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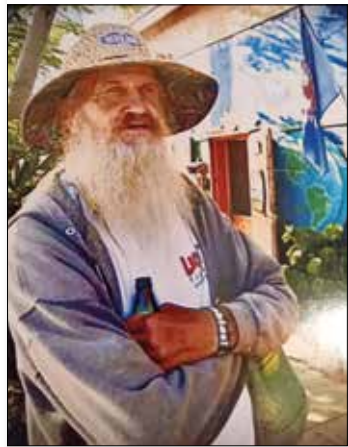
SAN DIEGO COMMUNITY NEWSPAPER GROUP

FRIDAY, OCTOBER 7, 2022

## INSIDE



**Beers, brats, and bands at Ocean Beach Oktoberfest**  
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**OB celebrates the life and signs of Kip Krueger**  
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**Pointers win 'The Shoe' in shutout of Vikings**  
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The senior class used smoke bombs as they made their entrance to sway the judges at the annual Point Loma High School Homecoming Parade. SCOTT HOPKINS/PENINSULA BEACON

## Ocean Beach businesses, leaders frustrated with homeless situation

By DAVE SCHWAB | THE BEACON

The general consensus in Ocean Beach/Sunset Cliffs is that homelessness is worsening in the community and that any future solution must involve a hand-up, not a handout.

"It's finally become politically correct to admit that allowing people to overdose and defecate on the streets is not an act of compassion," said Kevin Hastings, a member of Ocean Beach Planning Board speaking for himself. "It's overdue that we stop shielding drug addiction and criminal behavior under the guise of homeless advocacy. It harms that person. It harms the

rest of the community. And it invites more crime from elsewhere."

"There has to be a carrot and a stick," said Denny Knox, executive director of Ocean Beach MainStreet Association, regarding confronting homelessness. "People who are on drugs, or drinking, or whatever other issues they have, they have to be persuaded to get

help. If that means that they're facing more serious consequences – so be it. All of us face consequences if we don't act correctly. There shouldn't be a special class of individuals who get off free."

Ashley Bailey, strategic communications officer, public safety and homelessness for the City's Communications Department,

pointed out that "Ocean Beach has a unique situation as it relates to homelessness."

Bailey noted there are various types of individuals who may be classified as "homeless," that are often found in the area including those living out of their vehicles – either by choice or by circumstance, those experiencing unsheltered homelessness, and those backpacking or only in the area for a short time.

"Each of these populations requires a different solution to address (their issues)," Bailey said, pointing out that the City has been

SEE HOMELESS , Page 4

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# Mayor Gloria responds to Peninsula Beacon's story on homeless in Midway

By MAYOR TODD GLORIA | THE BEACON

The Peninsula Beacon's Sept. 21 story by Dave Schwab did a good job of conveying the frustration felt by Peninsula residents about the homelessness crisis unfolding on San Diego's streets. I share their frustration, as do residents across our city who are fed up with the squalor and antisocial behavior and demand solutions to the hardship. I would like to provide a more comprehensive summary of what we are doing to help people in need and ensure that our public spaces are safe.

Your story quotes Michael McConnell, an advocate for unsheltered residents, saying our shelter system should be diversified.

That's precisely what we're doing – and have been doing since the large-scale COVID emergency shelter at the Convention Center shut down in April 2021. Over the past 18 months, we've increased our shelter capacity by 364 beds for a total of 1,666. These include new shelters targeted at certain vulnerable populations, such as medically fragile women, seniors, and people with substance use or behavioral health disorders.

Late last year, we opened the 44-bed Community Harm Reduction Shelter at the old Pier 1 store on Sports Arena Boulevard to serve

unhoused people struggling with substance abuse issues.

We recently opened Rachel's Promise, a 40-bed shelter in Downtown San Diego that serves women with medical needs. And we opened the Palm Avenue Interim Shelter in the South Bay, which provides temporary private rooms for people who have been matched to long-term housing, prioritizing seniors.

Earlier this month, the City of San Diego took possession of a 34-room hotel on Pacific Highway that we will transform into a shelter for up to 60 seniors within the next couple of months.

In addition, we opened the Rosecrans Shelter, which provides 150 beds with immediate access to mental health care. We expanded one of our three Safe Parking lots to 24 hours a day, and soon we'll open a fourth Safe Parking lot off Morena Boulevard.

This winter, we will open a 26-bed shelter at the Old Central Library Downtown for use during inclement weather, and we are close to announcing another large shelter with private rooms for families experiencing homelessness. We are also working to make available more than 200 existing shelter beds that are currently offline due to COVID restrictions and facilities maintenance.

In all, by early next year, we should

have nearly 2,000 shelter beds online in our system, compared with the 1,071 that were operational as of April 1, 2021.

Mr. McConnell commented that shelters don't solve homelessness, and he's right about that. Permanent housing is what solves homelessness. But the fact is that every day, people are connected to housing directly from our shelter network and our street outreach program. So far this year, 520 people were placed into permanent or long-term housing from our shelters. For those individuals, shelter solved homelessness.

A Peninsula resident named Charlotte said the City should work to connect unsheltered residents with services and resources.

We're doing that. In March 2021, I launched the Coordinated Street Outreach Program, in which outreach teams are assigned to communities in every City Council district and build trustful relationships with unhoused residents, with the goal of persuading them to say yes to shelter and services. In addition, every other week, we hold three-day focused outreach events in neighborhoods across the city, providing a single base of operations for dozens of service providers to assist people living on the streets. In addition to connecting folks to shelter and housing, these events give people access to onsite medical care, help them acquire the

ID and other documents that might be needed to rent an apartment or access benefits, and set them up to change their circumstances.

William Yarling was quoted saying that mental illness needs to be addressed. I agree 100 percent. That's why I stood with Gov. Gavin Newsom as he announced his CARE Court proposal and again when he signed it into law. CARE Court requires us to provide housing and treatment to people with severe mental illness. I was also a champion of efforts in the state Legislature to change our conservatorship laws to make it easier to help those who are the sickest.

Further in my City budget this year, I allocated \$547,000 to fund a new conservatorship unit within the City Attorney's office and \$331,000 to fund the City's first Chief Behavioral Health Officer to assist paramedics with clients in need of mental health services.

Business owner Walter Andersen was quoted as saying a police officer told him I had the Police Department not to enforce laws prohibiting people from blocking the sidewalks (encroachment) and sleeping in public (illegal lodging).

This is false. In fact, earlier this year I stepped up enforcement, particularly when it comes to folks blocking the public right-of-way with tents and other belongings. While I'm mayor, San Diego will not

be content to allow people to live on our streets. It erodes the quality of life in our communities and puts public health and safety at risk.

For all we are doing, the crisis seems to only be getting worse, and that's what's frustrating. Due to the high cost of housing and inflation, more people are falling into homelessness. I have introduced two Housing Action Packages with 18 different policy reforms to make it easier to build affordable housing, and we're investing City funds directly into affordable housing developments. Creating the amount of affordable housing we need will take time, as well as support from housed residents in our communities; if you're dismayed by homelessness, I hope you will say yes to more housing in your neighborhood to help end the crisis.

We also need other cities in the region to do their fair share. Sweeping people off the streets without offering shelter and services only risks them moving to the place that does provide assistance – the city of San Diego. Homelessness is a regional crisis and needs to be treated as such.

I understand the anger coming from our communities. I want every San Diegan to know that getting people off the streets and into housing and treatment is my No. 1 priority, and I will not stop working on this crisis while I'm your mayor.

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HOMELESS

CONTINUED FROM Page 1

taking several steps to assist those on the streets and to provide relief to impacted communities. “The City has coordinated outreach teams working citywide daily to offer services and shelter,” she said. “San Diego Police Department’s Neighborhood Policing Division and Environmental Services Department are also working daily to address public health and safety concerns through enforcement and abatement of waste and debris.”

Added Bailey: “Homelessness is an issue that impacts all of our communities in terms of public health, safety, and overall quality of life. The City works to respond

to complaints regarding homelessness via the Get It Done app or other risks to public safety as quickly as possible with available staffing. Outreach, NPD, and ESD teams have been using Get It Done data to plan their efforts in areas with a high number of reports. This helps them be more coordinated in their approach.”

“Homelessness in San Diego and Council District 2 is the top priority for Councilmember Dr. Jennifer Campbell,” said her office in a statement. “Homelessness is a complicated issue, but Campbell, Mayor Gloria, and the council are working to find homelessness solutions every day. For the first time, the city, county, and state are working together to help our unhoused neighbors. The goal is to help homeless

individuals find shelter, services, and long-term housing.”

