

FILE NUMBER: Z212-172(OA) **DATE FILED:** January 24, 2022

LOCATION: Oak Lawn Avenue south of Lemmon Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.44 acres **CENSUS TRACT:** 0006.05

OWNER: RP Lemmon Properties, LP

REPRESENTATIVE: Tommy Mann, instead PC

REQUEST: An application for the termination of existing deed restrictions [Z834-110] on a property zoned Planned Development District No. 193 Oak Lawn Special Purpose District PDS 151, located on Oak Lawn Avenue south of Lemmon Avenue.

SUMMARY: The purpose of the request is to remove the deed restrictions due to a conflict with the underlying zoning.

CPC RECOMMENDATION: Approval of the termination of existing deed restrictions [Z834-110].

STAFF RECOMMENDATION: Approval of the termination of existing deed restrictions [Z834-110].

BACKGROUND INFORMATION:

- On August 15, 1984, City Council approved Plan Development No. 180 in conjunction with volunteered deed restrictions on a property located outside Plan Development No. 180 and being a part of lots 9 and 10 in block “P” of Bowser and Lemmon’s Oak Lawn and North Dallas, according to the map recorded with Dallas County. The deed restrictions limit floor area ratio and include additional height restrictions for Track A and Track B.
- At the time when they were volunteered, the deed restrictions were placed outside the boundaries of the proposed zoning district, PD No. 180, probably being an unintended mistake. After the confirmation of the legal description included in the deed restrictions, it was discovered that they were placed on a nearby property, which is the area of the current request, outside of PD No. 180.
- On February 8, 1985, the subject site was rezoned to Planned Development District No. 193, the Oak Lawn Special Purpose District. The rezoning omitted the deed restrictions since the deed restrictions appeared to be part of PD No. 180.
- On January 22, 2020, City Council approved PDS No. 151 District within Planned Development District No. 193, the Oak Lawn Special Purpose District, that included Tracks A & B. Again, the deed restrictions were omitted since the deed restrictions showed to be part of PD No. 180.
- Since PDS No. 151 was approved by City Council, the applicant discovered the mistake in the location of the deed restrictions [Z834-110] that were incorrectly placed on the property and is now intending to clarify the zoning for the property, as approved by City Council in 2020.
- The approved PDS No. 151 allows urban mixed-use development, including an above ground parking garage, multiple family, retail, office, and restaurant uses and allows for an increase in the maximum height, increase the floor area ratio, and modify the sign regulations as follows:
 - 1 increase the floor area ratio (FAR) from 2.0:1 or 2.5:1 to 3.9:1,
 - 2 increase the maximum allowable height from 120 feet to 199 feet,
 - 3 increase front yard setbacks from 10 feet for the first 36 in height and 25 feet above 36 feet along Oak Lawn Avenue to 25 feet for the first 30 feet in height and 50 feet for any portion above 30 feet. On Lemmon Avenue, 10 feet for the first 75 feet in height and per the development plan for any portion above 75 feet,
 - 4 increase the allowable number of signs and effective area in the district and increase the maximum projection width; and
 - 5 reduce the standard for landscaping.
- The applicant is requesting the termination of the existing deed restrictions because of the conflict with the approved underlying zoning for the property and to clarify a possible unintended mistake.

Zoning History:

There have been two recent zoning case within the vicinity in the past five years.

1. **Z178-186:** On April 25, 2018, the City Council approved a historic building demolition delay in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas N. Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from N. Haskell to S. Carroll Avenue, Main Place, S. Prairie Avenue, Columbia Avenue, and N. Fitzhugh Avenue
2. **Z189-316:** On January 22, 2020, the City Council approved Planned Development Subdistrict No. 151, within Planned Development District No. 193, the Oak Lawn Special Purpose District. [subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Lemmon Avenue	Principal Arterial	90'	-
Oak Lawn Avenue	Local Street	70'	-

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 193 Subdistrict No. 151	Surface parking lot
Northwest	PDD No. 193 (GR Subdistrict),	Restaurant, multiple family
Northeast	PDD No. 193 (GR Subdistrict), SUP No. 1149	Restaurant with drive through
East	PDD No. 193 (GR Subdistrict)	Gas station
Southeast	PDD No. 193 (GR Subdistrict)	Retail and office and personal service
South	PDD No. 193 (GR Subdistrict)	Retail and, office personal service, multifamily
Southwest	PDD No. 193 (GR Subdistrict)	Retail, office space
West	PDD No. 193 (GR Subdistrict)	Restaurant and Office

Development Standards:

The approximate 0.44 acres-acre site is currently being used as a parking lot. The applicant is seeking to terminate the existing deed restrictions [Z834-110] that limit the floor area ratio and height because they are inconsistent with the recently-approved rezoning of the property that enable different development standards and to clarify a possible unintended past mistake.

The deed restrictions were volunteered in conjunction with the rezoning request Z834-110, which created Development No 180. However, at that time, the volunteered deed restrictions were placed on a property located outside Plan Development No 180 and not part of the rezoning request. The City of Dallas Old Zoning Map erroneously showed the deed restrictions located within Plan Development No. 180. When Plan Development No. 193 was adopted on the property in 1985, as well as when Planned Development Subdistrict No. 151 was created in 2020 the deed restrictions were omitted. The map error was discovered by the applicant after PDS No. 151 was approved by City Council.

