

MAURICE W. FITZGERALD
REALTOR TELEPHONE 839 **APPRAISER**
852 HIGUERA STREET ✓ SAN LUIS OBISPO, CALIFORNIA

September 22, 1953

Mrs. E. J. Fabbri,
1909 San Luis Drive,
San Luis Obispo, Cal.

Dear Mrs. Fabbri:

In response to your recent request I have made a study and appraisal of the Monday Club property and am presenting maps and an analysis of values on the following pages.

Please understand that the measurements shown on the accompanying maps are approximate only. In the event the Club should decide to sell a portion of the property I recommend that a survey be made by a licensed engineer in order that you may be assured as to the actual amount of land to be sold, and the amount to be retained.

Respectfully submitted,

Maurice W. Fitzgerald

Study No. 1.

Map No. 1.

The approximate location of the existing building is shown, with a setback of 75' from Monterey Street and a service yard 100' deep from the kitchen portion of the building. The entire lot would be 91.14' wide and 250' deep and extending to the rear of the existing tree shrubs.

The land available for sale is designated as Lots Nos. 1 & 2. Lot No. 1 would be 100' wide and 91.14' deep, and Lot No. 2 would be approximately 130' wide, to the center of the creek, with a width varying from 91.14' to 87'.

There is an existing six inch water main on Andrews Street, so the securing of water service should present no problem. As there is no sewage main on this street the buyers would be faced with a solution of this deficiency which would be extremely costly for such a small development. It is my opinion that a prospect would be reluctant to purchase either lot except at a very low price unless he had in mind the development of the property as shown in Study No. 2.

As there have been no sales of similar property in the vicinity it is impossible to arrive at a market value by comparison; however, it is my opinion that Lot No. 1 might be sold for \$1,000.00, and Lot No. 2 for \$1,250.00.

Study No. 2.

Map No. 2.

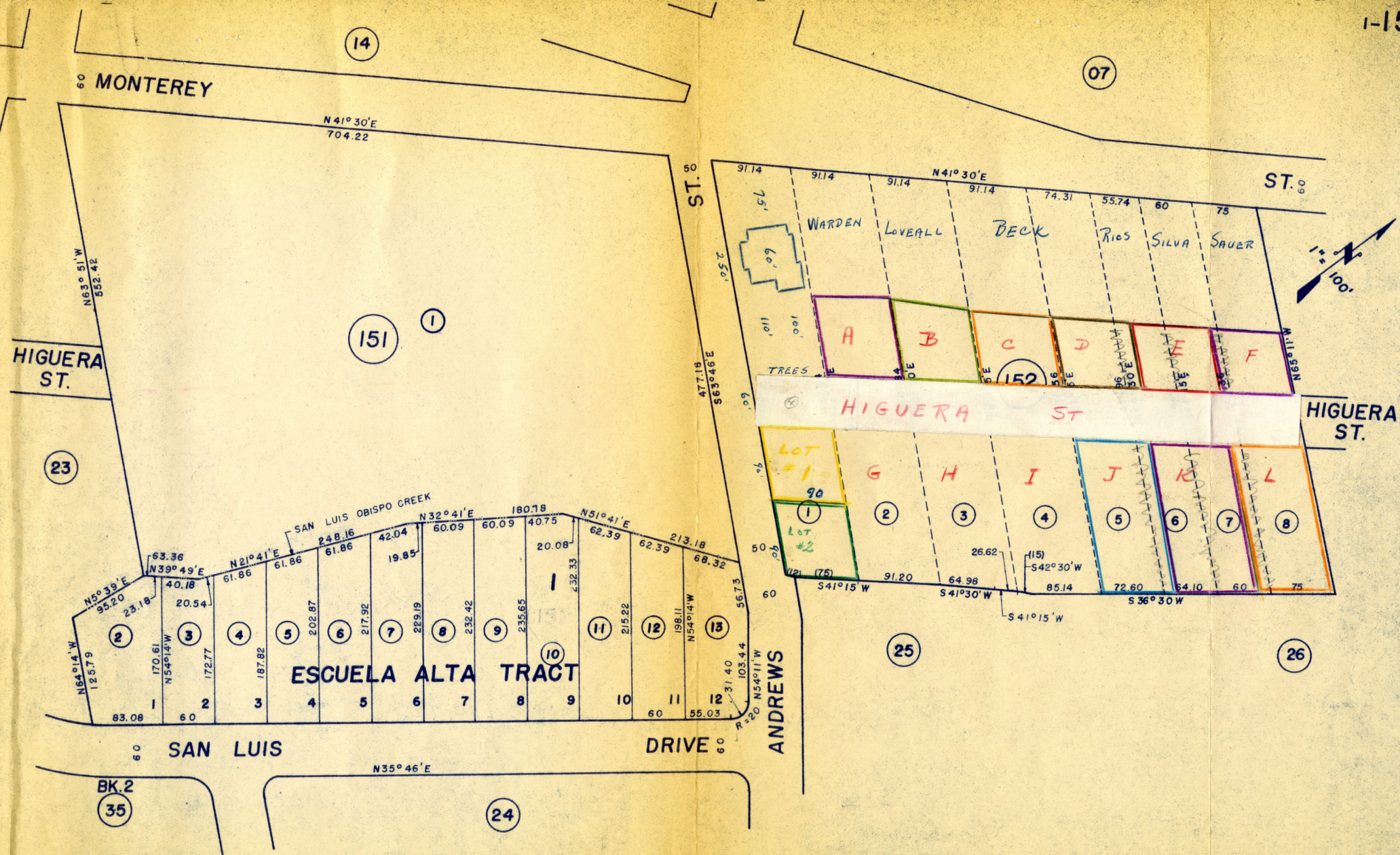
The building and lot to be retained are shown as in Study No. 1, the lot being 91.14' wide and 250' deep, with a service yard 100' deep.

