

ORDINANCE NO. 0-15634
(New Series)

0-82-89

DEC 7 1981

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3,
DIVISION 6 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTIONS 103.0601, 103.0603, 103.0606,
103.0607, 103.0608 AND 103.0610, AND BY ADDING
SECTION 103.0611, RELATING TO THE NORTH CITY WEST
PLANNED DISTRICT.

BE IT ORDAINED, by the Council of The City of San Diego,
as follows:

Section 1. That Chapter X, Article 3, Division 6 of the
San Diego Municipal Code be, and it is hereby amended by
amending Sections 103.0601, 103.0603, 103.0606, 103.0607,
103.0608 and 103.0610 to read as follows:

SEC. 103.0601 AREA OF APPLICABILITY

The regulations contained herein shall apply in the
North City West Planned District which is within the North
City West area in the City of San Diego. The area to which
the provisions of this division are applicable is shown
on that certain Map Drawing No. C-670 and
described in the appended boundary description filed in
the office of the City Clerk under Document No. 00-15634.
Sections 103.0600 through 103.0614 shall apply to each
precise plan within the North City West Community Plan
area, when adopted by the City Council.

SEC. 103.0603 FINANCING OF PUBLIC FACILITIES

A. PURPOSE AND INTENT

[No amendment to this subsection.]

B. FINANCIAL RESPONSIBILITY

[No amendment to this subsection.]

C. FINANCIAL PROGRAM

1. Municipal Facilities

[No amendment to this subsection.]

2. School Facilities

a. [No amendment to this subsection.]

b. Prior to the approval of a tentative subdivision map and approval of a tentative subdivision plan filed pursuant to Section 103.0606A., the developer shall comply with the terms of a North City West Schools Facilities Master Plan which shall have been adopted by the City Council. This compliance is not required for approval of the Employment Center.

D. IMPLEMENTATION

[No amendment to subsections 1 through 7.]

8. [This subsection is deleted.]

SEC. 103.0606 ADMINISTRATION

A. DEVELOPMENT PLAN APPROVAL REQUIRED

Before issuing any permit, a development plan shall be submitted to the Planning Department for approval by the Planning Commission. The development plan shall be in substantial conformity with the regulations contained herein, the architectural and design standards adopted by the City Council, and the precise plan for the development unit, and shall also be in conformance with the North City West Community Plan. Final building and landscaping

plans shall be in substantial conformity to the approved development plan. The property shall be developed in substantial conformance with the approved final development plans, and no changes shall be made at any time until approved by the Planning Commission. Approval of the Planning Commission is not required for interior modifications, exterior alterations or grading for which a permit is not required.

B. PROCEDURES FOR REVIEW

[No amendment to subsections 1 through 4.]

5. Subdivision Map. The Subdivision Board shall act as an advisory body to the Planning Commission who shall take the initial action on all tentative subdivisions within the Planned District. The tentative map and development plan proposals within the boundaries of the map shall be heard concurrently by the Planning Commission.

An exception to this is the Employment Center Precise Plan, where the Planning Commission shall act on the tentative subdivision map independent of the development plans. The development plans, which shall consist of building and landscaping plans for each individual parcel within the Employment Center, shall be considered by the Planning Commission subsequently, as submitted. Landscaping and irrigation plans for the parkways, medians, entry and open space areas, along with plans for any entry signs for

the Employment Center shall be submitted for review by the Planning Commission in conjunction with the tentative map for that precise plan area.

The decision of the Planning Commission may be appealed to the City Council within fifteen days of the Commission's actions as permitted under SEC. 102.0308 of the Municipal Code.

[No amendment to subsections 6 and 7.]

8. Building permits for dwelling units shall be issued when a final subdivision has been recorded and the plans and specifications for dwelling units and attendant improvements substantially conform to the representative plans and specifications submitted pursuant to B.4 above and the Design Element. A final subdivision map shall substantially conform with the approved plan. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City Attorney, Engineering and Development Director and Planning Director.

Prior to the recordation of a final map for the Employment Center, final landscaping, including all paving and lighting, irrigation and entry sign plans, shall be approved by the Planning Director. These final plans shall substantially conform to the plans and specifications submitted pursuant to B.4 above, and the Design Element of the precise plan area. The property shall be developed in accordance with these final plans.

C. PUBLIC HEARING BEFORE PLANNING COMMISSION

[No amendment to this subsection.]