In 1984, at the time they were volunteered in conjunction with PD No. 180, the property were the deed restrictions were placed (probably by mistake) was developed with the Esquire Theater and a second building. Both structures no longer exist. On January 5th, 1984, it was discovered that the deed restrictions could not be applied due to ownership problems. The tax records at the time, showed that these lots were owned by someone other than the property owner for the area covered by PD No.180.

The current deed restrictions [Z834-11] limit development of the property to a floor to area ratio of 1:1 and limit the height to a maximum of 4 stories not to exceed forty-nine. The allowable height and floor to area ratio within PDS No.151 is 120 feet and a maximum floor area ratio of 2.5:1 The existing deed restrictions hinder the development rights of the site by being stricter than the current zoning PDS No.151 development regulations, as they were intended and approved by City Council in 2020, therefore preventing the development of the site as an urban mixed-use development, that includes an above ground parking garage, multiple family, retail, office, and restaurant uses. The City Plan Commission and Dallas City Council determined that the standards included in PDS No. 151 were compatible with neighboring uses in 2020 when Subdistrict 151 was approved. Furthermore, the existing deed restrictions were never applicable to Plan Development No. 180 since they were place outside the property boundaries, not they were applicable to the subject site since they were not known. Therefore, staff is supportive of the termination of the deed restrictions, as the development of the subdivision request may not be successfully implemented without the termination of the existing deed restrictions.

Development Standards:

District	Track A		Track B	
	Height	F.A. R	Height	F.A. R
With existing Deed Restrictions PDS No. 151	49'	1:1	49'	1:1 If Fee simple 1.75:1
PDS No. 151	120' A required front yard between 15' to 50' is required depending on height and street frontage.	2.5:1 If it meets plan development 3.9:1	120' A required front yard between 15' to 50' is required depending on height and street frontage.	2.5:1 If it meets plan development 3.9:1

The only variations of the development standards with the existing deed restrictions are the height and the floor area ratios. The development standards for PD No. 180 are not included because the existing deed restrictions are located entirely outside this zoning district. Any development must comply with the existing development regulations established by PDS No. 151 with PD No. 193.

Parking

According to the Dallas Development Code, off-street parking must be provided following PD No. 193 Subdistrict 151 Sec S-151.109. No parking standards are included in the deed restrictions proposed to be terminated.

Landscaping

For a project to qualify for the increased floor area ratio in Section S-151.108(d)(2) and height in Section S-151.108(e)(2), landscaping must be provided as shown on the landscape plan (Exhibit S-151B). Otherwise, landscaping and screening must be provided in accordance with PD No. 193. No landscape standards are included in the deed restrictions proposed to be terminated.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an

Z212-172(OA)

identifiable MVA Category; however, it is in proximity to an “C” MVA Cluster to the northwest.

List of Officers

RP Lemmon Properties, L.P.

Manager/Director – Elizabeth J. Rader

Member – Homer John Rader III

Member – William Scott Rader

SLRH ACQUISITIONS, LLC.

Manager/President – Stacy Lee Repult

Manager/Senior Vice President – Stephen Meek

Manager/Vice President – Roger Beless

CPC ACTION
May 19, 2022

Motion: It was moved to recommend **approval** for the termination of existing deed restrictions [Z834-110] on a property zoned Planned Development Subdistrict No.151 within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on Oak Lawn Avenue south of Lemmon Avenue.

Maker: Kingston

Second: Blair

Result: Carried: 11 to 0

For: 11 - Anderson, Shidid, Carpenter, Blair, Gibson,
Kingston, Rubin, Popken, Standard,
Housewright*, Hampton*

Against: 0

Absent: 3 – Vann, Haqq, Jung

Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 215

Replies: For: 2 Against: 1

Speakers: For: Tommy Mann, 2728 N. Harwood Street, Dallas TX 75201
Against: None

Volunteered
TERMINATION OF DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, RP Lemmon Properties, L.P. ("the Owner"), is the current owner of the following described property ("the Property"), being in particular a tract of land being Lots 9 and 10, City Block P/1318, City of Dallas ("City"), Dallas County, Texas, and being a part of that same tract of land conveyed to the Owner by Homer J. Rader, Jr., by deed dated December 31, 2007, and recorded in Instrument # 20070464722, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit "A"

II.

The Property was impressed with certain deed restrictions ("Restrictions") as shown in an instrument dated August 7, 1984, signed by Lincoln Property Company and recorded in Volume 84164, Page 5373, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made a part of this instrument.

III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

See Exhibit "B"

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

V.

The termination of these restrictions is not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THIS TERMINATION.

VII.

Unless stated otherwise in this instrument, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this instrument as if recited in this instrument.

VIII.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

IX.

The invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

[Signature Pages Follow.]

EXECUTED at the City of Dallas, Dallas County, this the ____ day of _____, 2022.

OWNER

RP LEMMON PROPERTIES, L.P.,
a Texas limited partnership

By: Rader Family Holdings, L.L.C.,
a Texas limited liability company,
its sole general partner

By: _____
Elizabeth J. Rader, Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was subscribed and acknowledged before me on the ____ day of _____, 2022, by Elizabeth J. Rader, Manager of Rader Family Holdings, L.L.C., a Texas limited liability company, acting as general partner of RP Lemmon Properties, L.P., a Texas limited partnership, on behalf of said limited partnership.