This plan would require the cooperation of adjoining property owners, but if put into effect should prove beneficial to all. Higuera Street is shown as a continuation of the existing street, but could be moved easterly, toward the creek, if it were felt that lots "A" to "F" inclusive should have greater depth.

If this plan were to be used there would be six lots, "A" to "F" inclusive, with frontages of 90' and depths varying from 80' to 100'; six lots, "G" to "L" inclusive, with frontages of 90' and depths of 180'. This would leave the Club with two lots, Nos. 1 & 2, with frontages of 90' and depths of approximately 90', which should be salable.

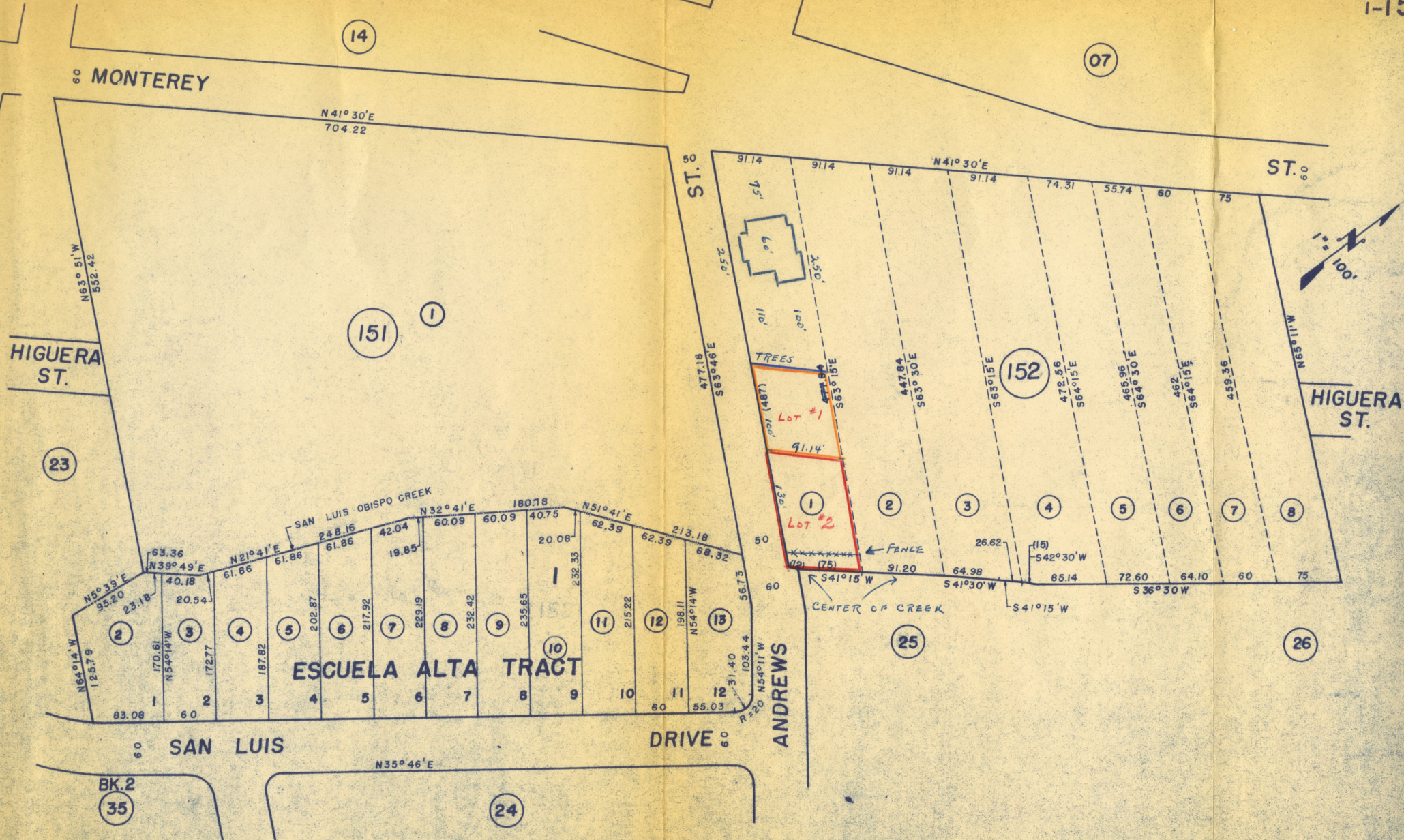
There is an existing sewage main along San Luis Drive which is used by the Motel Inn and property owners in Escuela Alta. I asked Mr. Shultz, of the City Engineer's office if it would be possible to install a main on Andrews Street to connect with it and he stated that he thought this could be done. It would require an engineering study to determine the feasibility and cost of such a plan.

All of the lots in this block are of extreme depth, and because of this are a burden to the owners. It is only reasonable to assume that a cooperative plan to resubdivide and pro rate the cost of the improvement would be acceptable to all concerned.



NOTE-ASSESSOR'S BLOCK &
LOT NUMBERS SHOWN
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