WE STILL DON'T FEEL SAFE' Point Loma High students rally in support of gun safety

By DAVE SCHWAB | THE BEACON

The recent gun violence and mass shootings – including in Uvalde, Texas where an 18-year-old is accused of shooting and killing 19 elementary school students – have triggered public outrage, student marches, and renewed calls for broad legislative action.

"We need to make sure everyone knows it is their responsibility to be involved. No matter who you are, no matter what you believe in: You need to be involved in this fight because it is literally children fighting for their lives," said Zoë Geller-Alford, a Point Loma High School junior involved in the June 9 student activist march from the Hall of Justice to Waterfront Park.

"It's enough about thoughts and prayers. It's enough saying, 'We need to do something.' There's a pattern of politicians funded by the National Rifle Association saying they're going to do something – and then legislation gets stalled. We need to register to vote and get everyone registered to vote. We need to make sure that young people have a say in the changes that happen in this country," Geller-Alford said.

"It was definitely a reaction to the Uvalde shooting," said Theo Martien, co-organizer of the June 9 student march talking about how it came about. "I just reached out to Zoe about getting something organized to get our voice heard. And here we are."

The pair led a lineup of youthful speakers addressing gun violence before marching and chanting to Waterfront Park at the County Administration Center where more young activists were offered an opportunity to share their thoughts and grief.

Another anti-gun violence activist, PLHS alum Will Barton, spoke out from his artist's studio where he uses his mouth to paint emotional artwork offering glimpses into his reality and recovery 10 years after he was shot multiple times and left for dead in 2012.

Given almost no chance for survival, the now 30-year-old Barton has since used the shooting as a force for good in creating art and spreading the message that survival, recovery, and hope are possible after life-changing physical injuries and emotional trauma.

"I want to explicitly speak on how devastating gun violence is," said Barton. "There won't be a day, not even a minute, that I will live without the extreme injuries I sustained by those three hollow-tip bullets shredding through my head and body 10 years ago. In a split second, the future I had envisioned was taken from me forever. It's now time for a serious and permanent change to combat the horrid events we have seen as of late. I am hopeful for the future, But it's had an enormously devastating impact on me and my entire family."

Added Barton: "High-caliber automatic weapons are unnecessary in our society. I want to see more victim advocacy groups, more mental health resources, and measures for gun safety. I have rebuilt my life through art and the love of my family and friends. I implore those who are struggling: please find something or someone positive to cling to, search for help and build from there. There is always hope."

Weighing in on the recent spate of national gun violence, U.S. Rep. Scott Peters (CA-52) voted to pass the Protecting Our Kids Act and the Federal Extreme Risk Protection Order Act. The Protecting Our Kids Act builds on the House of Representatives' twice-passed legislation advancing universal background checks for all gun purchases, an action that is supported by nearly nine out of 10 Americans. That legislation has been blocked by Republicans in the Senate.

"It's painful to recognize that the loss of countless innocent lives over decades led us here today," said Peters. "Passing these bills to prevent more gun violence reflects the will of the American people. Now, we will continue fighting to get



Student protesters against gun violence gathered downtown and marched to Waterfront Park. Left to right: Deanna Martinez, Ava Ayala, Dakota Ichabod, Zoë Geller Alford (center back), Leena Iwamoto, Theo Martien (holding sign in back), Adam Cooper, Sydney Chan, and Natalia Armenta. DAVE SCHWAB/PENINSULA BEACON

additional life-saving legislation over the finish line. I will not rest until the job is done."

Added Peters, "The House also passed the Federal Extreme Risk Protection Order Act permitting law enforcement officers, family, and household members of a person who poses a threat to themselves or others to request that a federal court issue an extreme risk protection order to prohibit an individual from purchasing or possessing a firearm."

"The bill protects the right to lawfully possess a gun by requiring high standards of proof, an opportunity to be heard in court, the right to counsel, and penalties for those who file frivolous petitions. The legislation also encourages more states to adopt these red flag laws and requires law enforcement to be trained in the use of extreme risk protection orders."

Two Point Loma residents, Jerry Lohla and Robert Tripp Jackson, reacted to the recent gun violence and mass shootings.

"Our national crisis with mass murders is too many insecure males collecting too many guns," said Lohla. "Every nation has to deal with mental health issues, but the only reason why the U.S.A. is an outlier in mass murder is the prevalence of guns. We should not

be turning our schools into armed fortresses. Our teachers want to teach, not defend against assaults by men with guns."