D. APPEAL FROM DECISION OF THE PLANNING COMMISSION
ON DEVELOPMENT PLAN

The decision of the Planning Commission shall be final on the 7th day following action by the Planning Commission unless an appeal is filed in the office of the City Clerk. An appeal shall be based on the belief that the development plan either conforms or does not conform to the regulations contained herein and the Design Element of each precise plan adopted by the City Council. The reasons for the appeal shall be submitted to the City Clerk in writing.

[No further amendment to this subsection.]

SEC. 103.0607 SINGLE-FAMILY ZONES (SF)

A. PURPOSE AND INTENT

[No amendment to this subsection.]

B. DEVELOPMENT REGULATIONS

[No amendment to this subsection.]

SEC. 103.0608 MULTI-FAMILY ZONES

A. PURPOSE AND INTENT

[No amendment to this subsection.]

B. DEVELOPMENT REGULATIONS

All paragraphs of SEC. 101.0409 (R-2 Zone) of the Municipal Code shall apply, with the exception of paragraph D, Density Regulations, and paragraph E, Property Development Regulations. Instead, the following regulations shall apply:

1. Density Regulations.

DWELLING UNITS PER NET ACRE PERMITTED

<u>Subarea</u>	<u>Minimum</u>	<u>Maximum</u>
MFL	5	9
MF1	7	12
MF2	16	22

2. Property Development Regulations

a. Minimum Lot Area Regulations.

[No amendment to this subsection.]

b. Open Space.

(1) The open space provided on the property shall not be less than that shown in the following table:

<u>Subarea</u>	<u>Total Required O.S. Per D.U. (sq. ft.)</u>	<u>Required Usable O.S. Per D.U. (sq. ft.)</u>
MFL and MF1	1,800	900
MF2	900	450

(2) [No amendment to this subsection.]

c. [No amendment to this subsection.]

d. [No amendment to this subsection.]

SEC. 103.0610 ELEMENTARY SCHOOL AND NEIGHBORHOOD PARK
AREA (EP)

No premises may be used except for an elementary school and/or a neighborhood park.

Section 2. That Chapter X, Article 3, Division 6 of the San Diego Municipal Code be, and it is hereby amended by adding Section 101.0611 to read as follows:

SEC. 103.0611 EMPLOYMENT CENTER (EC)

Zoning regulations contained within SEC. 101.0435.1 - M-IP Zone (Manufacturing-Industrial Park) shall apply except

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that uses permitted in the Employment Center shall be as follows:

Permitted Uses

No building, improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged; nor shall any lot or premises be used except for one or more of the following purposes:

1. Any use permitted in the SR (Science Research) Zone.

2. Field and seed crops, truck crops, orchards, vineyards, paddocks, pasture, irrigated range land, horticultural specialties, landscape gardening, and forest nurseries.

3. Any use permitted in the CO (Commercial Office) Zone except residential on Lots 1, 8, 9, and 10, only as shown in the precise plan titled "North City West Employment Center, Development Unit No. 2."

4. Establishments engaged primarily in the design, development, manufacturing, fabricating, and/or assembly of manufactured products.

5. The testing, repairing, servicing and processing of manufactured products when done in conjunction with the manufacturing, fabricating and assembly of those products by manufacturing establishments.

6. Storage or packaging of products only when a minimum of 50 percent of the gross floor area of the

premises is devoted to the manufacturing process of any such product.

7. Offices of businesses, industry and governmental agencies.

8. The following business and professional establishments:

- a. Accountants
- b. Architects
- c. Attorneys
- d. Contractors
- e. Engineers
- f. Financial institutions
- g. Insurance agencies
- h. Photographers
- i. Real estate brokers
- j. Surveys
- k. Graphic artists
- l. Business machine sales, display and service
- m. Drafting and blueprinting
- n. Electronic data processing
- o. Tabulating and record-keeping services
- p. Labor unions and trade associations
- q. Addressing and secretarial services

9. Any other use which the Planning Director or Planning Commission may find to be similar in character to the uses, including accessory uses enumerated in this section and consistent with the purpose and intent section of this zone. Decisions by the Planning Director may be appealed, in writing, to the Planning

Commission within 15 days after the action of the Planning Director.

10. On-premises accessory uses for any of the foregoing uses, including in-plant food service facilities, which are only intended to serve employees and others affiliated with the primary use or uses of the premises.

