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**Company:** Lawyers Title SD

**Order:** LT3253100407

**Title Officer:** Dee Dee Burland

**Email:** tu31@ltic.com

**Phone:** 858-650-3944

**Date:** 01-29-25 6:05 PM

**Submitted By:** Dee Dee Burland

**Owner:** The Nature Conservancy

**Address:** 4827 Bayard Street

**City:** San Diego

**County:** San Diego County

**APN:** 415-472-02-00

**Lot + Tract:** Lots 1 and 2 in Block 114 Map 932

**Additional Info:** Please contact Pete for appt. 619-807-3423

## INSPECTION REPORT

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

Inspection Type:

**ALTA**

Response Time:

**Rush (2 days)**

Street Address:  
**4827 Bayard Street  
San Diego**

Property Type:  
**Single Family Residence**

Occupants:  
**Unknown**

Laundry-Room Lease: **No**

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

Recently Completed Improvements: **Yes**  **No**

Notes:  
**See next page for details**

Inspection Fee: **\$155**

Inspected By: **Greg Fisher**

Inspection Date: **02-08-25**



**Notes:**

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

Appointment Made/Meet with Agent (Fee applied)

Attached aerial image is for general information of the property lay out.  
Survey Recommended.

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

Some information may be missing or inaccurate. Survey Recommended.

Rush

No visible pins or survey stakes.

PIQ landscaping and I & E extends +- 5' over ML onto street limits.  
( common in area )

# 4827 - S.F.R., occupied.

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

**Area of concern:**  
**PIQ landscaping and I & E extends +- 5' over ML onto street limits.**  
**Note:** A licensed surveyor is required for the purpose of determining where the location of a property line is on the ground by a field inspection. Survey Recommended.

**Determination of Map Lines:**

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

**Improvements along Map Lines:**

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

**Auto Parking:**

Asphalt	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Concrete	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Dirt/Gravel	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
RV	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Structure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Subterranean	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Paid	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Gated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Garage / Carport	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**Utilities and Drainage:**

All utilities underground	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Overhead transmission lines	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Electrical transformers and/or substations	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Vaults, and/or manholes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Tunnels	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Water Main, Risers or Hydrant	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Water drainage: <b>Curb and Gutter, Natural</b>				