Added Lohla: "The AR-15 is an 'assault rifle.' It is for assaulting an enemy. Assault, by definition, is for offense, not for any gun owner who claims he needs an AR-15 (or several) to defend his home. He is simply insecure about his masculinity. His AR-15 shows he has 'performance' issues."

"I participated in a weapon's safety course when I was 12 years old,"

The Protecting Our Kids Act includes:

- The Raise the Age Act to raise the purchasing age for most semi-automatic weapons to 21 years old. Currently, someone could buy a semi-automatic rifle at just 18 years old – yet you must be 21 to buy a handgun.
- The Prevent Gun Trafficking Act to crack down on gun trafficking and straw purchases to keep illegal guns off streets.
- The Untraceable Firearms Act outlaws ghost guns and ensures that all firearms are traceable.
- The Closing the Bump Stock Loophole Act to close the bump stock loophole, banning these deadly tools from civilian use.
- The Keep Americans Safe Act to outlaw new high-capacity magazines, which have been the accessory of choice in the bloodiest mass shootings.
- Strengthening safe storage requirements to protect children from accidental shootings.
- Requiring an annual report of demographic data of those determined ineligible to purchase guns.

noted Jackson. "The instructor asked the group, 'What is a gun used for?'

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OB's old-fashioned candy store, Beach Sweets, celebrates 15 years

By DAVE SCHWAB | THE BEACON

How sweet it still is for candy store owner Laura Smith in Ocean Beach. Having just celebrated her 15th anniversary for Beach Sweets at 5022

Newport Ave., the beachfront candy entrepreneur noted there is an interesting story to tell regarding how she started her shop.

"I was turning 50 and I was working in graphic design and publishing downtown and I was

working in a cubicle," Smith said. She added jokingly, "But it was like, 'I am just going to this cubicle and I'm going to die, and that is going to be my life.'"


That is when Smith, whose family splits time between Flagstaff and Point Loma, had an epiphany involving past memories from where she came from. "All the East Coast beach towns had old-fashioned candy stores," she said. "And I always dreamed of opening a candy store in OB because it is a funky beach town. One day I was walking by that store (formerly a T-shirt shop) with my niece and saw that it was for lease. I had already done my business plan, and the owner had a stack of applicants. But he loved our idea. I guess it was just meant to be."

Beach Sweets is characterized on its website beachsweetsob.com as "an old-fashioned candy store where you can find most of your favorites from your childhood, no matter how old you are." The candy store makes hand-dipped chocolates, strawberries, hand-made fudge, salt water taffy, as well as offering 80 bins full of favorites, and many more hard-to-find confections such as Pop Rocks, Bit-O-Honey, and Abba Zabba.

"We have candies from the '50s like candy cigarettes," noted Smith adding, "We also have a lot of dog treats that are really popular, along with some sugar-free



Beach Sweets owner Laura Smith. COURTESY PHOTO



Loving Memory of Billie Ann Wilson Lobdell

Special Education Teacher, Altar Guild Director, Girl Scouts Leader, Swimming Instructor, and Ocean Beach matriarch passed away on January 22, 2022, in Brunswick, Maine.

Born April 19, 1940, in Elizabethtown, New York, her life's journey included graduation from SUNY Geneseo, New York, in 1962. Travel to the UK, Europe, and many trips to Colorado, Maine, New York, Hawaii, and national parks.

Wife to Joseph Wilson; mother to Leslie, Laurie, and Kimberly; grandmother to fourteen, and great-grandmother to one. Billie shared life with five siblings, many nieces, nephews, cousins, children, neighbors, friends, and coworkers.

A Celebration of Billie's life; chocolate chip cookies, cinnamon bread, fudge, and family will be held on June 18, 2022, at 1 PM at All Souls Episcopal Church, Point Loma, 1475 Catalina Blvd, San Diego, CA.

In lieu of flowers please send donations to the All Souls' Altar Guild in memory of Billie.

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The Christian Science church at 4602 Fanuel St in Pacific Beach will hold a public talk by Nate Frederick on June 26 at 1:00 at the church. It is titled "Prayer and Well Being: A Spiritual Adventure". We will serve pizza and have live music beforehand.