Speaking on her own behalf, Susan Winkie of OB Woman’s Club, said, “The sad truth about homelessness in Ocean Beach is that we have been forced to accept it as part of living here.” However, Winkie noted, “I am encouraged by efforts at the state and City level, especially the allocation of funds, to address the problem.”

Winkie said, however, given the complexity of the homeless issue, “It is hard to know if the new programs and services will make a meaningful difference in our community.”

For her, Winkie noted that the clusters of unhoused populations are the most troubling. “As a woman, I will cross the street to avoid walking through these mini-communities,” she said. “They are a blight on our sidewalks and cast a shadow on the charm and vibe of Ocean Beach.”

to protect their storefronts. We deserve better. And frankly, so do the unhoused.”

Added Hastings: “For some, forced intervention is the only way to remove them from their path of self-destruction. It deserves the same attention from City officials as all the outreach and housing efforts. It’s very frustrating to support homeless housing and spending if we don’t also see progress in dealing with those who refuse help.”

Knox pointed out that “there are more (homeless) people coming (to OB) especially from outside the City.” She added, “We are seeing a lot more with mental health issues. There definitely seems to be a lot of problems associated with people who are just ‘hangout out.’”

Knox said enforcement of homeless issues has come in “spurts,” acknowledging it is well known that police have an ongoing personnel shortage. She pointed out, “There aren’t a lot of boots on the ground,” while adding that mental health professionals are now required to deal directly with the unhoused.

“I wish I had a magic wand,” said Knox adding, “We never should have allowed this (street homelessness) to happen out of wanting to do something kind for them. It just doesn’t work. Homelessness is really destroying people’s enjoyment of where they live, and their soundness of mind. People on the street feel helpless. People trying to deal with it feel helpless. That’s a very bad combination.”

THE LUCKY DUCK FOUNDATION

(Peninsula Beacon approached NBA Hall of Famer Bill Walton, an avid cyclist who has been outspoken recently criticizing the way homelessness is being handled by the City, for further comment. Walton referred us to The Lucky Duck Foundation, which answered our query as to what is being done locally by charitable organizations to address the growing issue of homelessness.)

Following is a statement by Drew Moser, executive director of The Lucky Duck Foundation:

“The Lucky Duck Foundation was formed in 2005 by Pat and Stephanie Kilkenny to raise funds and awareness for numerous charitable causes throughout San Diego. In 2016, when Pat and Stephanie noticed a growing and urgent need for leadership and action to address San Diego’s homeless crisis, San Diego Padres owner Peter Seidler and business and civic leader Dan Shea were simultaneously calling upon business leaders, politicians, philanthropists, and other stakeholders to join them in taking action to address the issue in a best-in-class, fact-based manner.

“After closely studying homelessness and collaborating with Peter and Dan, Pat and Stephanie knew the Lucky Duck Foundation could have an even greater impact if they focused the Foundation’s efforts squarely on homelessness. They decided to do so, and shortly after pivoting, the Lucky Duck Foundation purchased several large industrial tent structures to provide shelter and critical services for more than 650 individuals. And ever since, the Lucky Duck Foundation has funded, activated, and led numerous high-impact initiatives that alleviate the suffering of homelessness throughout San Diego County.”

Such initiatives include:

- Funding region-wide employment and job training opportunities across a multitude of industries including culinary training, community beautification, food rescue, trash cleanup, certificate programs, and more. All are designed to give individuals experiencing homelessness an opportunity to improve their earning power, employability, and housing.
- Providing food and water to unsheltered homeless individuals due to COVID-19 eliminating faith-based and congregate meal services. Since its launching, more than 1.4 million meals have been distributed and approximately 1,000 people per day receive food and water.
- Purchasing and distributing more than 5,000 winter coats that fold out into sleeping bags, which are made by homeless parents who are hired to do the manufacturing.
- Supporting and facilitating “Lucky Ducklings,” a youth-led movement of more than 150 high school youth committed to volunteering, designing programs, learning about philanthropy and how they can play a constructive role in alleviating the suffering of homelessness.
- Convening leadership and research professionals from San Diego’s institutions of higher learning to focus and fund those institutions to undertake meaningful and actionable research into the myriad of issues surrounding homelessness.



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other remarkable events involving Point Loma.

The speaker, retired Scripps Institution Ocean engineer Kevin Hardy, has drawn material from personal experience, published texts, and historical accounts. Hardy will recap his first presentation to the LPTA in January 2020,

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# City Council approves contract for new homeless outreach program

“Homelessness is a tragedy. It is a life-and-death issue for hundreds of thousands of people across the country.”

- Jeff Olivet, United States Interagency Council on Homelessness

By DAVE SCHWAB | THE BEACON

San Diego City Council spent hours on Sept. 19 hearing from national experts and the public on best practices in dealing with the homeless crisis, before voting for a new contract enabling outreach teams to help homeless struggling with mental illness out on the streets.

The testimony came during a special meeting held by the City Council on homelessness, a subject that Mayor Todd Gloria has declared his top priority.

Following extensive testimony, the City Council voted in favor of a nine-month contract agreement between the San Diego Housing Commission, and People Assisting the Homeless, to partner and operate the City's Multidisciplinary Outreach Program. That program, costing \$632,013 including \$7,263 for a one-time startup expense, will begin on Oct. 1.

The new homeless outreach program is to be operated by Projects for Assistance in Transition from

Homelessness (PATH), which is expected to collaborate and subcontract with Father Joe's Villages to provide homeless healthcare.

The outreach program will utilize an integrated multidisciplinary team to include a nurse practitioner, four clinical outreach specialists, a medical assistant/outreach worker, two peer support specialists, and a part-time substance abuse counselor.

PATH provides assistance to individuals who are homeless or at risk of homelessness and have serious mental illnesses. PATH funds are distributed to states/territories that, in turn, contract with local public or nonprofit organizations to fund a variety of services to homeless individuals.

At the start of the City Council's special meeting on homelessness, Jeff Olivet with the United States Interagency Council on Homelessness, spoke about national homeless trends. He also offered some insights on potential solutions to the homeless crisis.

“If we look over the last 10 or 15

years across the country, what we saw was a small but incremental decrease in homelessness from 2009 to 2016,” said Olivet. “What we've seen since then is an incremental rise in those numbers.”

Olivet attributed the cause of that previous dip in homelessness to “a very strong push on decreasing veterans' homelessness where we saw veterans' homelessness in the years from 2010 to 2016 slashed by about 50%.”

Added Olivet: “As you can see though, we're seeing an uptick (in homelessness) since January 2020.

On any given night we had about 580,000 of our brothers and sisters across the country experiencing homelessness. We know that, since 2020, some communities have seen increases in homelessness, while others have seen moderate decreases and have been able to reduce homelessness during the pandemic. But until we have housing supply and housing affordability issues figured out, emergency shelters need to be part of the solution.

“Homelessness is a tragedy,” said Olivet. “It is a crisis. It is a life-and-death issue for hundreds

## HOMELESSNESS PUBLIC HEALTH CRISIS

San Diego County supervisors this week voted unanimously to declare homelessness a public health crisis. The county chief administrative officer was directed to work with city governments and the Regional Task Force on resolving homeless issues.

of thousands of people across the country.”

In terms of solutions to homelessness, Olivet said what has worked

SEE PROGRAM, Page 6

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# Over 40 years of authentic cuisine at Georgia's Greek Cuisine

By DAVE SCHWAB | THE BEACON

Georgia Stathoulis has been welcoming customers for more than 40 years to Georgia's Greek Cuisine, and she credits her clientele for keeping her restaurant and second home afloat in Midway during the long pandemic.

"I actually survived COVID because of my regular customers," noted Stathoulis, about her restaurant at 3550 Rosecrans St. "It was very tough."

During the pandemic, the restaurateur said her customers "kept me alive. It was amazing how they responded."

In the winter months, when Georgia's Greek Cuisine had to serve outside, Georgia said her customers "gave me heaters from their backyards." She added, "I'm very blessed."

Born and raised in Pyrgos, Greece, Georgia moved with her family to the United States at age 15 to seek better opportunities. She came to San Diego via Albuquerque where she met her husband Dennis. "I came to visit and I ended up staying," noted

Georgia of her time in New Mexico adding, "I love this country very much."

Stathoulis, however, still misses Greece. She added she dreams of returning to her homeland again some day with her husband and daughters.

Raised on a farm with all kinds of animals that grew black raisins, wine grapes, and olives, Georgia prides herself on her heritage. "The Greek people are very strong and passionate at the same time; we love life," she pointed out.