**Improvements to Property in Question:**

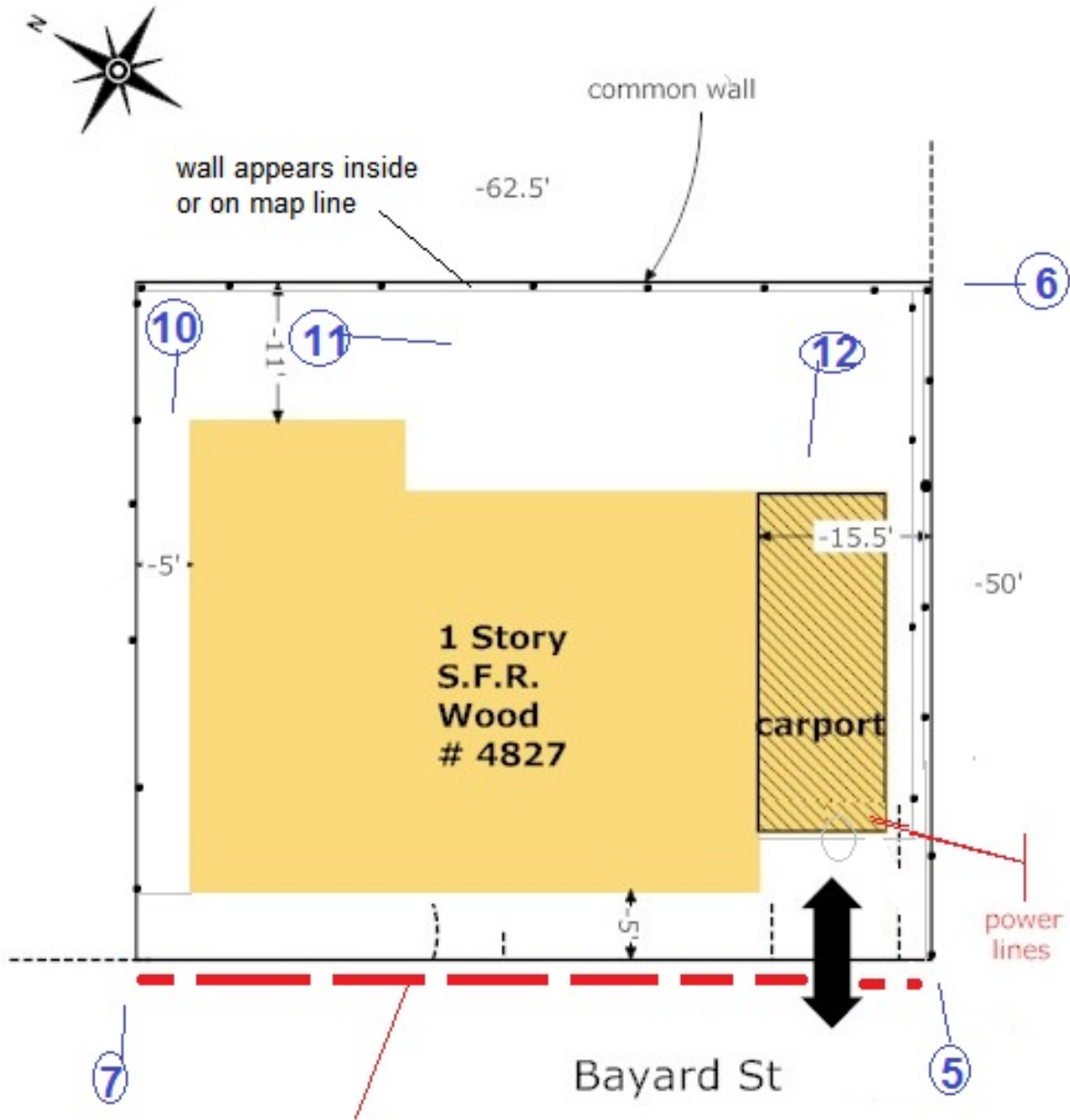
Construction office, temporary fence/power pole and/or sanitation unit	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Building materials and/or equipment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Grading or Survey Stakes	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Land clearing and/or pad site cut	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Construction (lay-out stakes) and/or Test borings	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Condition of Foundation:				