LEGAL ADS

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00016913-CU-PT-CTL SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO; STREET ADDRESS: 330 W BROADWAY CITY AND ZIP CODE: SAN DIEGO, CA 92101; BRANCH NAME: HALL OF JUSTICE. TO ALL INTERESTED PERSONS: 1. Petitioner (name): CHRISTOPHER PAULINO GALVEZ filed a petition with this court for a decree changing names as follows: Present name: a. CHRISTOPHER PAULINO GALVEZ to Proposed name: CHRISTOPHER PAULINO court at the hearing indicated below to show cause, if any, why the petition should not be granted. Any person objecting to the name changes described above must file a written objection that indicates the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING a. Date: 06/30/2022 TIME: 8:30 AM DEPT: 61; b. The address of the court is SAME AS NOTED ABOVE; 3 a. A copy of this Order to show cause shall be published at least once each week for four consecutive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county (specify newspaper): LA JOLLA VILLAGE NEWS, AND PENINSULA BEACON. Date: MAY 18, 2022. JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: MAY 27, JUNE 3, 10, & 17 ATTACHMENT TO ORDER TO SHOW CAUSE – Name Change (NC-120) Due to the Covid-19 Pandemic, and the Court not conducting in-person hearings, the following order is made: NO HEARING WILL OCCUR ON THE DATE SPECIFIED IN THE ORDER TO SHOW CAUSE. The Court will review the documents filed as of the date specified on the Order to Show Cause. If all requirements for a name change have been met as of the date specified, and no timely written objection has been received (require at least two court days before the date specified), the petition will be granted without a hearing. One certified copy of the Order Granting the Petition will be mailed to you. If all of the requirements have not been met as of the date specified, the court will mail you a written order with further directions. If a timely objection is filed, the court will set a hearing date and contact the parties by mail with further directions. IF YOU ARE A RESPONDENT OBJECTION TO THE NAME CHANGE, YOU MUST FILE A WRITTEN OBJECTION AT LEAST TWO COURT DAYS (excluding weekends and holidays) BEFORE THE DATE SPECIFIED. Do not come to the court on the specified Date, you will be notified by mail by the Court of a future hearing date. Any petition for the Name Change of a minor, that is signed by only one parent, must have this Attachment served along with the Petition and Order to Show Cause on the other, non-signing parent, and proof of service must be filed with the court. IT IS SO ORDERED.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011470 Fictitious Business Name(s) a. LOS DOS PEDROS Located at: 723 TURQUOISE ST., SAN DIEGO, CA 92109 is registered by the following: a PEDRO CASTREJON This business is conducted by: AN INDIVIDUAL The first day of business was: 12-20-2011 Registrant Name: a PEDRO CASTREJON TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 17, 2022. ISSUE DATES: MAY 27, JUNE 3, 10, & 17

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011736 Fictitious Business Name(s) a. TACO SURF P.B. Located at: 4657 MISSION BLVD, SAN DIEGO, CA 92109 is registered by the following: a MATTHEW GILMORE This business is conducted by: AN INDIVIDUAL The first day of business was: 02/01/2020 Registrant Name: a MATTHEW GILMORE TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 20, 2022. ISSUE DATES: JUNE 3, 10, 17 & 24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011198 Fictitious Business Name(s) a. FAMILY FIRST LIFE ENTERPRISE Located at: 2385 CAMINO VIDA ROBLE, SUITE 200, CARLSBAD, CA 92011 Is registered by the following: a CHAMBLY INSURANCE MARKETING This business is conducted by: A CORPORATION The first day of business was: 04/23/2022 Registrant Name: a. CHAMBLY INSURANCE MARKETING TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. COLEMAN CHAMBLY, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 13, 2022. ISSUE DATES: JUNE 3, 10, 17 & 24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011178 Fictitious Business Name(s) a. ARTICULOS MIZTECOS Located at: 585 HARBOR LANE, SAN DIEGO, CA 92101 is registered by the following: a. GUADALUPE J AVILA DE ALVERADO This business is conducted by: AN INDIVIDUAL The first day of business was: 5/13/22 Registrant Name: a. GUADALUPE J AVILA DE ALVERADO TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 03, 2022. ISSUE DATES: MAY 27, JUNE 3, 10, & 17

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011460 Fictitious Business Name(s) a. RMR PRODUCTIONS b. CLUB COSMO Located at: 1809 CABLE ST, SAN DIEGO, CA 92107 is registered by the following: a. ROBERT MICHAEL RUIZ This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. ROBERT MICHAEL RUIZ TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 17, 2022. ISSUE DATES: MAY 27, JUNE 3, 10, & 17