11. The following manufacturing uses only when secondary and supportive to the primary manufacturing use of the premises:

- a. Acid manufacture
- b. Gas manufacture
- c. Petroleum refining
- d. Smelting of metals

12. The following uses and classes of uses shall be prohibited from locating in the Employment Center Zone:

a. Residential uses except for watchman's quarters, including trailers, when granted a conditional use permit by the Zoning Administrator.

b. All uses permitted in all commercial zones except as may be specifically permitted in this section.

c. Wholesaling operations

d. Churches

e. Schools, except for training facilities accessory to the primary manufacturing operation.

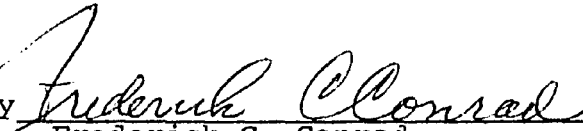
f. Warehousing and storage operations except as permitted in paragraph B.6.

13. The following manufacturing uses shall be prohibited:

- a. Cement, lime, gypsum, or plaster of paris manufacture.
- b. Distillation of bones
- c. Explosives, manufacturing or storage
- d. Fat rendering
- e. Fertilizer manufacture
- f. Garbage offal or dead animal reduction
- g. Glue manufacture
- h. Stockyards or slaughter of animals

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
11/16/81
Or.Dept.:Plan.
630/623.4

NEW LANGUAGE - Underlined
OLD LANGUAGE - Crossed Out

SEC. 103.0601 AREA OF APPLICABILITY

The regulations contained herein shall apply in the North City West Planned District which is within the North City West area in the City of San Diego. The area to which the provisions of this division are applicable is shown on that certain Map Drawing No. C-_____ and described in the appended boundary description filed in the office of the City Clerk under Document No. _____. Sections 103.0600 through 101.060614 precise plan within the North City West Community Plan area, when adopted by the City Council.

SEC. 103.0603 FINANCING OF PUBLIC FACILITIES

A. PURPOSE AND INTENT

[No amendment to this subsection.]

B. FINANCIAL RESPONSIBILITY

[No amendment to this subsection.]

C. FINANCIAL PROGRAM

1. Municipal Facilities

[No amendment to this subsection.]

2. School Facilities

a. [No amendment to this subsection.]

b. Prior to the approval of a tentative subdivision map and approval of a tentative subdivision plan filed pursuant to Section 103.0606A., the developer shall comply with the terms of a North City West Schools Facilities

the representative plans and specifications submitted pursuant to B.4 above and the Design Element. A final subdivision map shall substantially conform with the approved plan. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City Attorney, Engineering and Development Director and Planning Director.

Prior to the recordation of a final map for the Employment Center, final landscaping, including all paving and lighting, irrigation and entry sign plans, shall be approved by the Planning Director. These final plans shall substantially conform to the plans and specifications submitted pursuant to B.4 above, and the Design Element of the precise plan area. The property shall be developed in accordance with these final plans.

C. PUBLIC HEARING BEFORE PLANNING COMMISSION

[No amendment to this subsection.]

D. APPEAL FROM DECISION OF THE PLANNING COMMISSION ON DEVELOPMENT PLAN

The decision of the Planning Commission shall be final on the 7th day following action by the Planning Commission unless an appeal is filed in the office of the City Clerk.

Master Plan which shall have been adopted by the City Council. This compliance is not required for approval of the Employment Center.

D. IMPLEMENTATION

[No amendment to subsections 1 through 7.]

8. [This subsection is deleted.]

SEC. 103.0606 ADMINISTRATION

A. DEVELOPMENT PLAN APPROVAL REQUIRED

Before issuing any permit, a development plan shall be submitted to the Planning Department for approval by the Planning Commission. The development plan shall be in substantial conformity with the regulations contained herein, the architectural and design standards adopted by the City Council, and the precise plan for the development unit, and shall also be in conformance with the North City West Community Plan. Final building and landscaping plans shall be in substantial conformity to the approved development plan. The property shall be developed in substantial conformance with the approved final development plans, and no changes shall be made at any time until approved by the Planning Commission. Approval of the Planning Commission is not required for interior modifications, exterior alterations or grading for which a permit is not required.

B. PROCEDURES FOR REVIEW

[No amendment to subsections 1 through 4.]

5. Subdivision Map. The Subdivision Board shall act as an advisory body to the Planning Commission who shall take the initial action on all tentative subdivisions within the Planned District. The tentative map and development plan proposals within the boundaries of the map shall be heard concurrently by the Planning Commission.