Georgia and Dennis moved to San Diego in the mid-'70s because the ocean reminded her of her homeland. They started Georgia's Greek Cuisine in 1977 on Madison Avenue in North Park. The restaurant moved to Midway in 1992, in a mall that once housed a hotel complex. "It was a good corner and the area is much busier now with a lot of activity going on always," said Georgia. She noted their restaurant has since thrived cooking delicious healthy meals, just like in Greece, for both lunch and dinner, seven days a week.

Georgia's family in Greece was



Restaurateur Georgia Stathoulis outside the front doors of Georgia's Greek Cuisine at 3550 Rosecrans St. DAVE SCHWAB/PENINSULA BEACON

not in the restaurant business. But Georgia recalled, "My mom was a great cook."

Georgia has continued that family tradition. "I still do a lot of my own cooking," she confided. "We cook every day, marinate our meats every day for the skewers. I use a lot of fresh herbs in my cooking. I have a lot of Greek fresh salads. We have the best lamb chops

here. I decided to keep the most traditional Greek plates on the menu."

Georgia's Greek Cuisine has been one of San Diego's favorite Greek restaurants since 1977. The family-owned and operated eatery prepares all of its authentic Greek cuisines with the freshest ingredients, including recipes that come directly from Greece. Guests can

## Georgia's Greek Cuisine

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Contact: georgiasgreekcuisine.com, 619-523-1007.

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dine in or take out enjoying Greek favorites like beef, chicken, or lamb kebab, gyros, mousaka, and spanakopita.

Has business bounced back now that the worst of COVID appears to be over?

"It's bounced back mostly," said Georgia. "But we're still facing a lot of (rising) food costs. Meat has become more expensive. And gas is going up (in price). A lot of my stuff comes from L.A. (adding transport cost)."

It's all been worth it, though, concluded Georgia Stathoulis.

"I love my restaurant," she said. "People love me and I love them. It's kind of a family affair here."

# On Track Wellness Martial Arts & Fitness moves to Midway

On Track Wellness Martial Arts and Fitness has moved to Midway Drive in the Midway Plaza. On

Track Wellness has operated since 2012 focusing on personal fitness and adding in martial arts in 2016. Celebrate the grand re-opening on Oct. 8 from 2-3:30 p.m. with raffle prizes, specials, enrollment deals, and a chance to meet the team and other members.

Founder and co-owner

Nathan Church has trained in traditional martial arts since 1992. Moving from Ohio to San Diego in 2008, he returned to training in 2014 then started his own program in 2016.

Co-owner Eric Romo started training in Houston in 1996. He moved to San Diego in 2017 and met his now business partner, Church, randomly. He had no intention of staying in San Diego but now calls it his home.

Since opening their first dedicated location together in 2019 they have been teaching their unique blend of martial arts in Point Loma. The initial goal was to get their own space as they previously shared space with a cheer gym. They wanted to stay in the Point Loma area and were excited when they were able to land the 3445 Midway Drive location. The visibility, energy, and surrounding businesses

has given them more energy and excitement.

Their program is family and community focused. Their unique blend of martial arts focuses on the skills and techniques of traditional martial arts. Shotokan Karate is the base but there is strong influence from Kuk Sool, along with parts of Tang Soo Do, Judo and Tae Kwon Do. Add in a full Brazilian Jiu Jitsu program, small group fitness, and full weightlifting equipment.

## PROGRAM

CONTINUED FROM Page 5

best around the nation is when people come together across the political spectrum, and cities and counties work together along with nonprofits, faith, and business communities, to jointly address homeless issues.

"We need to set a goal for what we're trying to do as a community, and get everyone behind that goal and rowing in the same direction," Olivet concluded. "When we don't have that, what we see is finger-pointing. When we do have that, what we see is a success."

According to the San Diego Regional Task Force on Homelessness, a one-day snapshot conducted this February of the minimum number of San Diegans living in emergency shelters, transitional housing, safe havens, on streets and along riverbeds, at least 8,427 people in San Diego County were found to be experiencing homelessness. That was a 10% increase since 2020.

There were bright spots in the point-in-time count, however, including a 30% decrease in San Diego's veteran homeless population, and a 7% decrease in the chronic homelessness population versus 2020.

## PSC FUNDRAISER

Peninsula Shepherd Center, a local nonprofit serving seniors in the Peninsula communities, and the Friends of Peninsula Shepherd Center, are hosting an annual "BOO" fundraiser Bunco, Bingo and Brunch on Saturday, Oct. 22 from 10 a.m.-1 p.m. This Halloween-themed event will be held at All Souls' Episcopal Church in Gooden Hall at 1475 Catalina Blvd.

Read more online at [sdnews.com](http://sdnews.com)



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# Point Loma Homecoming festivities unite students, alumni



A small army of PLHS seniors led their portion of the Homecoming parade and left no doubt about their identity.

SCOTT HOPKINS/PENINSULA BEACON (ALL)



'Golden Pointer' Ann Russell Simoneau is welcomed to Homecoming by the Pointer mascot, aka Ethan Denney. Simoneau, Class of 1955, was the earliest alum in attendance.

BY SCOTT HOPKINS | THE BEACON

Both students and alumni came together Sept. 23 for a gala night celebrating Point Loma High School's 96th Homecoming.

For the students, it was the football battle versus longtime rival La Jolla and the naming of a Homecoming Court, comprised of the top two vote recipients at each grade level. PLHS staff member Amy Denney organized the election and the annual performance of skits by each grade level before a panel of judges, while ASB member Duke Ekstrom narrated.

Court members included freshmen Lexi Plummer and Julius

Moya; sophomores Nanako Schroth and Annabelle Huskey; juniors Ian Sturak and Cole Fisher; and seniors Isabella Bartoccia and Bitania Jibril.

Alumni director Kim Jessop Moore coordinated a large gathering of Pointer alumni who led off the halftime parade with the annual "Alumni Walk."

Every year a "Golden Pointer" award is given to the member of the earliest class to attend Homecoming. This year's honoree was Ann Russell Simoneau, a member of the Class of 1955.

Additionally, an "Honored Pointer" is named, with this year's award presented to Margaret Avery, Class of 1961, who is a film



Members of the Junior Class at PLHS dance their hearts out during their entry in Homecoming competition.



A crowd of alumni from Point Loma High School gathers on the stadium track as they prepare to join the annual 'Alumni Walk,' leading off the festivities at halftime of the football game.

and television actress in town for her class' 60th reunion. Avery is best known for her performance as "Shug" in the film "The Color Purple," which garnered her an Academy Award nomination for Best Supporting Actress.

Homecoming also marks the annual appearance of the official Pointer dog owned by the Brown family, the current mascot is "Zippy" whose grandfather "Sting" was the model for the bronze Pointer dog sculpture in the school's quad. All five Brown family members (Lee, Kathy, Shelby, Tracey and Judy) are PLHS alumni.

Each day of Homecoming week on the PLHS campus had a theme including "Dress in the letter of your first name day," "Tropical Tuesday," "Western Wednesday,"

"Adam Sandler Day" and "PINK OUT!"

A Homecoming dance was held the next evening at the San Diego Air and Space Museum.



Film and television actress Margaret Avery, left, was the 'Honored Pointer' at recent Point Loma High School Homecoming festivities. Avery graduated from PLHS in 1961.



Zippy, the official Pointer dog mascot, lines up for the annual 'Alumni Walk' during Point Loma High School's Homecoming celebration. Owner Lee Brown guides Zippy while alumni director Kim Jessop Moore, left, happily looks on.

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**FRIDAY, OCTOBER 7TH, 4:20 PM-11:00 PM**  
**SATURDAY, OCTOBER 8TH, 10 AM-11:00 PM**

## CELEBRATE 20 YEARS OF BEERS AND BRATS AT OB OKTOBERFEST

By DAVE SCHWAB | THE BEACON

Promoted as the wildest event of its type in San Diego, Ocean Beach Oktoberfest featuring German brews, brats, fun games, and offbeat events turns 20 this year.

Returning the weekend of Oct. 7-8, the revitalized fall classic will be held where Newport Avenue meets the beach. This year's OB Oktoberfest is an all-day and night, two-day affair. It will showcase live music from both local and nationally touring artists; a 4:20 happy hour; a liquid brunch featuring drag per-

formers; and Oktoberfest-themed contests and games including a Mr. & Mrs. Oktoberfest competition, the traditional stein holding contest, a cornhole tournament, brat eating and more.

Attendees, aged 21-plus can head into the beer garden featuring traditional German brews, local beer, wine and spirits. All event proceeds support the Ocean Beach MainStreet Association and The Peninsula Alliance.

Event promoters noted it will be tough for this year's Oktoberfest to top the past 19 events, but they added the weekend of festivities in OB will be "truly enter-

taining" while attempting to "live up to the title of San Diego's wildest Oktoberfest."