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011084 Fictitious Business Name(s) a. COPPOLA MARINE SERVICES Located at: 3438 ADDISON ST, SAN DIEGO, CA 92106 is registered by the following: a. RICHARD COPPOLA This business is conducted by: AN INDIVIDUAL The first day of business was: 05/12/2022 Registrant Name: a. RICHARD COPPOLA TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 12, 2022. ISSUE DATES: MAY 27, JUNE 3, 10, & 17

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012431 Fictitious Business Name(s) a. ITAL MAN MUSIC Located at: 3664 GRIM AVENUE, SAN DIEGO, CA 92104 is registered by the following: a. TREVY JAMES KIY This business is conducted by: AN INDIVIDUAL The first day of business was: 04/01/2022 Registrant Name: a. TREVY JAMES KIY TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 31, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011536 Fictitious Business Name(s) a. DALIAN QIAOSHENG STONE ENGINEERING CO, LTD Located at: 497 E OAK CT, AZUZA, CA 91702 is registered by the following: a. BRIAN LIFU CAO This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. BRIAN LIFU CAO TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 18, 2022. ISSUE DATES: MAY 27, JUNE 3, 10, & 17

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011544 Fictitious Business Name(s) a. STRONGPOINT PERFORMANCE GYM Located at: 7900 MICHELLE DR, LA MESSA, CA 91942 is registered by the following: a. DANIEL Y. ISHII This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. DANIEL Y. ISHII TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 18, 2022. ISSUE DATES: MAY 27, JUNE 3, 10, & 17

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011268 Fictitious Business Name(s) a. EL REY MEXICAN FOOD Located at: 9664 CAMPO ROAD, SPRING VALLEY, CA 91977 is registered by the following: a DURGA CORP This business is conducted by A CORPORATION The first day of business was: N/A Registrant Name: a DURGA CORP TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. CINTHIA ANGELES, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 13, 2022. ISSUE DATES: MAY 27, JUNE 3, 10, & 17

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011471 Fictitious Business Name(s) a. LOS DOS PEDROS Located at: 4508 CASS ST, STE D, SAN DIEGO, CA 92109 is registered by the following: a PEDRO CASTREJON This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a PEDRO CASTREJON TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. THOMAS HAWTHORN, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 27, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012444 Fictitious Business Name(s) a. WEALTHCENTRIC FINANCIAL GROUP b. NGUYEN-MUTH INS & FIN SVCS INC Located at: 6650 FLANDERS DRIVE, SUITE F, SAN DIEGO, CA 92121 is registered by the following: a NGUYEN-MUTH INS & FIN SVCS INC This business is conducted by: A CORPORATION The first day of business was: 5/31/2021 Registrant Name :a NGUYEN-MUTH INS & FIN SVCS INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. HUONG NGUYEN-MUTH, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 31, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012932 Fictitious Business Name(s) a. COAST BEACH Located at: 1804 GARNET AVE #737, SAN DIEGO, CA 92109 is registered by the following: a BRYCE MAYER This business is conducted by: AN INDIVIDUAL The first day of business was: 10/1/2018 Registrant Name: a BRYCE MAYER TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 6, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012568 Fictitious Business Name(s) a. 7-ELEVEN 32131B Located at: 8261 GOLD COAST DR., SAN DIEGO, CA 92126 is registered by the following: a RAM TIRATH CHILLAR This business is conducted by: AN INDIVIDUAL The first day of business was: 3/12/2001 Registrant Name: a RAM TIRATH CHILLAR TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 1, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011963 Fictitious Business Name(s) a. BRIGHTMIND THERAPY Located at: 1010 TURQUOISE ST, SUITE 303, SAN DIEGO, CA 92109 is registered by the following: a BRIGHTMIND THERAPY This business is conducted by: A CORPORATION The first day of business was: 08/01/2020 Registrant Name: a BRIGHTMIND THERAPY TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. STEPHANIE PECK, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 24, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012549 Fictitious Business Name(s) a. SONYA'S DESIGN STUDIO Located at: 1530 WEST LEWIS STREET, SAN DIEGO, CA 92103 is registered by the following: a SONYA WARDWELL This business is conducted by: AN INDIVIDUAL The first day of business was: 04/14/1964 Registrant Name: a SONYA WARDWELL TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 1, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9013021 Fictitious Business Name(s) a. BAY PARK MOVING b. SAN DIEGO