[SEAL]

My Commission Expires:

Notary Public in and for the State of Texas

Printed Name of Notary

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, City Attorney

By: _____
Assistant City Attorney

**EXISTING DEED RESTRICTIONS
(To be Terminated)**

842615

RECEIVED

7/13/8

84 SEP 8 DEED RESTRICTIONS

THE STATE OF TEXAS, COUNTY OF DALLAS, KNOW ALL MEN BY THESE PRESENTS:

That the undersigned LINCOLN PROPERTY COMPANY, a Texas corporation, is the owner of the following described properties situated in Dallas County, Texas, being in particular:

(a) A lot of approximately 9,600 square feet, and being a part of Block "P" of BOWSER & LEMMON'S OAK LAWN AND NORTH DALLAS ADDITION to the City of Dallas, Texas, according to Map thereof recorded in Volume 3, page 537 of the Map Records, Dallas County, Texas, said Block being also known as Block 1318/P of the City of Dallas, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Northwest line of Oak Lawn Avenue (formerly Argyle Avenue) at a point 65 feet in a Southwesterly direction from the point of Intersection of the said Northwest line of Oak Lawn Avenue with the West line of Lemmon Avenue; THENCE in a Northwesterly direction at right angles to Oak Lawn Avenue, and parallel with Lemmon Avenue 160 feet to a stake; THENCE in a Southwesterly direction, parallel with Oak Lawn Avenue 60 feet to a stake; THENCE in a Southeasterly direction parallel with Lemmon Avenue 160 feet to a stake in the Northwest direction along the Northwest line of Oak Lawn Avenue 60 feet to the place of Beginning (hereinafter referred to as "Tract A");

(b) A Leasehold Estate created by instrument dated July 15, 1975, between M.D. Kennemer, as Lessor and Plitt Properties, Inc. (successor in interest to ABC Interstate Theatres, Inc.) a memorandum of which has been filed for record in Volume 78206, Page 1966, County Clerk's Office, Dallas County, Texas, being more particularly described as follows:

Being a part of Lots 9 and 10 in Block "P" of BOWSER AND LEMMON'S OAK LAWN AND NORTH DALLAS ADDITION to the City of Dallas, according to the Map thereof recorded in Volume 3, Page 537 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Northwest line of Oak Lawn Avenue 130 feet Southwest from the Southwest line of Lemmon Avenue; THENCE in a Northwest direction parallel with Lemmon Avenue 160 feet; THENCE in a Southwest direction parallel with Oak Lawn Avenue 60 feet to a point on the Northeast line of alley; THENCE in a Southeast direction along said line of said alley 160 feet to a point on the Northwest line of Oak Lawn Avenue; THENCE in a Northeast direction along said Northwest line of Oak Lawn Avenue 60 feet to Place of Beginning (hereinafter referred to as "Tract B").

That the undersigned, LINCOLN PROPERTY COMPANY, does hereby impress the tracts of land described above with the following deed restrictions as follows, to wit:

(1) The undersigned does hereby agree: (a) to limit development on Tract A to a Floor To Area Ratio (hereinafter referred to as "F.A.R.") of

DEED RESTRICTIONS - Page 1

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Z212-172

042015

1:1, and (b) to limit the height of any structure which might be built thereon to four (4) stories not to exceed forty-nine (49) feet in height;

(2) The undersigned does hereby agree: (a) to limit development on Tract B, so long as the undersigned holds said Tract B as lessee, to an F.A.R. of 1:1, and (b) to limit development on said Tract B, in the event the undersigned becomes the fee simple owner of such tract, to an F.A.R. of 1.75:1, and (c) in either event, i.e., so long as the undersigned holds Tract B as lessee or fee simple owner, to restrict the height of any structure which might be built thereon to four (4) stories not to exceed forty-nine (49) feet in height.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan and Zoning Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land, subject to the limitations of Paragraph (2) above, and shall be fully binding upon the persons acquiring property within the described tracts, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

DEED RESTRICTIONS - Page 2

04164 5374

842615

Approved as to form:
 ANALESIE MUNCY, City Attorney
 By *[Signature]*
 Assistant City Attorney