### DRAG SHOW & LIQUID BRUNCH

Toward that end, OB Oktoberfest will host its first drag show as part of the event's Liquid Brunch on Saturday, Oct. 8 from 11 a.m.-1 p.m.

A stand-up comedian going by Mariam T., who claims to be "Don Rickles in a dress," will headline the show. "For those who have never been to a live drag show, they can expect a mix of celebrity impersonators and dancing queens," said Mariam T. "There will be a lot of comedy and audience interaction with me doing stand-up."

Mariam T. noted the first 500 people admitted to the drag show will get a donut and a free shot of coffee-flavored cold brew Jagermeister. Mariam T. said the interactive show will last about an hour and involve "lots of dancing kind of stadium-style. I'm excited to bring that element to OB. Ours is a very straightforward drag show with lots of singing and dancing, and we encourage the audience to sing and dance with us and have a good time."

### HOMETOWN BAND

The impressive live band lineup for Oktoberfest includes a local OB group of musicians named Band of Gringos. Drummer Spence Noble talked about the origin of the group and its musical style.

"We've been around for a good while, six years," said Noble adding, "We're all from OB, born and raised."

Noble noted the band came together gradually over time, with individual members playing with other local groups, as well as performing well-known cover band material.

What musical genres can the audience expect?

"Our style is a mixture of psychedelic blues, rock, and soul," answered Noble. "Some of our songs have hints of Jimi Hendrix, Stevie Ray Vaughn, and a little bit of Marvin Gaye."

Band of Gringos, aka B.O.G., will play from 10-11 p.m. on Saturday, Oct. 8 in the beer garden.

Noble said playing OB will be a real homecoming for their local band. "The energy is always higher when we play in OB," he said. "And we haven't played in OB for several months, so the energy should be even higher."

Added Noble, "We're just local boys from OB who all grew up together. We just love to play our music for the people. Peace and love."

### ORIGIN OF OB OKTOBERFEST

Scott Slaga, a beach entrepreneur with Winstons Beach Club in OB and 710 Beach Club in Pacific Beach, and OBMA, the community's business

### OB Oktoberfest Music Lineup Oct. 7-8 include:

- San Diego-based Half Hour Late, "your girlfriend's favorite band", an eclectic group of jammers
- Stranger is a San Diego-based band bringing the "Soul Cal" Reggae vibes to OB
- Southern California's raddest '90s cover band, Paging the 90s
- Lords of the Satellite, San Diego locals who describe their music as "melodic melodies, intoxicating sound, and fire between every riff"
- A high-energy, improvisational rock-n-roll featuring the music of Jerry Garcia and the Grateful Dead, Electric Waste Band
- 21st-century ska band from Los Angeles, The Aggrolites
- LA-based surrealist duo, CAPYAC
- Vokab Kompany, a Pacific Beach-based hip-hop, soul, and electro act
- A guitar-based power trio from Ocean Beach, Band of Gringos

Live music and drinks will be flowing on Friday, 4:20-11 p.m., and Saturday, 11 a.m.-11 p.m. Tickets to attend San Diego's Wildest Oktoberfest are \$10 and can be purchased at the door. Those interested in VIP tickets for \$49 can be purchased online in advance. VIP tickets include a special entrance, a custom one-liter "OB Oktoberfest" mug filled with two beers, access to an exclusive VIP area with a bar, lounge, and restrooms, as well as a chance to win \$100 cash.



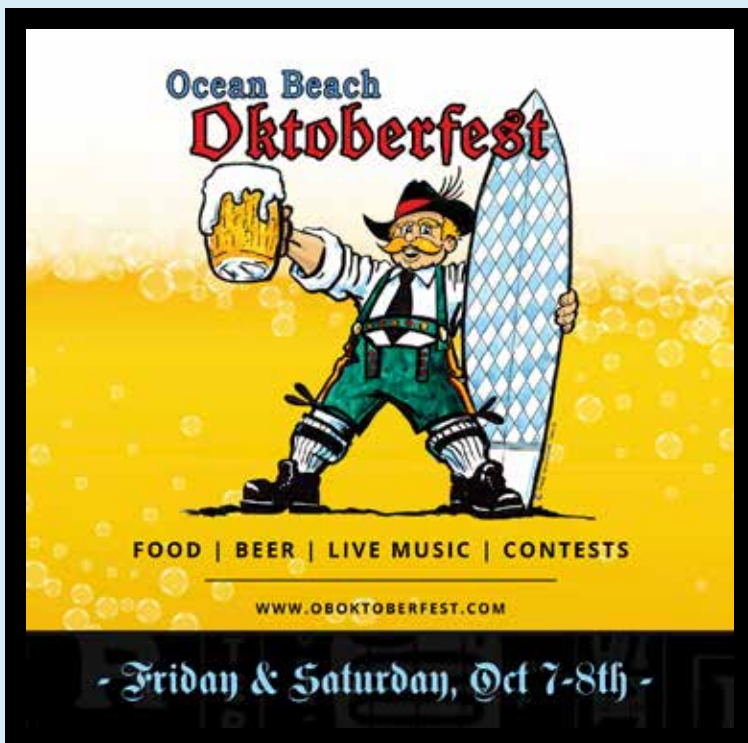
### OKTOBERFEST SCHEDULE

Friday, Oct. 7: 4-11 p.m. in the Beer Garden (\$10 entry)  
4:20 p.m. – 420 Happy Hour, live pro wrestling presented by OB Rassie House, 2-for-1 drinks;  
6 p.m. – Half Hour Late Band;  
7:30 p.m. – Women's Stein Contest;  
8 p.m. – Stranger Band;  
9:30 p.m. – Men's Stein Contest;  
10 p.m. – Paging the 90s Band.

Saturday, Oct. 8: 10 a.m.-11 p.m.  
10 a.m. – Cornhole Tournament;  
11 a.m. – OB Liquid Brunch; Drag Show hosted by Marian T.; (the first 500 people get a donut and a shot of Jager Cold Brew);  
1 p.m. – Brat Eating;  
1:30 p.m. – Lords of the Satellite Band;  
2:30 p.m. – Balloon Blow;  
3 p.m. – Electric Waste Band;  
4 p.m. – Mr. and Mrs. Oktoberfest;  
4:45 p.m. – The Aggrolites;  
6 p.m. – Beer Belly Competition;  
6:30 p.m. – CAPYAC;  
8 p.m. – Women's Stein Contest;  
8:30 p.m. – Vokab Company Band;  
9 p.m. – Men's Stein Contest;  
10 p.m. – Band of Gringos.



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# OKTOBERFEST

CONTINUED FROM Page 9

improvement district, share responsibility for transforming the event, now in its 20th year, into what it has become: San Diego's wildest Oktoberfest.

Slaga recalled being introduced to Oktoberfest in Munich, Germany in 2000, which left an indelible impression that led him to think, "San Diego needs an Oktoberfest."

The inaugural OB Oktoberfest was held at Dusty Rhodes Park in 2002, then over to Del Mar Fairgrounds before finally finding a permanent home at the beach in OB.

"We have done it in OB ever since, where it expanded from a one- to a two-day event," said Slaga adding, "It is laid-back beach attire, a lot of music, and a beach orientation. If you are looking for a Southern California Oktoberfest – this is your choice."

## ORIGIN OF MUNICH OKTOBERFEST

Bavarian Crown Prince Louis, later King Louis I of Bavaria, married Princess Therese von Sachsen-Hildburghausen on Oct. 12, 1810. The Bavarian royalty invited the citizens of Munich to attend the festivities, held on the fields in front of the city gates. Horse races in the presence of the royal family concluded the popular event, celebrated in varying forms all across Bavaria. The decision to repeat the festivities and the horse races in the subsequent year gave rise to the tradition of the annual Oktoberfest, which now begins in late September and lasts until the first Sunday in October featuring German beer and food.



## California Wild Ales Releases New Beers For Ocean Beach Oktoberfest

California Wild Ales is set to release four new beers to coincide with this year's Ocean Beach Oktoberfest, San Diego's WILDEST Oktoberfest. The event takes place on Friday, October 7, and Saturday, October 8, 2022.

As part of the event, California Wild Ales is releasing four new fall-inspired wild ales to coincide with this neighborhood extravaganza, including a German Chocolate Cake Dark Sour, Sour Apple Pie, Liquid Pumpkin Pie, and SourKraut.

"Ocean Beach is a magical place that hosts a handful of neighborhood parties every year, and Oktoberfest is one of the biggest. There will be fantastic music, delicious food, and of course, beer!" said Bill DeWitt, co-founder of California Wild Ales. "We hope these funky flavors will inspire craft beer lovers to don their lederhosen or dirndl dresses and join us in OB."