FILE NO. 2022-9012570 Fictitious Business Name(s) a. INNOVATIVE FEDERAL OPERATIONS GROUP, INC b. IFOG, INC c. PACIFIC LOO Located at: 1959 PALOMAR OAKS WAY, SUITE 160, CARLSBAD, CA 92011 Is registered by the following: a. INNOVATIVE FEDERAL OPERATIONS GROUP, INC This business is conducted by: A CORPORATION The first day of business was: 01/29/2009 Registrant Name: a. INNOVATIVE FEDERAL OPERATIONS GROUP, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. LARRY WICK, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 1, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012220 Fictitious Business Name(s) a. STRESS SOLUTIONS Located at: 3344 FOURTH AVENUE, SUITE 200, SAN DIEGO, CA 92103 is registered by the following: a. JORDAN ZIPKIN PA This business is conducted by: A CORPORATION The first day of business was: N/A Registrant Name: a. JORDAN ZIPKIN PA TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. JORDAN ANDREW ZIPKIN, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 26, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012324 Fictitious Business Name(s) a. BASIS POINT INVESTMENTS Located at: 5355 EL NOCHE WAY, SAN DIEGO, CA 92124 is registered by the following: a JOHN F. MCCARTHY This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a JOHN F. MCCARTHY TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 27, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012228 Fictitious Business Name(s) a. SAN DIEGO DETOX b. SAN DIEGO DETOX CENTER Located at: 3952 D CLAIREMONT MESA BLVD, SUITE 373, SAN DIEGO, CA 92117 is registered by the following: a SAN DIEGO DETOX, LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: 5/27/2021 Registrant Name :a SAN DIEGO DETOX, LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. THOMAS HAWTHORN, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 27, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012444 Fictitious Business Name(s) a. WEALTHCENTRIC FINANCIAL GROUP b. NGUYEN-MUTH INS & FIN SVCS INC Located at: 6650 FLANDERS DRIVE, SUITE F, SAN DIEGO, CA 92121 is registered by the following: a NGUYEN-MUTH INS & FIN SVCS INC This business is conducted by: A CORPORATION The first day of business was: 5/31/2021 Registrant Name :a NGUYEN-MUTH INS & FIN SVCS INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. HUONG NGUYEN-MUTH, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 31, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012932 Fictitious Business Name(s) a. COAST BEACH Located at: 1804 GARNET AVE #737, SAN DIEGO, CA 92109 is registered by the following: a BRYCE MAYER This business is conducted by: AN INDIVIDUAL The first day of business was: 10/1/2018 Registrant Name: a BRYCE MAYER TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 6, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012568 Fictitious Business Name(s) a. 7-ELEVEN 32131B Located at: 8261 GOLD COAST DR., SAN DIEGO, CA 92126 is registered by the following: a RAM TIRATH CHILLAR This business is conducted by: AN INDIVIDUAL The first day of business was: 3/12/2001 Registrant Name: a RAM TIRATH CHILLAR TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 1, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9011963 Fictitious Business Name(s) a. BRIGHTMIND THERAPY Located at: 1010 TURQUOISE ST, SUITE 303, SAN DIEGO, CA 92109 is registered by the following: a BRIGHTMIND THERAPY This business is conducted by: A CORPORATION The first day of business was: 08/01/2020 Registrant Name: a BRIGHTMIND THERAPY TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. STEPHANIE PECK, CEO The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: MAY 24, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012549 Fictitious Business Name(s) a. SONYA'S DESIGN STUDIO Located at: 1530 WEST LEWIS STREET, SAN DIEGO, CA 92103 is registered by the following: a SONYA WARDWELL This business is conducted by: AN INDIVIDUAL The first day of business was: 04/14/1964 Registrant Name: a SONYA WARDWELL TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 1, 2022. ISSUE DATES: JUNE 10, 17, 24 & JULY 1

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9013021 Fictitious Business Name(s) a. BAY PARK MOVING b. SAN DIEGO

SCHOOLS



PLHS commencement returns to campus

The 97th graduating class of Point Loma High School was the first since 2019 to enjoy its commencement ceremony on campus. Class members, teachers and staff could best be described as "resilient," since their four years were filled with campus construction and COVID distance learning. Adjustments and changes were frequent but in the end, familiar emotions emerged as parents proudly watched their radiant young adults move on to the next stage of their lives. PHOTOS AND STORY BY SCOTT HOPKINS