LINCOLN PROPERTY COMPANY,
 a Texas Corporation

By *[Signature]*
 Its: *[Signature]*

THE STATE OF TEXAS §
 COUNTY OF DALLAS §

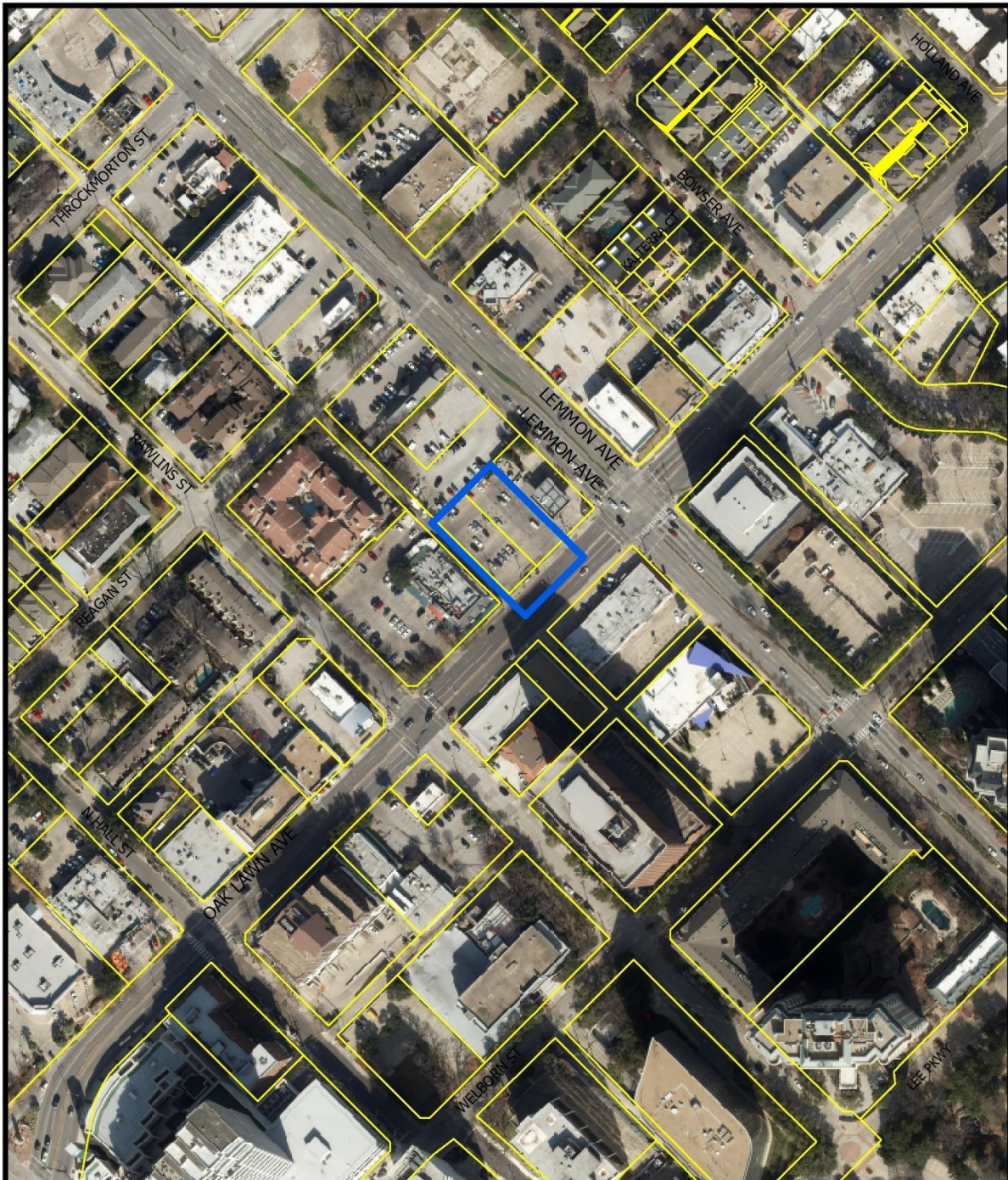
BEFORE ME, the undersigned authority, on this day personally appeared Marshall B. Sopher, Vice President of LINCOLN PROPERTY COMPANY, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of August, 1984.

My Commission Expires:
6-28-86

Cheryl D. Barajas
 Name: Cheryl D. Barajas
 (Print or Type Name)
 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

