

APPENDICES

These topical appendices are meant to provide the reader additional detail and preserve documents and reports saved by David A. Davini, Sr., and his wife, Bertha Louise (Epp) Davini. Each appendix is focused on a single topic and contains one or more documents and/or letters related to that topic.

Appendix 1: Initial Property Purchases

Dave and Bertha Davini purchased one section of the Carrie Moulton Building on June 28, 1944, for a hardware store; and on August 31, 1944, purchased the remainder of the building as rental property. The switch from retail store operation to property management required learning a new set of skills. Helping other businesses succeed and grow was critical.

- A. "Business Block Changes Hands in Large Deal," August 3, 1944 & "Davini Improves Store Property," October 5, 1944 - *Cloverdale Reveille*
- B. Title Insurance Policy with Description of Property – June 28, 1944. This title insurance policy contains a description of the property that was intended to be used as a hardware store by the Davini's. The initial purchase was for the portion of the building next to the alley and the Mitchell property. The space had been used for a Post Office, grocery store, drug store and newspaper/cigar store.
- C. American-Hawaiian Steamship Co. Letter – August 14, 1944. This letter acknowledges receipt of \$20 for the sale of the very large safe that was left in the store. The safe was extremely heavy and difficult to move especially with the condition of the building at the time of purchase.
- D. Escrow Statement – August 15, 1944. The escrow statement gives the reader details on the cost of purchasing the remainder of the Carrie Moulton Building. With this purchase the Davinis owned their first three commercial rentals in Cloverdale.
- E. Title Insurance Policy with Description of Property – August 31, 1944. This title insurance policy clearly describes the property that was occupied by Town & Country Dress Shop and Oldham's Drug Store. The description clarifies the alleys that existed and the easements, making them permanent.

BUSINESS BLOCK CHANGES HANDS IN LARGE DEAL

One of the principal business buildings of Cloverdale changed ownership this week when David A. Davini purchased the store room on West street now occupied by the Oldham drug store and the adjoining store room, now vacant and formerly occupied by the Jackson newsstand. Mr. Davini bought the property as an investment.

In recent weeks Mr. Davini has purchased a home from George McCabe for use of himself and family. This property will be considerably improved.

He also bought the property on West street known as the Purity building. This, it is understood, will be used by him in establishing a business here—just what line of business he will enter has not been announced by Mr. Davini.

Not long ago Mr. Davini sold his business at Fort Seward, on the Eel river, in Humboldt county. His old home is in Alameda county. He is rated as an experienced and aggressive business man and one who works effectively for the welfare of any community and section in which he may be located.

DAVINI IMPROVES STORE PROPERTY

The old Purity store building, bought recently by David Davini, is being completely overhauled and quite generally improved.

The old wooden floor, which had been attacked by dry rot, has been removed and a new concrete floor installed throughout the entire building. Drainage conditions at the building were bad. Surface water from the alley in the rear ran under the building, creating an unsanitary condition, and in case of heavy rainfall would pour out from beneath the front of the building and run across the sidewalk. Recent alterations will prevent such occurrences in the future. Improved plumbing and sanitary facilities are being installed.

When material and labor are available, it is planned that a new tile front will be installed.

When the work is completed the brick building will be one of the best in Cloverdale.

Mr. Davini was fortunate in being able to get his brother-in-law, who is a carpenter, to come up from Los Angeles several weeks ago to help in the work.

In a fall at the building Mr. Davini sprained his wrist and had to carry it in a sling. From the amount of discoloration of the forearm, a blood vessel was probably ruptured.

1. Easements or liens which are not shown by the public records (a) of the District Court of the Federal District, (b) of the county, or (c) of the city, in which said land or any part thereof is situated.
 2. Rights or claims of persons in possession of said land which are not shown by those public records which impart constructive notice.
 3. Any facts, rights, interests, or claims which are not shown by those public records which impart constructive notice, but which could be ascertained by an inspection of said land, or by making inquiry of persons in possession thereof, or by a correct survey.
 4. Mining claims, reservations in patents, water rights, claims or title to water.
 5. Any governmental acts or regulations restricting, regulating or prohibiting the occupancy or use of said land or any building or structure thereon.
 6. Municipal taxes, or municipal and/or district proceedings for any public improvement, or any tax or assessment therefor.
- (B) Liens and encumbrances to which said title is subject shown in the order of their priority, and defects and other matters to which said title is subject:

1st: Sonoma County taxes for the fiscal year 1944-45; now a lien, but not yet due or payable.