LEGALS

CONTINUED FROM **Page 8**

OFFICE MOVERS c. BAY PARK TRUCKING Located at:
3298 GOVERNOR DR # 22528 , SAN DIEGO, CA 92192
Is registered by the following: a- INSTANT MOVERS, INC
This business is conducted by: A CORPORATION The
first day of business was: 03/22/1995 Registrar Name:
a- INSTANT MOVERS, INC TITLE of Officer, if Limited
Liability Company/Corporation Title of Signor. DOUGLAS K.
HACKLEY, PRESIDENT The statement was filed with Ernest
J. Dronenburg, Jr. Recorder/County Clerk of San Diego
County on: JUNE 7, 2022. ISSUE DATES: JUNE 17 ,24 ,
JULY 1 & 8

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9012840 Fictitious Business Name(s): a. LEARNING JOURNEY CONSULTING Located at: 1765 MISSOURI STREET, SAN DIEGO, CA 92109 Is registered by the following: a MARGARET E. ALLEN This business is conducted by: AN INDIVIDUAL The first day of business was: JUNE 3, 2022 Registrant Name: a MARGARET E. ALLEN TITLE of Officer, if Limited Liability Company/Corporation Title of Signor: The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 3, 2022. ISSUE DATES: JUNE 17, 24, JULY 1 & 8

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9013217 Fictitious Business Name(s) a. DIRTY DAN'S YACHT SERVICE Located at: 1742 DIAMOND ST #4, SAN DIEGO, CA 92109 Is registered by the following: a DAN-IEL FRENCH This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a

DANIEL FRENCH TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 9, 2022. ISSUE DATES: JUNE 17, 24, JULY 1 & 8

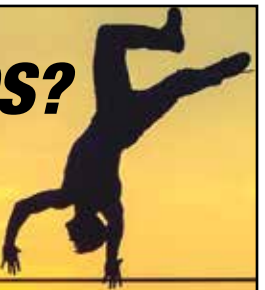
FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-0913647 Fictitious Business Name(s) a. SUBLUXATIONS, ETC. Located at: 4102 QUAPAW AVENUE, SAN DIEGO, CA 92117 Is registered by the following: a. JULIA A. TOOLEY This business is conducted by: an INDIVIDUAL The first day of business was: 14 JUN, 1981 Registrant Name: a. JULIA A. TOOLEY TITLE of Officer, if Limited Liability Company/Corporation Title of Signor. The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: JUNE 14, 2022. ISSUE DATES: JUNE 17 '24, JULY 1 & 8

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SUDOKU PUZZLE

							9	
5		1			7	6		
6					2	1	8	4
4				5				3
	8					7		
		7	3					
					6	5		
	3			8			2	

Fill in the blank cells using number 1 to 9. Each number can appear only once in each row column and 3x3 block. Use logic and process elimination to solve the puzzle.

CROSSWORD PUZZLE

	1	2	3	4	5	6	7		8	9	10	11	12
13									14				
15								16	17	18			19
20							21					22	
23							24					25	
26				27	28	29					30		
				31						32			
				33					34				
35	36	37						38					
39							40					41	42
44						45						46	
47					48							49	
50				51						52	53	54	
55			56						57				
58									59				

CLUES ACROSS

1. Half-conscious states
8. Unnatural
13. Deep regret
14. Rogue
15. Took without permission
19. An alternative
20. After B
21. Partner to "flowed"
22. The best day of the week (abbr.)
23. Helps you hear
24. Egyptian river

25. Lake __, one of the Great
26. Make free from bacteria
30. Indigenous peoples of central Canada
31. Sanctuaries in Greek temples
32. Most unclothed
33. NJ senator Booker
34. Tibetan lake
35. Desecrate something sacred
38. John __, English educator 1467-1519
39. Obtains in return for labor
40. Views

44. Rugged cliff
45. Not quiet
46. Body part
47. Newton
48. German city
49. A way to save money
50. NBC's Roker
51. Dire Straits frontman
55. Actress Lathan
57. Most meager
58. Poems
59. Companions

CLUES DOWN

1. Draws over
2. Recur
3. Current unit
4. Neither
5. Certified Radio Operator (abbr.)
6. Power of perception
7. Peace
8. Supplemented with difficulty
9. The last section or part of anything
10. Dorm worker
11. Bones
12. Most unnatural
16. Spanish island

17. The skill to do something
18. Where golf games begin
22. Untethered
25. Print errors
27. The sport of engaging in contests of speed
28. Ones to look up to
29. Stringed instrument
30. Gives whippings
32. Type of tie
34. Make more concentrated
35. Die
36. Part of a winter hat
37. Young men's club