164 5375

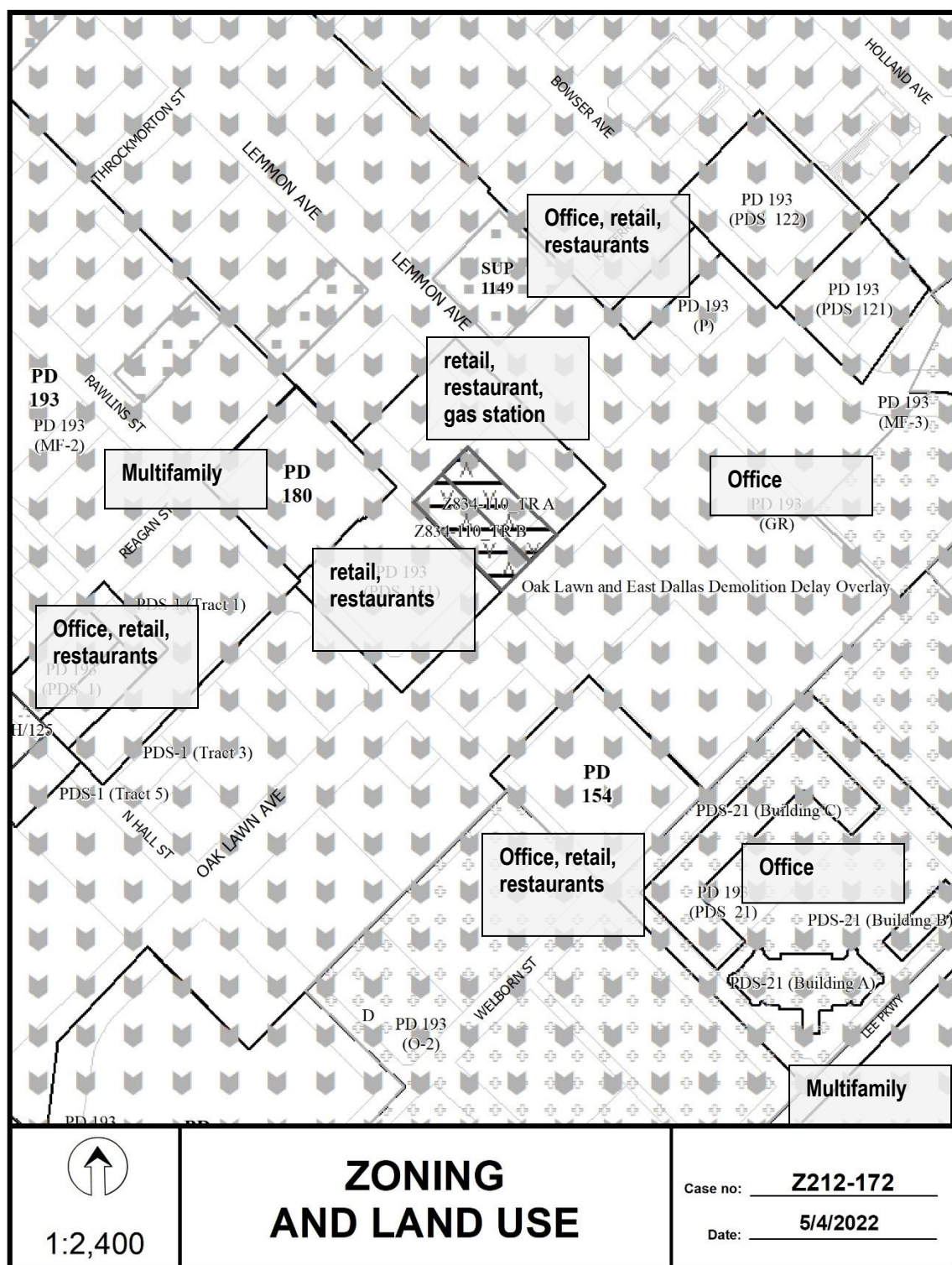


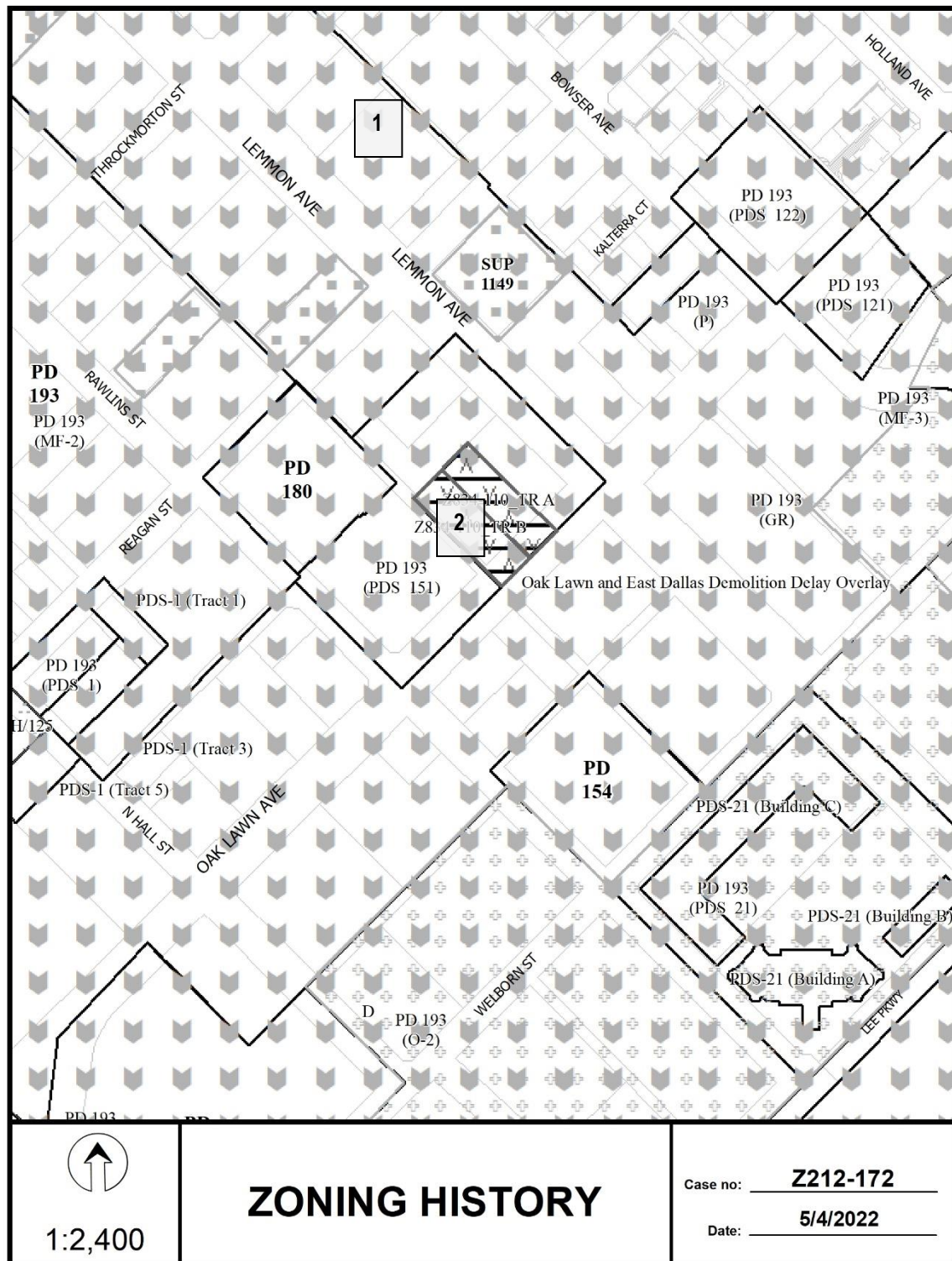
1:2,400

AERIAL MAP

Case no: Z212-172

Date: 5/4/2022





Z212-172(OA)