An exception to this is the Employment Center Precise Plan, where the Planning Commission shall act on the tentative subdivision map independent of the development plans. The development plans, which shall consist of building and landscaping plans for each individual parcel within the Employment Center, shall be considered by the Planning Commission subsequently, as submitted. Landscaping and irrigation plans for the parkways, medians, entry and open space areas, along with plans for any entry signs for the Employment Center shall be submitted for review by the Planning Commission in conjunction with the tentative map for that precise plan area.

The decision of the Planning Commission may be appealed to the City Council within fifteen days of the Commission's actions as permitted under SEC. 102.0308 of the Municipal Code.

[No amendment to subsections 6 and 7.]

8. Building permits for dwelling units shall be issued when a final subdivision has been recorded and the plans and specifications for dwelling units and attendant improvements substantially conform to

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FILMING

the representative plans and specifications submitted pursuant to B.4 above and the Design Element. A final subdivision map shall substantially conform with the approved plan. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City Attorney, Engineering and Development Director and Planning Director.

Prior to the recordation of a final map for the Employment Center, final landscaping, including all paving and lighting, irrigation and entry sign plans, shall be approved by the Planning Director. These final plans shall substantially conform to the plans and specifications submitted pursuant to B.4 above, and the Design Element of the precise plan area. The property shall be developed in accordance with these final plans.

C. PUBLIC HEARING BEFORE PLANNING COMMISSION:

[No amendment to this subsection.]

D. APPEAL FROM DECISION OF THE PLANNING COMMISSION ON DEVELOPMENT PLAN:

The decision of the Planning Commission shall be final on the 7th day following action by the Planning Commission unless an appeal is filed in the office of the City Clerk. ~~An appeal shall not be accepted by the City Clerk unless it is approved for filing by a Council member or the Mayor.~~ An appeal shall be based on the belief that the development plan either conforms or does not conform to the regulations contained herein and the Design Element of each precise plan adopted

by the City Council. The reasons for the appeal shall be submitted to the City Clerk in writing.

[No further amendment to this subsection.]

SEC. 103.0607 SINGLE-FAMILY ZONES (SF)

A. PURPOSE AND INTENT

[No amendment to this subsection.]

B. DEVELOPMENT REGULATIONS

[No amendment to this subsection.]

SEC. 103.0608 MULTI-FAMILY ZONES

A. PURPOSE AND INTENT

[No amendment to this subsection.]

B. DEVELOPMENT REGULATIONS

All paragraphs of SEC. 101.0409 (R-2 Zone) of the Municipal Code shall apply, with the exception of paragraph D, Density Regulations, and paragraph E, Property Development Regulations. Instead, the following regulations shall apply:

1. Density Regulations.

DWELLING UNITS PER NET ACRE PERMITTED

<u>Subarea</u>	<u>Minimum</u>	<u>Maximum</u>
<u>MFL</u>	<u>5</u>	<u>9</u>
MF1	7	12
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2. Property Development Regulations

a. Minimum Lot Area Regulations.

[No amendment to this subsection.]

b. Open Space.

(1) The open space provided on the property shall not be less than that shown in the following table:

<u>Subarea</u>	<u>Total Required O.S. Per D.U. (sq. ft.)</u>	<u>Required Usable O.S. Per D.U. (sq. ft.)</u>
<u>MFL and MF1</u>	1,800	900

MF2 900 450

(2) [No amendment to this subsection.]

c. [No amendment to this subsection.]

d. [No amendment to this subsection.]

SEC. 103.0610 ELEMENTARY SCHOOL AND NEIGHBORHOOD PARK
AREA (EP)

No premises may be used except for an elementary school and/or a neighborhood park.

SEC. 103.0611 EMPLOYMENT CENTER (EC)

Zoning regulations contained within SEC. 101.0435.1 -
M-IP Zone (Manufacturing-Industrial Park) shall apply except
that uses permitted in the Employment Center shall be as
follows:

Permitted Uses

No building, improvement or portion thereof shall be
erected, constructed, converted, established, altered or
enlarged; nor shall any lot or premises be used except
for one or more of the following purposes:

1. Any use permitted in the SR (Science Research)
Zone.

2. Field and seed crops, truck crops, orchards,
vineyards, paddocks, pasture, irrigated range land,
horticultural specialties, landscape gardening, and forest
nurseries.