38. Bathrooms need it
40. U.S. president
41. American novelist
42. Take into custody
43. Hurts
45. Type of gibbon
48. American actor Lukas
51. Partner to cheese
52. Some are covert
53. Political action committee
54. To and ____
56. Atomic #28

[illegible]

6	2	4	1	8	7	5	3	9
7	3	5	6	9	2	4	1	8
8	1	9	5	4	3	7	6	2
9	5	7	3	6	4	2	8	1
3	6	2	8	1	9	7	4	5
4	8	1	2	7	9	3	5	6
2	4	6	7	3	8	1	9	5
5	9	1	8	3	7	6	4	2
7	2	8	6	1	4	3	9	5
3	4	6	5	2	9	8	7	1

Great Big Family Play Day coming to Liberty Station this month

By DAVE SCHWAB | THE BEACON

The whole family can play all day soon at Liberty Station. Subaru's Great Big Family Play Day presented by Pipette, and hosted in partnership with SoCalMoms, will take place 10 a.m.-4 p.m. on Sunday, June 26 at Liberty Station. Tickets can be purchased via Eventbrite. For more details, visit greatbigfamilyplayday.com/san-diego.

Great Big Family Play Day enters its seventh consecutive year as one of the West Coast's destination family events. Often referred to as "Coachella for Kids," this event brings new unique experiences to life for families with kids of all ages to enjoy.

Taking over Ingram Plaza at Liberty Station, the event will showcase local programs featuring family brands and entertainers, all coming together for one day of big



family fun. Highlights will include arts and crafts, rides, food, special exhibits, live entertainment, and more.

Debuting at this year's festival are musical favorites the Story Pirates. Additional live entertainment will include The Beat

Buds, Twinkle Time, and a Best of Summer Gear Show, plus local performances.

"We can't wait to bring the biggest party of the summer to San Diego this year," said Tracy Fredkin, CEO of Fun Family Brands, and festival producer.

"This is the one day every year that all our partners locally and from around the country come together to showcase the best of family fun, entertainment, educational programming, and healthy family products and services.

"We are thrilled to offer a completely experiential and engaging event for families with kids of all ages and grandparents too."

Fun Family Brands was founded and is run by serial entrepreneur and former corporate lawyer Fredkin. In 2013, Fredkin founded SoCalMoms as a free community for parents to connect and discover the best local resources and activities happening near them.

Over the years, SoCalMoms has grown to include family events, women's wellness events, and a social club hosted throughout Southern California and other select big cities. The events hosted share curated products, services,

and family travel opportunities, in addition to creating inspired daily content on an Instagram channel showcasing the best of SoCal parenthood.

Fun Family Brands is the largest provider of lifestyle family events in Southern California featuring annually Great Big Family Play Day, SoCal Wellness Event, Summer Fun & Camp Fair, the Eat Sleep Play Tour, and the Community Play Day Series. Fun Family Brands also runs a direct-to-consumer sampling box business, Hey, Milestone, an influencer network, and is a part-owner in MomsLA.

"We're thrilled to partner with the Great Big Family Play Day as they align with our mission to bring more community engagement and family fun to San Diego," said The Lullabar team, which is participating in the event.

Read more online at sdnews.com

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WWW.4391NEWPORT.COM

Ocean Beach \$2,450,000

Description: Mediterranean masterpiece perched high on the hill in Point Loma Heights. This gorgeous 4 bedroom, 3 bath home features hardwood floors double hung wood windows, gourmet kitchen with Wolf 6-burner range and hood, 6 sets of French doors, formal dining room with fireplace, casual family room, RV parking/driveway and attached 2 car garage. Romantic master retreat has killer view and large walk-in closet. Plus 1st floor ensuite bedroom with private entrance. Corner lot with tons of privacy, overlooking OB's iconic palm trees. This home is an entertainer's dream with built-in BBQ, in ground saltwater spa and views of the ocean, coastline, nightlights and multiple sets of fireworks. Welcome home!



WWW.1743OCEANFRONT.COM

Ocean Beach \$1,199,500

Perched over the Pacific Ocean and Sunset Cliffs in South OB, this sweet 2 bedroom /2 bath condo has it all! Remodeled kitchen and baths, stainless steel appliances, vinyl windows, tile floors, laundry, and off-street parking. Sunsets, panoramic ocean, and whitewater views and evening surf sessions on the South side. Just blocks to OB's fantastic restaurant scene, cafes, nightlife, and sandy beaches. Perfect opportunity to live the dream or make a 2nd home, investment, long-term, or vacation rental. Want Ocean Front living? You got it!!