1:4,800

Market Value Analysis

Printed Date: 3/9/2022

CPC RESPONSES



05/20/2022

Reply List of Property Owners**Z212-172****215 Property Owners Notified 2 Property Owners in Favor 1 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	3435 OAK LAWN AVE	RP LEMMON PPTIES LP
	2	3333 WELBORN ST	ARABELLA RETIREMENT OF
	3	3316 OAK LAWN AVE	3316 OAK LAWN PTNR LTD
	4	3330 OAK LAWN AVE	3330 OAK LAWN SERIES LLC
	5	3710 RAWLINS ST	GAEDEKE HOLDINGS II LTD
	6	3720 RAWLINS ST	RAWLINS INVESTMENT PPTY LLC
	7	3400 OAK LAWN AVE	BUZZINI LP
	8	3400 OAK LAWN AVE	RESIDUARY TESTAMENT TRUST
	9	3400 OAK LAWN AVE	BOKF NA
X	10	3412 OAK LAWN AVE	COURTNEY WILL ALLEN JR &
	11	3416 OAK LAWN AVE	MAIN STREET ROSS PARTNERS LTD &
	12	3500 OAK LAWN AVE	WESTDALE 3500 OAK LAWN LP
	13	3703 BOWSER AVE	PAPPAS RESTAURANTS INC
	14	3311 OAK LAWN AVE	3311 OAK LAWN PTNR LTD
	15	3300 REAGAN ST	BROWER MANAGED ASSETS LLC
	16	3317 OAK LAWN AVE	LGL OAK LAWN PROPERTIES LLC
	17	3509 OAK LAWN AVE	OAK LAWN RETAIL ASSO LTD
	18	3517 OAK LAWN AVE	Taxpayer at
	19	3809 BOWSER AVE	Taxpayer at
	20	3825 BOWSER AVE	BAYAT ALI & SARA EHSANI
	21	3827 BOWSER AVE	PHOL INVESTMENT INC
	22	3912 RAWLINS ST	ROCKAPR15 LLC
O	23	3916 RAWLINS ST	MALT INVESTMENTS INC
	24	3915 LEMMON AVE	STANLEY GAINES & VICKIE
	25	3911 LEMMON AVE	WEST LLC
	26	3900 LEMMON AVE	HEB GROCERY COMPANY LP

05/20/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	3300 OAK LAWN AVE	OAK LAWN REALTY ASSOC L P
	28	3707 LEMMON AVE	DALLAS SHOWROOM REAL ESTATE LLC
	29	3329 OAK LAWN AVE	ELEVEN OAKS PTNRS LP
	30	3811 RAWLINS ST	3811 RAWLINS LLC
	31	3817 BOWSER AVE	JOSEPH SUSAN &
	32	3817 BOWSER AVE	JOSEPH SUSAN &
	33	3553 KALTERRA CT	MOUZABI SARA
O	34	3541 KALTERRA CT	KIRKLAND JONATHAN C
	35	3529 KALTERRA CT	TEMPLETON JAMES
	36	3517 KALTERRA CT	AGADONI MAX ALBERT
	37	3505 KALTERRA CT	GILL FAMILY LIVING TRUST THE
	38	3820 LEMMON AVE	GSSW LEMMON OAKLAWN LLC
	39	3826 LEMMON AVE	KLINE TRUST INV LTD
	40	3838 RAWLINS ST	NAKASH LINCOLN COURT LLC
	41	3903 LEMMON AVE	3903 LEMMON AVE LLC
	42	3527 OAK LAWN AVE	Taxpayer at
	43	3827 LEMMON AVE	Taxpayer at
	44	3904 RAWLINS ST	BASH BRECK LAWRENCE
	45	3904 RAWLINS ST	LOHNER JACK E JR
	46	3904 RAWLINS ST	WENHAM MARK &
	47	3904 RAWLINS ST	SMITH JENNIFER L
	48	3904 RAWLINS ST	LEE JONG WON
	49	3904 RAWLINS ST	XU MENG YU
	50	3904 RAWLINS ST	HAYLOCK DUNCAN & COURTNEY
	51	3904 RAWLINS ST	JONES KRISTEN ALLEN
	52	3904 RAWLINS ST	KRIPOTOS THEODORE
	53	3904 RAWLINS ST	HAYLOCK DUNCAN & COURTNEY
	54	3904 RAWLINS ST	OROZCO IVAN
	55	3904 RAWLINS ST	TURNER ELIZABETH J
	56	3904 RAWLINS ST	MISHLER NICHOLAS W
	57	3904 RAWLINS ST	UDDIN NASIR