### Special Release Beers for Oktoberfest

**German Chocolate Cake Wild Ale:** Barrel-Aged Dark Sour, Madagascar vanilla beans, Saigon cinnamon, toasted coconut, candied pecans, and semi-sweet chocolate.

**Sour Apple Pie:** Barrel-Aged Golden Sour, Cosmic Crisp apples, Saigon cinnamon, vanilla, allspice, cloves, and other spices.

**Liquid Pumpkin Pie:** Barrel-Aged Golden Sour, brown sugar-roasted pumpkin, nutmeg, cinnamon, allspice, cloves, and vanilla.

**SourKraut:** Barrel-Aged Golden Sour, red cabbage, caraway seed, Malden sea salt, and a pinch of juniper berries.

It's okay if sour beer isn't your thing; CWA has 16 beers on tap, including an IPA, Hazy IPA, Lager, and a Hard Seltzer.

For a complete lineup of the beers on tap in Ocean Beach at 4896 Newport Avenue, visit: [californiawildales.com](http://californiawildales.com).

Read more at [sdnews.com](http://sdnews.com)



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<b>Sunday October 23</b>	<b>Culinary Cinema, Film Premiere &amp; Spotlight Award</b> AMC 14 UTC @ Westfield UTC (Formerly Arclight)
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# Ocean Beach celebrates the life and signs of Kip Krueger

By DAVE SCHWAB | THE BEACON

More than 100 people attended an Oct. 1 celebration of life for Ocean Beach legend Kip Krueger, who was renowned for his prolific sign-making and social activism. More than a memorial observance, it was an affirmation of the enduring and righteous spirit of Ocean Beach.

Family and friends packed Jim Bell's Compound at 4862 Voltaire St. to pay their respects for Kip Carl Krueger, aka Kip of Voltaire, 69, who died recently from lung cancer. Krueger was widely known, besides his sign painting, for co-founding The Green Store, which in 2015, changed its name to Ocean Beach Green Center after attaining nonprofit status. The Green Store was a hub for many activist activities in the 1990s and early 2000s.

Krueger was a gardener. He however was perhaps best known – and loved – for his philosophical quotes on wooden signs. Some were famous. Many were his own such as, “There are 3 important things in life. To be kind, to be kind & to be kind.”

Peace, the environment, and social justice were primary themes of Krueger's green activism, noted Colleen Dietzel, a lifelong friend, and former partner. “Kip was really involved with the Green Party,” she said. “He ran for Congress (in 1994). He started making signs and it really took off – people just loved them.”

Krueger was also on the Ocean Beach Planning Board and the Ocean Beach Community Development Corporation.

Dietzel noted Krueger moved from Los Angeles after telling friends “he was going to become an activist.” Krueger did numerous jobs to support his activism including being a supervisor for recycling and tree-planting programs for the Urban Corps, which provides youth ages 18-26 with a second chance at high school education and paid job training on community and conservation projects.

At the Oct. 1 observance, Obecians spoke freely of Krueger. Some referred to his passing as being merely a “transition.” Others praised his social activism.

“He was almost like a spiritual advisor,” said one friend. “He had a good attitude and he was welcoming.”

A woman said she could always confide in Krueger adding she

once told him she had some deep concerns for her son, to which he replied, “He's gonna be OK. And he is really OK right now. I'm so grateful. Love you.”

“I'm sorry that we've lost a good friend,” said another friend, a female dog walker who added, “We were blessed that odd signs (of Kip's) would show up. Our favorite is: ‘Caution, grownups afoot.’”

A young family man noted Krueger painted business logos of seagulls for him, which he still treasures. “I can only tell you that he changed my life; told me to chill out, we're in OB,” he said. “I look at that sign every day and Kip is going to forever be in our lives. He was a wonderful man.”

“Kip was such an outstanding person, I was so fortunate to have met him,” said another Obecian adding. “He knew everybody's name and everything about everybody. He was just a wonderful, unique person that we're really going to miss.”

“Forever I've been taken back by his amazing spirit,” said another female friend.

“He was really an activist. He got out there and did the work,” said another man testifying. “His signs did the work because people are still smiling.”

Juan, a former neighbor of Krueger's, said he gladly volunteered to make and donate the wood pieces Krueger used to make his inspirational signs. “We all have a Kip sign, right?” he asked. “And not to get you jealous, but he said the signs he made for me were his favorites. One of them was ‘Resist because oppression will still exist.’”

A friend of Krueger's who works remotely said she got to know him by going on daily walks during her lunch breaks. “He always just brought a smile to my face,” she said adding she made an Instagram for him, “It was something to talk about and connect with each other.”

John McNab, speaking for all, said of Krueger: “There's an attitude in OB that Kip embodied. He was part of a generation. Ocean Beach is such an important place in San Diego. It sets an attitude that ‘no, that's not right. We're going to do the right thing. And so you had the poet (Kip) out here saying, day after day, what matters. He and others like him were pillars of Ocean Beach. This is a changing of the guard. We need younger people to take on that same attitude.”



Kip Krueger

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More than 100 people attended a memorial observance for OB social activist Kip Krueger on Oct. 1.  
DAVE SCHWAB/PENINSULA BEACON



# Hundreds come out to Paddle for Clean Water in Ocean Beach

By DAVE SCHWAB | THE BEACON

About 300 people turned out for Surfrider Foundation San Diego County's 30th annual Paddle for Clean Water on Sunday, Oct. 2 at the Ocean Beach Pier.

The event included a host of activities, starting with breakfast for paddlers and beach yoga, to promote clean water and protest ocean pollution. The paddle involved crafts such as surfboards, stand-up paddleboards, kayaks, etc. in a non-competitive paddle around OB Pier. It was a mass display of solidarity for coastline protection.

"The Paddle for Clean Water is a gathering for all San Diegans who love our coast and ocean," said Alex Ferron, San Diego County Chapter manager. "It's a fun, family-friendly event that shows elected officials and other decision-makers that clean water matters to all of us."

Mitch Silverstein, San Diego County policy coordinator for Surfrider Foundation, said the paddle event started out in the early '90s in response to a growing number of sewage spills. "It wasn't even about the border sewage issue, which wasn't happening that much yet," he said adding the focus has changed gradually over the years.

"The event has really morphed into a rallying call and



Surfrider's 30th annual Paddle For Clean Water kicked off with yoga in Ocean Beach.

DAVE SCHWAB/PENINSULA BEACON

an awareness-building event rather than something specific," Silverstein said. "Usually, it's (focus) whatever the biggest clean-water issue is for the year."

What is the big issue in 2022? "Definitely our cross-border sewage crisis," answered Silverstein adding, "It's been going on forever. There have been a lot of developments. We're doing some good work and making some progress."

But Silverstein offered this caveat. "Really, our water is polluted any time it rains. We're just trying to advocate for better treatment of stormwater and wastewater.

Everything ends up in the ocean eventually."

Silverstein talked about one of Surfrider San Diego's first big victories, a successful clean-water lawsuit in the late 1990s to early 2000s. "The lawsuit forced the City to repair some stormwater and sewage infrastructure," he said.

The Oct. 2 paddle occurred at 10 a.m., followed by a group photo, words from Surfrider Foundation leaders and guests, and a prize drawing, which featured a surfboard and Jack Johnson concert tickets.

A local surf rock band closed out the event with a live set at noon. The emcee was local radio personality and longtime Surfrider supporter, Chris Cantore. Guests were able to visit booths hosted by Surfrider partners, which included Un Mar De Colores, San Diego River Park Foundation, Groundswell Community Group, Paddle For Peace, San Diego Coastkeeper, Run for the Sun, and San Diego Community Power.

Of Surfrider's mission, chapter manager Ferron said it was "ocean conservation in San Diego, all 72 miles of coastline." She added,

The Surfrider Foundation is dedicated to the protection and enjoyment of the world's ocean, waves and beaches, for all people, through a powerful activist network. The foundation works to protect oceans and address the dangers to it, today and in the future. Its Ocean Protection Initiative includes grassroots campaigns to establish and support Marine Protected Areas (MPAs), oppose new offshore oil drilling and seismic testing, participate in regional ocean planning, and ensure renewable ocean energy does not damage the oceans.

"there are a lot of issues right now – water quality, beach access, coastal erosion, all sorts of stuff related to ocean conservation and health."

The nonprofit spokesperson said the intent of the paddle is to "raise awareness about local water-quality issues," noting, as just one example, "That 50 million gallons of raw sewage a day goes into the ocean off San Diego's coastline."