WWW.4316HAINES.COM

Pacific Beach \$2,195,000

Description: Once in a lifetime opportunity! 3 unit property built by owner's family. On a corner lot, it is a 3 bed, 2 bath house with 2 car garage and private yards. Plus 2 studios with parking and private yards. Not your typical little beach triplex! It was built with love and the studios are very large with mid-Century modern style. Hardwood floors, vaulted ceilings, retro style, fireplaces, private yards, and tons of parking. Blocks to sand, surf, and nightlife. A family treasure for almost 80 years. Your chance to own a piece of PB history!!!



WWW.2070CABLE.COM

Ocean Beach \$1,295,000

First time on market in almost 30 years! This adorable OB bungalow is what you have been waiting for. Features include 3 bed /1 bath, updated kitchen and bath, fresh paint inside and out, laminate floors and new carpet, attached 2 car garage/carport and large backyard. Open concept, single level living with large kitchen that opens to living areas, perfect for entertaining! There have been many memories made here & the seller has loved it. Seller has replaced roof and added owned solar! The big back yard has endless possibilities. Sit and watch the world go by from the large front deck, entertain friends and family on oversize back deck or just end the day in your private hot tub. Blocks to the sand, Farmer's Market, restaurants and shops. Come quick!!!

1 Bedroom
1 Bath
668 Sq Feet
\$639 Mo HOA

Sold Price
\$900,000



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3.5 Baths
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\$497 Mo HOA

Sold Price
\$1,522,000



2820 Carleton Street # 14, 92106

1 Bedroom
1 Bath
638 Sq Feet
\$6445 Mo HOA

Sold Price
\$520,000



5015 Cape May # 107, 92107

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POINT LOMA 3 BDRM / 2.5 BA \$2,200,000
Welcome home to this turnkey beauty. Featuring 3 bedrooms and 2 1/2 baths with a private master suite. Catch the jaw dropping views from dining room, living room, kitchen and guest bedroom. Enjoy the sunrise from the wrap-around deck that looks onto a beautifully manicured private backyard with mature fruit and vegetable garden and entertaining patio. 2 car attached garage with ample storage. One of Point Lomas Best Streets. Silvergate elementary school.



POINT LOMA 3 BDRM / 2 BA \$1,500,000
Attention Builders and Buyers! Location, Location, Location! One Block to the Bay! Walk to Point Loma Village and so much more! Seller has approved plans that are permit ready! Mixed Use Development Project: 1388 Estimated Square Feet of Commercial / Retail Space and 3 Residential units with 2067 to 2546 Estimated Square Feet with Elevators, Roof Top Decks and Subterranean Parking for Residential and Commercial. Current home is a 3 Bedroom, 2 Bath Single Level Spanish home in the heart of Point Loma. 1 Car Detached Garage on a 5,000 square foot lot! Price with Plans \$1,799,000



DOWNTOWN 4 BDRM / 1.5 BA \$997,000
Rare opportunity for this Major Fixer Stick Victorian located in the heart of Downtown San Diego. Mixed Use zoning (CCPD-NC) Current home is a 4 Bedroom, 1.5 Baths Approx. 1954 Est. Square Ft. Blocks to Balboa Park. Walk to restaurants, coffee shops and so much more! Located in Zone 1 for CCMC (Complete Communities Mobility Choices) FAR Tier 1 of CCHS (Complete communities Mobility Choices) 2393 Square Foot Lot. Restore this Beauty back to her Glory Days or Built New?



BAY PARK 2 BDRM / 2 BA \$650,000
Panoramic views of Tecolote Canyon, Tecolote Golf Course, dazzling city lights and serene mountains from most every room! This top floor unit is all one level with a private, oversized garage plus an additional parking permit for onsite second space. Remodeled kitchen with shaker cabinets, granite like counters, stainless appliances. Refurbished baths. Laminated wood like floors, Stacked Washer and Dryer are inside the unit. Large Master Retreat. Smooth textured ceilings, freshly painted, romantic fireplace, balcony off the main living area. Dual pane vinyl windows. This Peaceful and Private 2 bedroom, 2 bath is ready for the next happy owners to settle in for all the good times ahead!

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