**Miscellaneous:**

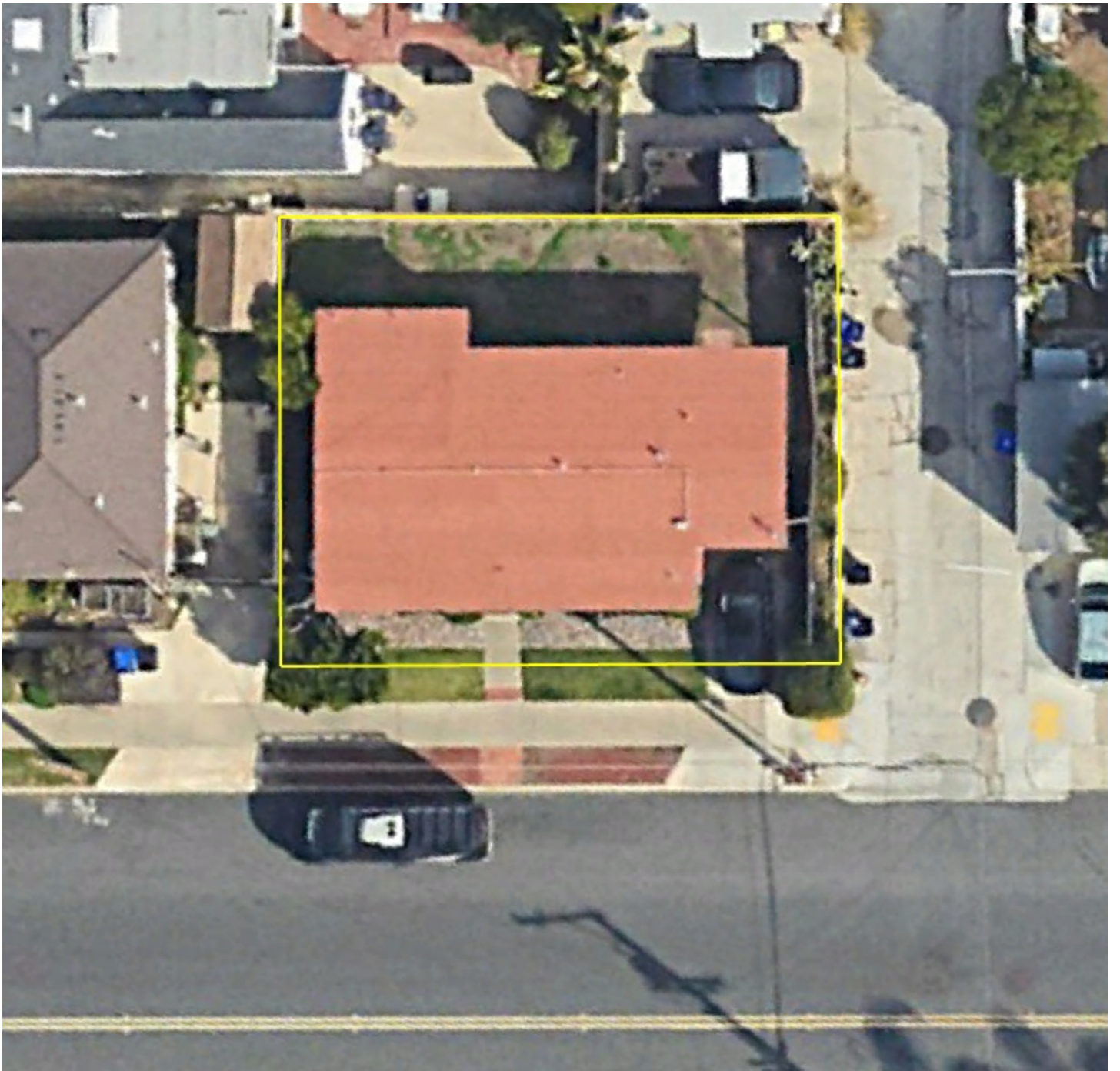
Railroad right of way	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Removal of structures	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Signs and/or billboards	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Well (oil or water)	Yes	<input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