Ferron said beach access is another major concern. "In San Diego, it is not very easy to access the coastline if you don't live there, or if you are on the lower end of the socio-economic scale," she said.

Added Ferron, "We hope to be paddling for another 30 years. But, hopefully, we won't have the same need too."

For more information about San Diego Surfrider Foundation, visit [www.surfridersd.org](http://www.surfridersd.org).

## WHERE DOES YOUR PROPERTY GO IF YOU DIE WITHOUT A WILL OR TRUST?

By: Dick McEntyre and Chris von der Lieth, Attorneys at Law

Except where you hold title with another as a joint tenant, or have designated your beneficiary under an insurance policy, retirement plan, or IRA, if you die without leaving a will or a trust (called dying "intestate"), your entire estate will pass in accordance with what are called the laws of intestate succession.

Assume you own a home and some mutual funds, and you die intestate, here's what would happen under California law:

1. If, when you died you were married and had two children, and the home and mutual funds were owned by you and your spouse as community property (meaning, essentially, any property acquired by either spouse while you are married, except acquired by gift or inheritance) (in which each of you own an undivided one-half interest), your spouse would receive your one-half community property interest (in addition to the one-half interest that he or she already owned).
2. If, when you died you were married and had two children, and the home and mutual funds were owned by yourself as your separate property (meaning property you, alone, had acquired by gift or inheritance, or had owned before you were married), your spouse and two children would each receive one-third of your estate.



3. If, when you died you were unmarried and had two children, each of your two children would receive one-half of your estate.

It gets more complicated where you have no spouse and no children. Your estate then passes by "degree of kinship" to your parent(s); but if none surviving, to your brothers and sisters; but if none surviving, to your grandparents; but if none surviving, to your uncles and aunts, and so-on down the line.

The point of all this: to avoid what would perhaps be an unintended disposition of our property, and also to avoid a costly and time-consuming court-required administration ("probate") of your estate, we should each pass on our estates by the appropriate written instrument – trust or will.

*The above statements are not to be taken as legal advice for the reader's particular situation. Richard F. McEntyre practices law in the area of estate planning and administration, having served the San Diego community as a lawyer for over 40 years. Chris von der Lieth is a lawyer who has worked with Dick for over 8 years. Affordable rates. Highest quality services. House calls available.*

Our office is conveniently located at 2615 Camino Del Rio South, Suite 101 (in Mission Valley just east of Bully's restaurant) (Telephone (619) 221-0279) [www.richardfmcntyre.com](http://www.richardfmcntyre.com).

# Sixteen of Top 20 WTA players to headline San Diego Open WTA 500 Tournament at Barnes Tennis Center

Newly-crowned US Open champion Iga Swiatek of Poland will headline a stellar international player field featuring 16 of the

world's Top 20 women's professional tennis players at the inaugural San Diego Open WTA 500 Tournament.

The Hologic WTA Tour event will take place Saturday, Oct. 8 through Sunday, Oct. 16 at Barnes Tennis Center located at 4490 W Point Loma Blvd.

Swiatek, the No. 1 player in the world, won her first US Open singles title, second major title of 2022, and third Grand Slam overall, last month at the USTA Billie Jean King National Tennis Center in Flushing, N.Y., as she defeated fifth-seeded Ons Jabeur of Tunisia 6-2, 7-6 (5) in the final.

The inaugural San Diego Open WTA 500 player field will include the following competitors:

- (Listed by WTA Ranking)
- 1 Iga Swiatek, Poland
  - 3 Anett Kontaveit, Estonia
  - 4 Paula Badosa, Spain
  - 5 Jessica Pegula, United States
  - 7 Aryna Sabalenka, Belarus
  - 8 Coco Gauff, United States
  - 10 Caroline Garcia, France
  - 11 Daria Kasatkina, Russia
  - 12 Garbiñe Muguruza, Spain
  - 13 Veronika Kudermetova, Russia
  - 15 Jelena Ostapenko Latvia
  - 16 Danielle Collins, United States
  - 17 Madison Keys, United States
  - 18 Beatriz Haddad Maia, Brazil
  - 19 Petra Kvitova, Czech Republic
  - 20 Karolina Pliskova, Czech Republic

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# Pointers win ‘The Shoe’ in high-scoring shutout of Vikings

By **SCOTT HOPKINS** | THE BEACON

Point Loma's Pointers once again put up big numbers on the scoreboard Sept. 23 when they regained control of "The Shoe" trophy from La Jolla in a 49-0 blitz that was decided by the time the annual Homecoming celebration began at halftime.

The game marked the conclusion of the Pointers' non-league schedule, a period in which they posted a 5-1 record, scoring 251 points and only giving up 70. In the five wins, the offense has scored 48, 52, 43, 45 and 49 points, something longtime fans haven't seen

for years and more often seen in basketball games.

"I've been doing this long enough to know where we could be and the level of our opponents and I thought it was possible. But in between there's a lot of time, effort and work needed to make it a reality because sometimes talent's not enough," said Pointer head coach Joel Allen.

The Pointers did not play last Friday, their annual bye week, and this year's break allowed several banged up players to heal. Versatile junior two-way player and kicking specialist Aaron Lee injured his ankle at the end of the final

practice before the La Jolla game and watched from the sideline on crutches.

But for his healthy teammates, it was a night to feast on the Vikings defense and punish their offense, adding to the point total and repeatedly denying the frustrated Vikings.

The Pointer offense, which has started slowly in several games, took some time to heat up against the Vikings.

Early in the second quarter Chase Lowary scored the first of his three touchdowns for a 7-0 lead. Lowary also had a 12-yard run for a score and recorded a "pick six" interception return in the second half.

Cameron Lucas scored twice, once on a run and again on a pass from QB Jackson Emerson.

Brady Allen grabbed an Emerson pass and took it 29 yards to the end zone and Max Newbegin capped a late scoring drive with a 15-yard scoring run.

Defensively, Emmett Jacobson recorded his fourth and fifth interceptions of the season while Joaquin Edwards pounced on a Viking fumble.

Shea Balelo was 7-7 on PAT attempts and put several kickoffs into the end zone for touchbacks.

"We put in the work in the off-season," said Lucas afterwards. "With how we've been playing and our team spirit our record isn't surprising and it's where we should



A teammate hoists Pointer running back Cameron Lucas skyward after Lucas scored a touchdown to help the Pointers defeat La Jolla 49-0.

SCOTT HOPKINS/PENINSULA BEACON



Despite being held from behind by a La Jolla player, Pointer running back Chase Lowary drags the defender into the end zone for a touchdown.

SCOTT HOPKINS/PENINSULA BEACON

**POINTERS 43, WOLF PACK 14**

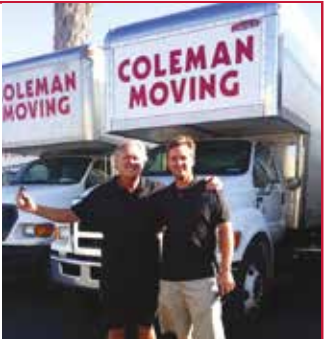
Playing in threatening weather conditions Sept. 9, the visiting Pointers whipped West Hills on the East County school's unique blue turf.

Read more online at [sdnews.com](https://www.sdnews.com)

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# Letter to Editor – Shout out to the good people and lifeguards of Ocean Beach

Editor:  
My son, his wife, and my new granddaughter live in Ocean Beach. I've been flying down to Ocean Beach from Sacramento once a month since the first of the year.  
On Aug. 27, my friend and I went to OB Surf Lodge for brunch. After eating, we walked across the street to take a stroll on the beach. I was wearing my swimsuit, which had no pockets, so I was carrying my cell phone and wallet. We walked south on the beach under the pier to the tide

pools. On our way back, I realized I only had my cell phone.  
After about an hour of retracing our steps, I was never able to find my wallet. In addition to losing my own ID, I lost my friend's ID, who had given it to me the night before so she wouldn't have to carry her purse when we went out.  
With the next day being Sunday, that night I didn't sleep much as I thought about us spending Monday in a San Diego DMV trying to get new IDs, so we could fly out on Tuesday.  
I woke up early Sunday morning

and went for a bike ride. While I was out, I decided to stop by the OB lifeguard station to check the lost and found. Amazingly, some wonderful soul had turned it in.  
I was thankful and stunned. Nothing was removed from the wallet. Cash, cards, and IDs. All there. At a time when there is so much negativity in the world, it's refreshing to know there are a lot of good people out there. Shout out to all of the good people of Ocean Beach. Thank you.  
*Christina and Phil  
Sacramento*

## LEGALS

CONTINUED FROM Page 16

County Clerk of San Diego County on: SEPTEMBER 21 ,2022. ISSUE DATES: SEPTEMBER 23,30,OCTOBER 7 & 14