05/20/2022

<i>Reply</i>	<i>Label # Address</i>	<i>Owner</i>
58	3904 RAWLINS ST	MISHLER DOUGLAS & DAWN
59	3904 RAWLINS ST	VILLARREAL ANA GABRIELA
60	3311 REAGAN ST	ELLIOTT MILES DAVIS
61	3315 REAGAN ST	KIRLEY JULIEANNA
62	3317 REAGAN ST	LESZINSKI SLAWOMIR
63	3319 REAGAN ST	LUEWELLYN ALEXIS M
64	3319 REAGAN ST	ROBLES PAULA DIANA &
65	3321 REAGAN ST	HKL HOLDINGS LLC
66	3905 RAWLINS ST	ALVARADO ANDREW
67	3905 RAWLINS ST	IPENEMA INVESTMENTS LTF
68	3909 RAWLINS ST	IPENEMA INVESTMENTS LTF
69	3909 RAWLINS ST	PENSCO TRUST COMPANY CUSTODIAN
70	3909 RAWLINS ST	BIRNBAUM MARC A
71	3909 RAWLINS ST	SANFORD EHTAN LANCE
72	3817 RAWLINS ST	BAHRAMI SHOHREH
73	3817 RAWLINS ST	ARDIZZONI HEATHER
74	3817 RAWLINS ST	TOLEDO MICHELLE MARIE
75	3817 RAWLINS ST	ODLE ZACHARY
76	3817 RAWLINS ST	MIOT DANIEL &
77	3817 RAWLINS ST	FAIRBANKS BENJAMIN H & TATE S
78	3817 RAWLINS ST	BODINE BART R
79	3817 RAWLINS ST	HOLLEY NICK R
80	3320 REAGAN ST	HARROD JAMES M TRUST
81	3320 REAGAN ST	MATHEWS MICHAEL G
82	3320 REAGAN ST	RICHARDSON LARRY W JR
83	3320 REAGAN ST	BENDER DANIEL ALAN
84	3320 REAGAN ST	HARROD JAMES MICHAEL TR
85	3320 REAGAN ST	PROPHET GARY M
86	3320 REAGAN ST	GARRETT GARY LYNN &
87	3320 REAGAN ST	FULLER LESLIE C
88	3320 REAGAN ST	PEREZ PATRICIA

05/20/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	3320 REAGAN ST	DAVIS DAVID PAUL
	90	3320 REAGAN ST	FALCON ROSA I
	91	3320 REAGAN ST	CHAMBERLAIN ERNEST DON
	92	3320 REAGAN ST	CHUI WAI L
	93	3818 N HALL ST	KELLY KIMBERLY ANN
	94	3818 N HALL ST	HAWKS NATHAN
	95	3818 N HALL ST	SINGH GURPAL GILL &
	96	3818 N HALL ST	PORTER DONOVAN
	97	3818 N HALL ST	NASH KEVIN
	98	3818 N HALL ST	FOLEY CHRISTOPHER
	99	3818 N HALL ST	AMIN HIMA
	100	3818 N HALL ST	JOHNSON CHRISTINA
	101	3818 N HALL ST	MILLER STEPHEN E
	102	3400 WELBORN ST	DEFEX ARMANDO J & JULIA
	103	3400 WELBORN ST	FLYNN TIMOTHY & ANNE
	104	3400 WELBORN ST	PAULSON PATRICIA
	105	3400 WELBORN ST	SIGNORELLI OLGA
	106	3400 WELBORN ST	MONTEMAYOR JAVIER
	107	3400 WELBORN ST	VUONG NICHOLAS M
	108	3400 WELBORN ST	THOMAS AUDREY NICOLE
	109	3400 WELBORN ST	HAWKINSBROWN LESLIE CARON &
	110	3400 WELBORN ST	BORDELON JAMES M
	111	3400 WELBORN ST	MORCHOWER KAREN R
	112	3400 WELBORN ST	CRUZ GILBERTO JESUS VELASCO
	113	3400 WELBORN ST	ROBERTS BRITT
	114	3400 WELBORN ST	LOEPER PHILIP W
	115	3400 WELBORN ST	PAPARELLA MARY
	116	3400 WELBORN ST	OLIVEIRA TANYA
	117	3400 WELBORN ST	PICARDI ALBERT &
	118	3400 WELBORN ST	CALLAHAN TARA M
	119	3400 WELBORN ST	HARDY SMITH PETER M REV TR

05/20/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	3400 WELBORN ST	ROBERTSON MELVIN TODD
	121	3400 WELBORN ST	WAN LINDA K
	122	3400 WELBORN ST	GOOD MARY & JAMES G GOOD
	123	3400 WELBORN ST	BRATTAIN DAVID
	124	3400 WELBORN ST	BUIDA WILLIAM T & PATSY L
	125	3400 WELBORN ST	SOMES FAMILY TRUST A
	126	3400 WELBORN ST	FOIST HEATH
	127	3400 WELBORN ST	IGAMBERDIEVA INOBAT
	128	3400 WELBORN ST	PALCHIK YEFIM & SOFYA
	129	3400 WELBORN ST	ELLEFSON KRISTEN
	130	3400 WELBORN ST	CARNE JAMES REVOCABLE TRUST
	131	3400 WELBORN ST	WALKER PRISCILLA ALDEN
	132	3400 WELBORN ST	MOAYYAD NATHAN
	133	3400 WELBORN ST	STEWART WILLIAM A & RAVI D
	134	3400 WELBORN ST	LU LE
	135	3400 WELBORN ST	HATTON CAROLYN SUE
	136	3400 WELBORN ST	PROEHL STEVE GOODWIN &
	137	3400 WELBORN ST	GRINDLER JAMES GREGORY
	138	3400 WELBORN ST	TEMKIN CAROLYN
	139	3400 WELBORN ST	RAMEY KENDAL N
	140	3400 WELBORN ST	PICARDI ALBERT & JAN
	141	3400 WELBORN ST	SHIELDS ELAINE K
	142	3400 WELBORN ST	HARRIS MARILYN A REVOCABLE
	143	3400 WELBORN ST	TOVAR RICARDO
	144	3400 WELBORN ST	HYNEK MICHAEL STEPHENS
	145	3400 WELBORN ST	STROPENI NANCY
	146	3400 WELBORN ST	CARBERRY JEFFREY S & JULIE D
	147	3400 WELBORN ST	SALINAS KARIN
	148	3400 WELBORN ST	MCCURLEY SKYLER ROBERT & STACEY
	149	3400 WELBORN ST	KURZIUS REX &
	150	3400 WELBORN ST	SWEETSER WILLIAM & KELLY