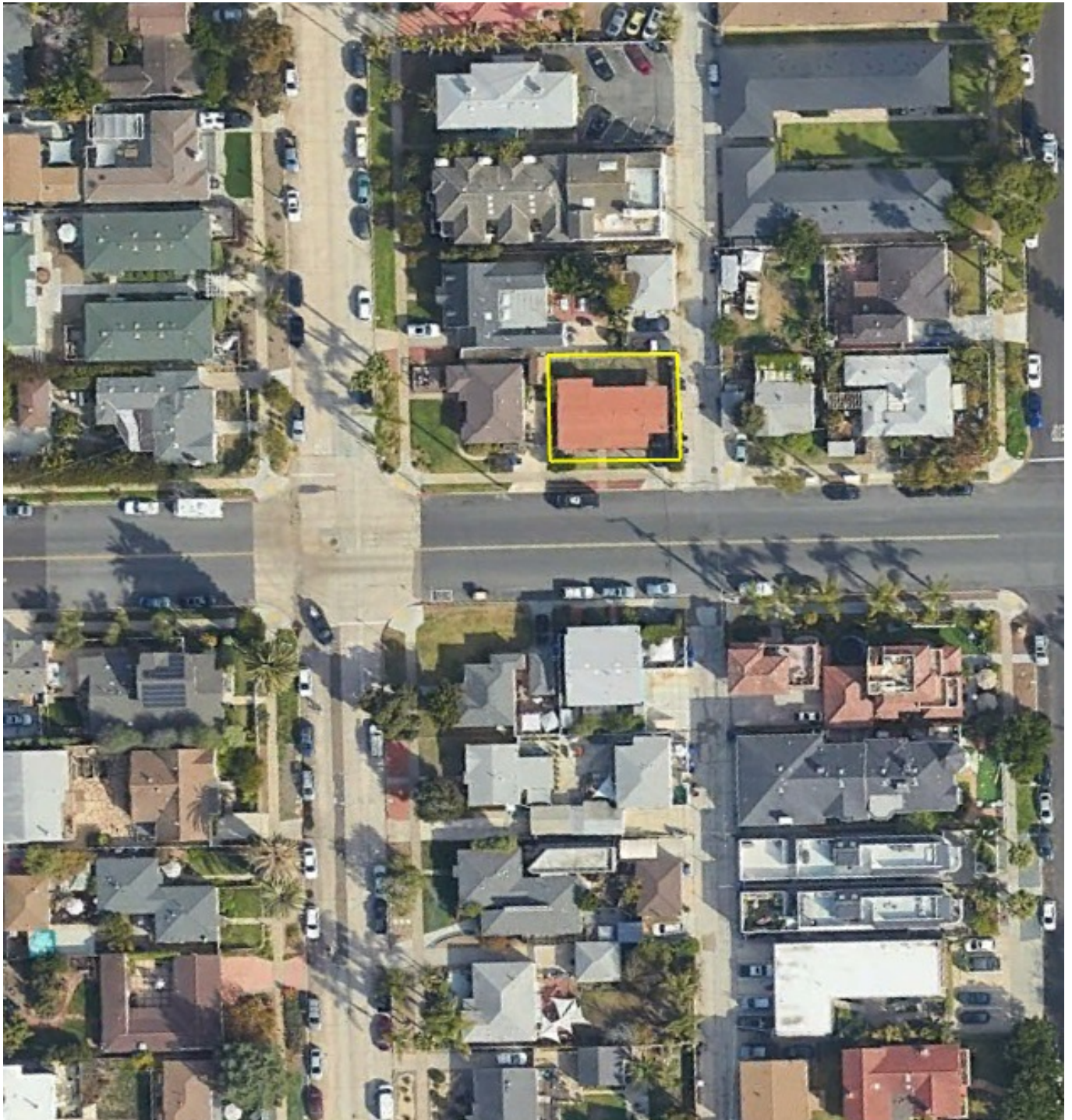
Use of adjoining property:

**Residential**
















PIQ landscaping and I & E extends +/- 5' over ML onto street limits (common in area)