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9019186 Fictitious Business Name(s) a. B.C. HANDYMAN SERVICES a. 4826 MT. FRISSELL DR, DAN DIEGO, CA 92117 is registered by the following: a. BENJAMIN ALLAN CRANDALL This business is conducted by: a. INDIVIDUAL The first day of business was: 008/25/2022 a. BENJAMIN ALLAN CRANDALL 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: AUGUST 25,2022 SSUE DATES: SEPTEMBER 23,30,OCTOBER 7 & 14

SUMMONS CASE # 37-2022-00017648-CU-OR-NC NOTICE TO DEFENDANT : GREGORY GARRABRANTS, an individual; OLIN M. LEWIN, as Trustee of the Rambling Meadow Lane Trust dated February 7, 2018, and any amendments thereto; AXOS BANK, a Federally Chartered Savings Bank; NATIONAL TITLE INSURANCE OF NEW YORK, INC., Trustee of the Deed of Trust recorded on May 21, 2020; SAN DIEGO GAS & ELECTRIC, a California public utility company; SANTA FE IRRIGATION DISTRICT; RANCHO SANTA FE ASSOCIATION; NORTHWOOD INVESTORS, LLC, a Nevada Limited Liability Company; VIVIANNE B. MCWILLIAM, TRUSTEE OF THE VICAR REVOCABLE TRUST DATED JANUARY 22, 2015, AS AMENDED OCTOBER 25, 2018; ALL PERSONS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE FIRST AMENDED COMPLAINT ADVERSE TO THE PLAINTIFFS' TITLE TO THE REAL PROPERTY COMMONLY KNOWN AS 16356 RAMBLA DE LAS FLORES, RANCHO SANTA FE, CALIFORNIA 92067, OR ANY CLOUD ON THE PLAINTIFFS' TITLE THERETO; and DOES 1 through 10, inclusive YOU ARE BEING SUED BY PLAINTIFF: ALLAN J.CAMAISA,an individual; ALLAN J.CAMAISA,as Trustee of theAllanJ. Camaisa Trust datedMay 18, 1994; and MEGAN CAMAISA, an individual, NOTICE! You have been Sued. The court may decide against you without your being heard unless you respond with in 30 days. Read the information below.You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/self-help), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. The name and address of the court is: SAN DIEGO SUPERIOR COURT, - NORTH COUNTY, 325 MELROSE DRIVE, VISTA, CA 92081 The name, address, and telephone number of petitioner's attorney, or petitioner without an attorney, is Steven W. Blake, Esq, Blake Law Firm, 533 2nd Street, Suite 250, Encinitas, CA 92024; (858) 232-1290 NOTICE TO THE PERSON SERVED: You are served as an individual defendant. Date: 08/12/2021 Clerk, by : D. Hanson Deputy Clerk (ISSUE DATES:) SEPTEMBER 30, October 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9020545 Fictitious Business Name(s) a. ENCORE LIMOS a. 1220 ROSECRANS ST, SUITE 193, SAN DIEGO, CA 92106 is registered by the following: a. ENCORE LIMOS LLC This business is conducted by: A LIMITED LIABILITY COMPANY The first day of business was: N/A Registrant Name: a. ENCORE LIMOS LLC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor PETER CAPLANERIOS , CEO .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: SEPTEMBER 14 ,2022. ISSUE DATES: SEPTEMBER 30, October 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021053 Fictitious Business Name(s) a. BRILLIANT HAIR LOUNGE a. 1640 CAMINO DEL RIO N, SAN DIEGO, CA 92108 is registered by the following: a. ELNZA ELLENAROSE ARMAN This business is conducted by: AN INDIVIDUAL The first day of business was: 9/20/22 Registrant Name: a. ELNZA ELLENAROSE ARMAN 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: SEPTEMBER 21 ,2022. ISSUE DATES: SEPTEMBER 30, October 7, 14 & 21

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021261 Fictitious Business Name(s) a. GLASS MOSAIC MASTER a. 2983 CLAIREMONT DRIVE, SAN DIEGO, CA 92117 is registered by the following: a. YURIY AKOPOV ARMAN This business is conducted by: AN INDIVIDUAL The first day of business was: 09/26/22 Registrant Name: a. YURIY AKOPOV ARMAN 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: SEPTEMBER 26

,2022. ISSUE DATES: SEPTEMBER 30, October 7, 14 & 21

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00037725 -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): ASHLEY MARIE FREZ filed a petition with this court for a decree changing names as follows: Present name: a. ASHLEY MARIE FREN to Proposed name: ASHLEY MARIE FREZ -CLARK 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: 11/07/2022 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: SEPTEMBER 22 2022 . JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: October 7, 14, 21 & 28 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 patent, and proof of service must be filed with the court. IT IS SO ORDERED.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00037731 -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): LETICIA MARIE CLARK filed a petition with this court for a decree changing names as follows: Present name: a. LETICIA MARIE CLARK to Proposed name: LETICIA MARIE LIMAS-CLARK 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: 11/07/2022 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: SEPTEMBER 22 2022 . JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: October 7, 14, 21 & 28 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 patent, and proof of service must be filed with the court. IT IS SO ORDERED.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME; CASE NO: 37-2022-00038544 -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): MINA GAYED/MARINA GAYED on behalf of a minor child filed a petition with this court for a decree changing names as follows: Present name: a. EVAN MINA KARAM GYED

to Proposed name: EVAN GAYED 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: 11/14/2022 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: SEPTEMBER 22 2022 . JUDGE OF THE SUPERIOR COURT MICHAEL T. SMYTH ISSUE DATES: October 7, 14, 21 & 28 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 patent, and proof of service must be filed with the court. IT IS SO ORDERED.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021491 Fictitious Business Name(s) a. SINGING HILLS DENTISTRY 2 a. 1919 GRAND AVE, SUITE 1-P, SAN DIEGO, CA 92109 Is registered by the following: a. JAMMA DENTAL, DDS, INC This business is conducted by: A CORPORATION The first day of business was: N/A Registrant Name: a. JAMMA DENTAL, DDS, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor MIKE BANA , CEO .The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: SEPTEMBER 27 ,2022. ISSUE DATES: October 7, 14 , 21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021830 Fictitious Business Name(s) a. FOUR STONE HARMONY a. 16390 VERIDIAN CIR, SAN DIEGO, CA 92127 Is registered by the following: a. MELANIE WILLIAMS This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. MELANIE WILLIAMS 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: OCTOBER 3 ,2022. ISSUE DATES: October 7, 14 , 21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021859 Fictitious Business Name(s) a. ARMOR CONSTRUCTORS a. 122 UNIT #695 15TH STREET, DEL MAR, CA 92014 Is registered by the following: a. JOE AGUAYO This business is conducted by: AN INDIVIDUAL The first day of business was: N/A Registrant Name: a. JOE AGUAYO 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: OCTOBER 3 ,2022. ISSUE DATES: October 7, 14 , 21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021914 Fictitious Business Name(s) a. J. D. REMODELING a. 3845 ARMSTRONG ST, SAN DIEGO, CA 92111 Is registered by the following: a. JAVIER PABLO DEMORA This business is conducted by: AN INDIVIDUAL The first day of business was: 10-04-2022 Registrant Name: a. JAVIER PABLO DEMORA 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: OCTOBER 4 ,2022. ISSUE DATES: October 7, 14 , 21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021871 Fictitious Business Name(s) a. CMC NEWS DELIVERY a. 2920 BRIARWOOD ROAD #K7, CA 91902 Is registered by the following: a. CHRISTINE M. CORBETT This business is conducted by: AN INDIVIDUAL The first day of business was: 08/15/22 Registrant Name: a. CHRISTINE M. CORBETT 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: OCTOBER 3 ,2022. ISSUE DATES: October 7, 14 , 21 & 28

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2022-9021328 Fictitious Business Name(s) a. GEMSTONE PROPERTY MANAGEMENT, INC a. 4876 SANTAMONICA AVENUE, SAN DIEGO, CA 92107 Is registered by the following: a. GEMSTONE PROPERTY MANAGEMENT, INC This business is conducted by: AN IA CORPORATION The first day of business was: JANUARY 1, 2020 Registrant Name: a. GEMSTONE PROPERTY MANAGEMENT, INC TITLE of Officer, if Limited Liability Company/Corporation Title of Signor JOSEPH BUNTON, PRESIDENT The statement was filed with Ernest J. Dronenburg, Jr. Recorder/County Clerk of San Diego County on: SEPTEMBER 26 ,2022. ISSUE DATES: October 7, 14 , 21 & 28

### Ask The Trust & Estate Attorney

**Question:** Can you explain the new bill, AB 1663, that Gov. Gavin Newsom signed into law and how it affects individuals with developmental disabilities?