3. Any use permitted in the CO (Commercial Office) Zone except residential on Lots 1, 8, 9, and 10, only as shown in the precise plan titled "North City West Employment Center, Development Unit No. 2."

4. Establishments engaged primarily in the design, development, manufacturing, fabricating, and/or assembly of manufactured products.

5. The testing, repairing, servicing and processing of manufactured products when done in conjunction with the manufacturing, fabricating and assembly of those products by manufacturing establishments.

6. Storage or packaging of products only when a minimum of 50 percent of the gross floor area of the premises is devoted to the manufacturing process of any such product.

7. Offices of businesses, industry and governmental agencies.

8. The following business and professional establishments:

- a. Accountants
- b. Architects
- c. Attorneys
- d. Contractors
- e. Engineers
- f. Financial institutions
- g. Insurance agencies
- h. Photographers
- i. Real estate brokers
- j. Surveys

k. Graphic artists

l. Business machine sales, display and service

m. Drafting and blueprinting

n. Electronic data processing

o. Tabulating and record-keeping services

p. Labor unions and trade associations

q. Addressing and secretarial services

9. Any other use which the Planning Director or Planning Commission may find to be similar in character to the uses, including accessory uses enumerated in this section and consistent with the purpose and intent section of this zone. Decisions by the Planning Director may be appealed, in writing, to the Planning Commission within 15 days after the action of the Planning Director.

10. On-premises accessory uses for any of the foregoing uses, including in-plant food service facilities, which are only intended to serve employees and others affiliated with the primary use or uses of the premises.

11. The following manufacturing uses only when secondary and supportive to the primary manufacturing use of the premises:

a. Acid manufacture

b. Gas manufacture

c. Petroleum refining

d. Smelting of metals

12. The following uses and classes of uses shall be prohibited from locating in the Employment Center Zone:

a. Residential uses except for watchman's quarters, including trailers, when granted a conditional use permit by the Zoning Administrator.

b. All uses permitted in all commercial zones except as may be specifically permitted in this section.

c. Wholesaling operations

d. Churches

e. Schools, except for training facilities accessory to the primary manufacturing operation.

f. Warehousing and storage operations except as permitted in paragraph B.6.

13. The following manufacturing uses shall be prohibited:

a. Cement, lime, gypsum, or plaster of paris manufacture.

b. Distillation of bones

c. Explosives, manufacturing or storage

d. Fat rendering

e. Fertilizer manufacture

f. Garbage offal or dead animal reduction

g. Glue manufacture

h. Stockyards or slaughter of animals

DEC 7 1981

Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By Mayoral G. Portocarrero, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

NOV 24 1981

DEC 7 1981

_____, and on _____

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By Mayoral G. Portocarrero, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-15634 Adopted **DEC 7 1981**

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
1981 DEC 23 AM 9:55
SAN DIEGO, CALIF.
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San Diego, City of
202 C St. 12th Fl
San Diego, CA 92101
CHARLES ABDELNOUR

IN THE MATTER OF

NO.

ORDINANCE No. 0-15634

ORDINANCE No. 0-15634
(New Series)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0601, 103.0603, 103.0607, 103.0608 and 103.0610, AND BY ADDING SECTION 103.0611, RELATING TO THE NORTH CITY WEST PLANNED DISTRICT.
The present ordinance applies to certain land within the City of San Diego commonly referred to as "North City West." The amendment will add to the area covered by the present ordinance an area referred to as the "Employment Center" and provides specific provisions relating to the development of that area, which provisions are different than those applicable to the original area of North City West.
A Development Plan is required for development within the North City West area. An appeal from the decision to prove or disapprove a Development Plan is provided. This ordinance modifies the appeal procedure to be consistent with the appeal procedures applicable to other appeals.
A new multi-family zone is added by the ordinance to provide low density development in the range of five to nine dwelling units per net acre.
A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 12th Floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.
Introduced on November 24, 1981.
Passed and adopted by the Council of The City of San Diego on December 7, 1981.
AUTHENTICATED BY:
PETE WILSON, Mayor of The City of San Diego, California
CHARLES G. ABDELNOUR, City Clerk of The City of San Diego, California
BY MAYDELL L. PONTECORVO, Deputy
Published December 21, 1981

I, Charlene Lance, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE No. 0-15634
(New Series)

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

December 21, 1981

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 21st day of Dec., 19 81.

(Signature)

$3 \frac{3}{8} \times 8.06 \times 2 = 54.41$