**Symbol Legend:**

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

**Inspection Disclosure**

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

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

**SIGNED** Greg Fisher **DATE** 02 / 08 / 2025



Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6





Photo #7



Photo #8



Photo #9



Photo #10



Photo #11



Photo #12



Photo #13



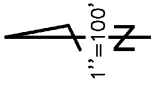
Photo #14

## **INSPECTION REPORT DISCLAIMER**

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

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

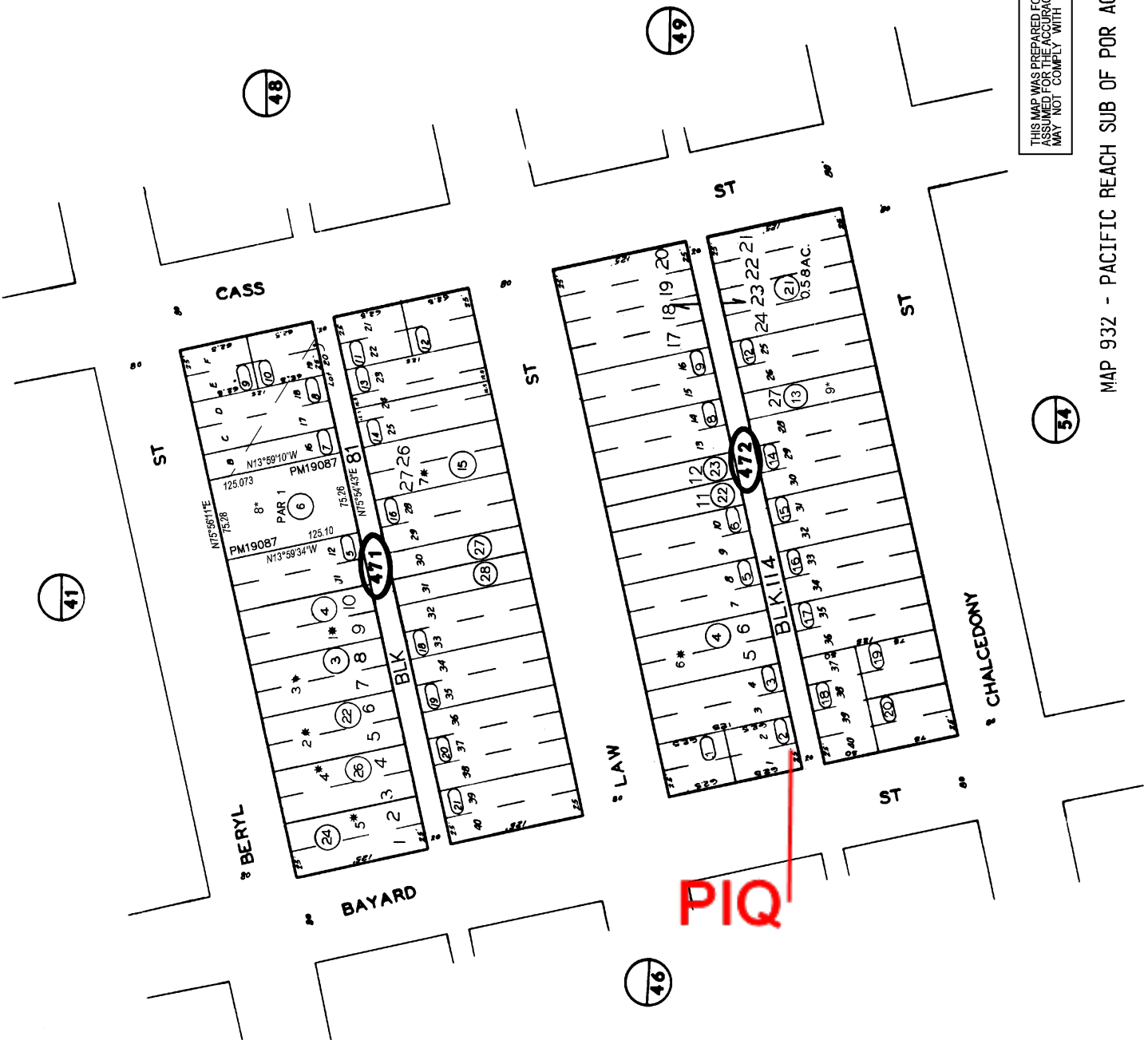
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415-47  
SHT 1 OF 3

5/14/18 JMA

CHANGES	
BLK	OLD NEW/OUT
472	104-11 21 82 1257
471	4 CONDM 87 674
471	3 CONDM 88 614
471	2 22f23 85/631
471	22 CONDM 88 638
471	1 24f25 90 1111
471	23f25 26 90 1684
471	26 CONDM 90 566
471	24 CONDM 91 589
472	4 CONDM 91 627
471	15 CONDM 92 509
471	6 CONDO 03 597
472	13 CONDO 05 578
471	7 22&23 16 1335
471	17 27 & 28 18 1865



- 1\* CONDO  
935 BERYL ST.  
DOC 86-470815  
(SEE SHT. 2)
- 2\* CONDO  
915 BERYL  
DOC 87-397504  
(SEE SHT. 2)
- 3\* CONDO  
927 BERYL  
DOC 87-397506  
(SEE SHT. 2)
- 4\* CONDO  
905 BERYL  
DOC 89-414109  
(SEE SHT. 2)
- 5\* CONDO  
901 BERYL ST &  
4887 BAYARD ST  
DOC 90-412266  
(SEE SHT. 2)
- 6\* CONDO  
921 LAW STREET  
DOC 90-521534  
(SEE SHT. 2)
- 7\* CONDO  
954-960 LAW STREET  
DOC 91-165082  
(SEE SHT. 3)
- 8\* CONDO  
849, 953 & 959 BERYL ST  
DOC 02-988906  
(SEE SHT. 3)
- 9\* CONDO  
954 & 956 CHALCEDONY STREET  
DOC 04-211216  
(SEE SHT. 3)

415-471 & 472

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MAP 932 - PACIFIC REACH SUB OF POR AC LOTS & BLKS 150 & 151



SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 415 PAGE 47 SHT 1 OF 3

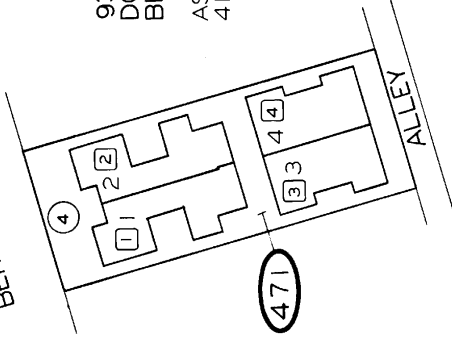
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415-47  
SHT 2



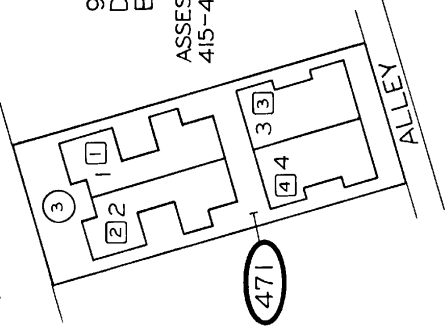
935 BERYL ST.  
DOC. 86-470815  
BLK. 81 LOTS 9 & 10  
ASSESSMENT PAR. NO. 415-471-04 SUB. ID. 01-04

BERYL ST.



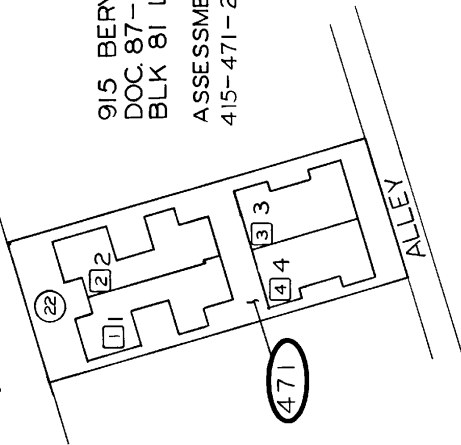
927 BERYL  
DOC. 87-397506  
BLK 81 LOTS 7 & 8  
ASSESSMENT PAR. NO. 415-471-03 SUB ID 01-04

BERYL ST.



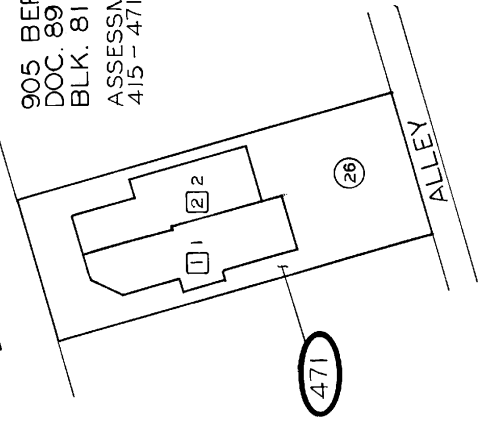
915 BERYL  
DOC. 87-397504  
BLK 81 LOTS 5 & 6  
ASSESSMENT PARCEL NO. 415-471-22 SUB. ID. 01-04

BERYL ST.



905 BERYL ST.  
DOC. 89-414109  
BLK. 81 LOTS 3 & 4  
ASSESSMENT PAR. NO. 415-471-26 SUB ID. 01-02

BERYL ST.