**Answer:** AB 1663 amends the Health and Safety Code and the CA Probate Code to add protections for individuals that are subject to conservatorships, called “conservatees.” The bill introduces “supported decision-making” as an alternative to conservatorships, which allows those with developmental disabilities to consult with trusted supporters while making their own life decisions, rather than having an appointed conservator making decisions on their behalf. The bill also adds civil penalties for fiduciaries that are abusive and makes it a requirement that conservatees be able to choose their own attorney.



Shannon O'Neill Jones

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### CROSSWORD PUZZLE

1	2	3	4			5	6	7		8	9	10	11
12				13		14				15			
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49						50				51		52	53
56									58				
59						60				61			
62						63					64		

### CLUES ACROSS

- Towards the mouth or oral region
- A way to season
- North-central Indian city
- Emaciation
- Actress de Armas
- A way to score in basketball
- Odd
- Scripting languages on IBM machines
- A right of local jurisdiction
- Hard, colorless compound
- Diving seabird
- Wild goat of the mountains

### CLUES DOWN

- Genus of owls
- Hindu queen
- Cain and \_\_\_
- Hindu female deity
- Islamic calendar month
- Changes posture
- More stubborn
- Give work to
- Round maps of the Earth
- Gathered fallen leaves
- Popular credit card
- Separation of church and state
- Founder of Sikhism

### CLUES ACROSS

- Not shortened
- Someone who learns from a teacher
- Is inclined
- Still asleep
- Antidepressants (abbr.)
- Town in Surrey, England
- Indian music patterns
- Birth control means
- People tend to be on one
- A way to keep meat moist
- Home of the Crimson Tide
- Pasta type
- Late 1990s rapper

### CLUES DOWN

- They \_\_\_
- Where you find the milk
- Institute legal proceedings against
- The neural structure consisting of the brain and spinal cord
- Expresses surprise
- Have a debt to
- Businessman
- State on India's western coast
- Practice of managing financial risks (abbr.)
- Patty Hearst's captors
- Put into service
- 10-year periods

### CLUES ACROSS

- One circuit of a track
- Surrounded by water
- Late "Growing Pains" actor Thicke
- Married couples say it
- Drool
- Sicilian city
- Airline worker perk (abbr.)
- Grayish-black mixture
- Systems, doctrines, theories
- Midway between east and south-east
- Athletes who get paid

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Welcome home to this single story house, with attached garage, in a coveted pocket of Allied Gardens, just blocks away from the Community Park, Pool, and Library. This meticulously cared for home has one previous owner and is move-in ready. Highlights include: refinished 1950's Red Oak hardwood floors in the living room, hallway and bedrooms; oversized primary bedroom with en-suite; wood burning fireplace. A mature Chinese Elm is the centerpiece of the backyard, which offers shade for outdoor entertaining on the vinyl deck and facilitates a heavenly afternoon breeze. The home is located on a particularly active part of Delfern St, with neighbors regularly hosting BBQ's and celebrating annual festivities together. Welcome to the community!



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**Ocean Beach**

\$1,599,000

One of a kind property in coveted South OB. This 3 bedroom, 3 bath detached home features eat-in kitchen, updated baths, hardwood floors, great floorplan, 3 parking spots, and killer views. Sweet butterfly garden, private back yard, and multiple view decks make this home special and very unique. Tons of potential for development in fantastic neighborhood. 3rd bedroom has separate entrance. Just blocks to the beach, Sunset Cliffs, and restaurants. Sunset View school district. Enjoy sunsets, palm trees, and ocean views! Welcome home!



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**Point Loma**

\$1,999,000

The Mediterranean meets the modern farmhouse! This stunning, "brand new 90-year-old home" features character without the hassle of fixing it up! 5 bedrooms, 4 baths, open concept living with gourmet kitchen, dual paned windows and sliders, wide plank oak style vinyl floors, central heat and AC, fireplace, multiple decks, 1st floor master suite, and detached 2 car garage. Private yards, killer view, amazing finishes, and great neighborhood. Just 2 blocks to Liberty Station restaurants, shopping, and golf course. Watch the lights come up over the city while sipping wine or enjoy coffee on large front porch. Great schools and friendly neighbors. What else could you ask for? Come quick, you won't be disappointed!



WWW.3535STERNE.COM

**Point Loma**

\$1,599,000

Turnkey 3 bedroom, 2 bath beauty in Loma Portal! Features include updated kitchen with granite counters, hardwood floors under carpet, central HVAC, dual paned windows and doors, attached 2 car garage and open concept living. Gorgeous master has sitting area, 2 walk-in closets, spa-like ensuite bathroom and French doors leading to stunning views. Killer views of the bay, harbor, and neighborhood with palm trees and sunsets to the tip of Point Loma. Say goodbye to high utility bills because this home has owned solar! Multiple view decks, spa and great yard for the kiddos or pets. An entertainer's dream! Get here quick. This is a good one!

**1325 Clove St, San Diego, CA 92106**

4+ BD | 5 BA | 2,749 SQ. FT. \$2,485,000

Protected Panoramic San Diego Bay Views, of Harbor Island, Downtown, Coronado Bridge, North Island to Pacific Ocean! Thoughtfully designed renovation in 2000 with Bay Views from nearly every room and filled with natural light. Featuring upstairs dual en suites with common balcony, main level en suite with roll in shower, office/opt 4th bedroom, living room with sprawling deck for indoor outdoor living. Down stairs laundry room and 1bed/1 bath basement flat with private entrance &amp; lock off stairway to main level. Back yard with raised gardens, lemon, avocado and Cherimoya tree. Tons of storage in finished basement areas which provide a wide range of uses for arts &amp; crafts, yoga, etc...Bring your vision and make this your home! Lots 7-10 behind property are limited to single story per CC&amp;Rs.

Joseph Ghio  
Louann Ghio619-261-3002 ghiopanissidi.com  
jgghio@gmail.com DRE# 013088062 Bedrooms  
2 Bath  
1882 Sq Feet  
\$700,000  
\$446 Mo HOA**3829 Nipoma Place, San Diego, CA 92106**

Imagine yourself sitting on your Point Loma oversized patio watching the sunset every night..... This lovely condo offers panoramic, unobstructed views of the ocean, Sea World and sunsets. Enjoy a neutral, updated feel and an open floor plan which includes a cozy fireplace and lots of large windows create a light and bright living space.

2 Bedroom  
2.5 Baths  
1322 Sq Feet  
\$800,000  
\$510 Mo HOA**6019 Cirrus Street, San Diego, CA 92110**

Views as far as the eye can see!!! This lovely townhome sits high on the hill offering views, privacy and plenty of quiet. The living room offers vaulted ceilings, a gas fireplace and is light and bright. French doors invite you to your patio for al fresco dining.

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**SUNSET CLIFFS 3BDRM/2.5 BA** \$2,050,000  
Amazing OCEAN & SUNSET VIEWS from this Greek-inspired custom-built home offering an elegant beach lifestyle with all the quality features you expect PLUS 2 short blocks to the ocean. Incredible indoor/outdoor living - open light-filled gourmet kitchen, with counter island, opening to huge family room w/fireplace, PLUS additional built-in kitchen w/counter dining in backyard. Spacious primary bedroom has en-suite bath, spa tub, separate shower, & large granite-topped vanity w/double sinks PLUS large custom walk-in closet w/skylight. Relax in the evenings on the extra-large rooftop deck with 360-degree views of the ocean and surrounding area, or choose the balcony steps from primary bedroom for sunset views.



**POINT LOMA 2 BDRM / 2.5 BA** \$749,000  
Welcome home to this beautiful bright and airy townhome in the wonderful community of Sea Colony. This plan 4 townhome is move in ready! It features an oversized attached 2 car garage, private patio off the dining room, fireplace and lots of storage. Only a short bike ride to the blue pacific, shopping and restaurants. The resort like style amenities include a large swimming pool, jacuzzi, club house, tennis courts, play structure and lush green grounds..



**POINT LOMA 1 BDRM** \$495,000  
Rarely available in Point Loma! One bedroom, corner unit in Point Loma Tennis Club with views of Famosa Slough! Remodeled with loads of light and privacy and an open floor plan with a huge patio! Two covered parking spaces with storage. Grounds include lush landscaping with mature trees, swimming pool, tennis courts, sports court, kids play area, gym, spa, bar-becue area and more..



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# #83

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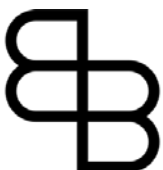
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