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	151	3400 WELBORN ST	CARTER GREGORY STERLING &
	152	3400 WELBORN ST	ALMUHTADI RAMI & QUDAH FADIAH
	153	3400 WELBORN ST	PHARMARKIS LILLIAN &
	154	3400 WELBORN ST	KAINTH MALVINDER SINGH & MONIQUE
	155	3400 WELBORN ST	MOOKERJEE SUBHRA JIT
	156	3400 WELBORN ST	
	157	3400 WELBORN ST	BELL RENEE
	158	3400 WELBORN ST	JOHNSON LESLEY G
	159	3400 WELBORN ST	LO JESSICA M
	160	3400 WELBORN ST	BENGHOZI TAWFIK
	161	3400 WELBORN ST	YOUNG ANGELA NICOLE
	162	3400 WELBORN ST	DILLARD LINDA
	163	3400 WELBORN ST	BOLEY TOMMY J
	164	3400 WELBORN ST	SANDERS WAYNE N & PENNY J
	165	3400 WELBORN ST	SONNENSCHN INVESTMENT LTD
	166	3400 WELBORN ST	REGGIARDO DIANA
	167	3400 WELBORN ST	JONES JAMES A
	168	3400 WELBORN ST	LAPP MICHAEL JOHN &
	169	3400 WELBORN ST	ANDERSON CHELSEA MARIE
	170	3400 WELBORN ST	NARAYANASWAMY NARASIMMAN
	171	3400 WELBORN ST	MOLAVILLE MGMT LTD P S
	172	3400 WELBORN ST	SAADALLAH NURA &
	173	3400 WELBORN ST	WAYNE FRANCES L
	174	3400 WELBORN ST	WALTER WENDOLYN SMITH
	175	3400 WELBORN ST	MEHTA MUKESH H & MEHTA DIPTI
	176	3400 WELBORN ST	CAFFEY BARBARA ANN
	177	3400 WELBORN ST	MARTINEZ SERGIO OCTAVIO
	178	3400 WELBORN ST	GONGRE MICHAEL GLENN
	179	3400 WELBORN ST	ECHEVERRIA CHRISTINA
	180	3400 WELBORN ST	SNOWDON VICTORIA A &
	181	3400 WELBORN ST	DELEU BRIAN S

05/20/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	3400 WELBORN ST	FINE JULIE B
	183	3400 WELBORN ST	WEATHRL MARTHA C
	184	3400 WELBORN ST	BHATNAGER JOGINDER MOHAN &
	185	3400 WELBORN ST	BOTTEON SUSAN MEG
	186	3400 WELBORN ST	HIPP JAMES D
	187	3400 WELBORN ST	ZEAK SHAWN M
	188	3400 WELBORN ST	COLLINS MONICA ANN
	189	3400 WELBORN ST	BROWN MICHAEL
	190	3400 WELBORN ST	BRAVO MARTHA LILIANA SANUDO
	191	3400 WELBORN ST	PATEL ANAND N & SWATI
	192	3400 WELBORN ST	FACCA STEVEN T
	193	3400 WELBORN ST	MAXVILL ALISSA B
	194	3400 WELBORN ST	REICHENBACH FAMILY TR
	195	3400 WELBORN ST	WHITE ANNICK
	196	3400 WELBORN ST	FUENTES MELISSA
	197	3400 WELBORN ST	PRANGE BRETT P
	198	3400 WELBORN ST	HASHEM ABRAHAM & SUSAN
	199	3400 WELBORN ST	SELLARS CARRIE
	200	3400 WELBORN ST	OHEA LINDA L
	201	3400 WELBORN ST	TACCONI EUGENIO J &
	202	3400 WELBORN ST	OYSTER MICHAEL & STACY
	203	3400 WELBORN ST	WEBB ALBERT M
	204	3400 WELBORN ST	ALBERTS ANNAMARIE
	205	3400 WELBORN ST	HOANG MEGAN
	206	3400 WELBORN ST	WILLIAMS TOMMIE L
	207	3400 WELBORN ST	JONES FAMILY TRUST THE
	208	3400 WELBORN ST	STEPHENSON TIMOTHY R
	209	3400 WELBORN ST	MONTAGUE MAXWELL K &
	210	3400 WELBORN ST	BUROVA OLGA
	211	3400 WELBORN ST	MYERS DIANE
	212	3400 WELBORN ST	BALQUE DORSIN P JR &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	3400 WELBORN ST	RANSOM CURTIS E
	214	3400 WELBORN ST	DEMIRCI KEMAL SAFAK
	215	3400 WELBORN ST	PARENT GAYLE