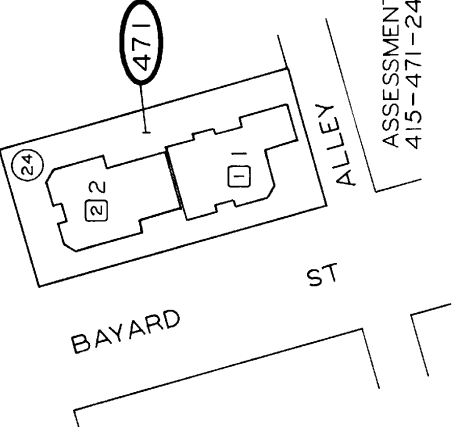


901 BERYL ST.  
& 4887 BAYARD ST.  
DOC 90-412266  
BLK 81 LOTS 1 & 2

BERYL ST

BAYARD ST

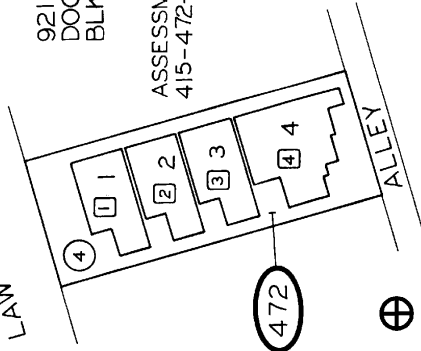
ASSESSMENT PAR. NO. 415-471-24 SUB. ID. 01-02



921 LAW ST.  
DOC. 90-521534  
BLK. 114 LOTS 5 & 6

LAW ST.

ASSESSMENT PAR. NO. 415-472-04 SUB ID 01-04



NOTE: EACH SUB ID INCLUDES AN UND INT. IN ITS RESPECTIVE COMMON AREA

CONDOMINIUM  
MAP 932-PACIFIC BEACH SUB.

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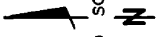
ANDRA  
1-20-87

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
OK 415 PAGE 47 SHT 2

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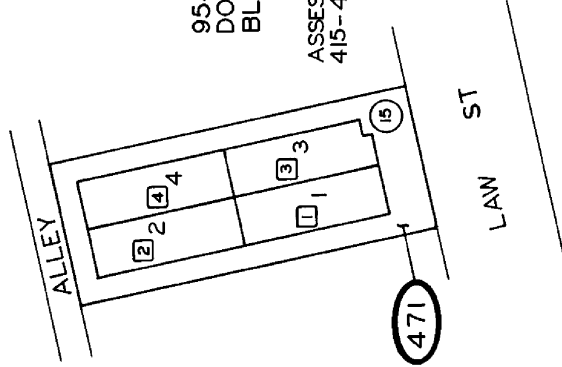
415-47  
SHT. 3

8/20/04 JGRO NO SCALE



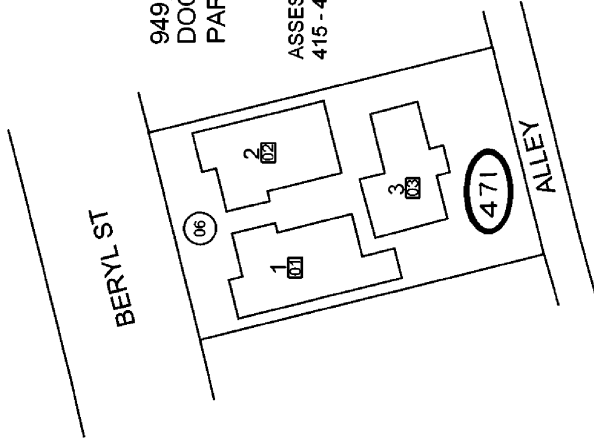
954-960 LAW STREET  
DOC 91-168082  
BLK 81, LOTS 26 & 27 - MAP 932

ASSESSMENT PAR NO. 415-471-15  
SUB ID 01 - 04



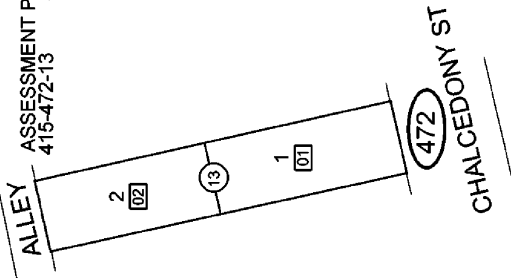
949, 953 & 959 BERYL ST  
DOC 02-988906  
PAR 1 - PM 19087

ASSESSMENT PAR NO. 415-471-06  
SUB ID 01 - 03



954 & 956 CHALCEDONY STREET  
DOC 04-211216  
LOT 27, BLK 114, MAP 932

ASSESSMENT PAR NO. 415-472-13  
SUB ID 01 - 02



CONDOMINIUM



SAN DIEGO COUNTY  
ASSASSOR'S MAP  
BOOK 415 PAGE 47 SHT. 3

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