2nd: Right of adjoining owners and the public to use Parcel 2 as an alley.

3rd: Any right that Dorothy Carrie Donald and Edmund Thurston Donald may have to use the Westerly 6 feet of Parcel 1. Jennie Emroy Carrie conveyed a right of way to them, but she had no recorded right of way over same.

SCHEDULE C

The land referred to in this Policy is described as follows:

All that certain real property situate in the Town of Cloverdale, County of Sonoma, State of California, and described as follows, to wit:

COMMENCING at a point on the Westerly edge of the side walk along the West side of West Street in said Town of Cloverdale, distant 42.5 feet Southerly from a point 0.8 feet North of the Northeast corner of the Brick Building formerly known as the Carrie-Moulton Building, and running thence Westerly along the center of a brick partition wall and beyond the same, and upon a line parallel with the South line of the Wellman Estate Lot, 132 feet; thence at right angles Southerly and parallel with the West line of West Street, 28.5 feet; thence at right angles Easterly and parallel with said first line 132 feet to the West line of the side walk along the West side of said West Street; thence at right angles Northerly, along the West line of the said side walk on West Street, and on the front line of said building, 28.5 feet to the place of beginning.

ALSO, an undivided one-half interest in and to the following:

BEGINNING at the Southeast corner of the land above described and running thence Westerly along the South line of the above described tract, 132 feet; thence at right angles Southerly 13 feet to the North line of the lands of Mitchell; thence at right angles Easterly along the North line of said Mitchell lands 132 feet; thence at right angles Northerly 13 feet to the place of beginning. All said lands being in Block "I" as per the plat of said Town made by J. D. Browne in the year 1872.

The depth of said lot is given with reference to the original West line of West Street prior to the widening thereof by taking off 7 feet.

AMERICAN-HAWAIIAN STEAMSHIP COMPANY

G. V. COOLEY
DISTRICT MANAGER



215 MARKET STREET
TELEPHONE
SUTTER 5841

SAN FRANCISCO,

Aug 14 1944
GVC BJ

Mr. David Davini,
Cloverdale
California.

Dear Mr. Davini:

This will acknowledge receipt of your check in the amount of \$20.00 covering the sale of the safe presently located in the vacant store building.

In reply to your note advising the combination forwarded to you the other day would not work, I have enclosed the only reference to the combination that we possess, which was secured from Mr. Charles Jackson, the last renter of the property. I believe it was secured from Mr. Jackson by Mrs. Donald, who may have either copied the combination wrong or perhaps Mr. Jackson made a mistake in the figures.

I would therefore suggest that you see Mr. Jackson who presently operates a news and cigar stand at Cloverdale and endeavor to have him throw some light on the situation.

If Mr. Jackson is unable to supply the necessary combination, I guess the only alternative would be to have a safe man adjust it for you. However, I believe Mr. Jackson will be able to supply the necessary information.

Yours very sincerely,

enc.

SUPERIOR COAST-TO-COAST SERVICE

W. B. CORRICK, PRESIDENT AND MANAGER

ESCROW STATEMENTDAVID A. DAVINI, et ux,ORDER NO. 53017DATE August 15, 1944.

IN ACCOUNT WITH

Purchase from Donald, et al,

Sonoma County Abstract Bureau

INCORPORATED

AFFILIATED WITH

Title Insurance & Guaranty Company

SANTA ROSA, CALIFORNIA

PHONE 102

520 FOURTH ST

PURCHASE PRICE of property		\$8,250.00
Pro-rating: Due from Purchaser on insurance	\$24.40	
" " Seller on taxes-City & Co.	17.37	7.03
		\$8,257.03
Expenses: Premium on O. P. of Title Ins. for \$8250.	\$65.25	
Recording Deed	1.80	67.05
TOTAL NECESSARY TO CLOSE TRANSACTION:		\$8,324.08
CREDITS: Cash in Escrow	\$8,000.00	
Cash deposited with Sellers	250.00	8,250.00
BALANCE NECESSARY TO CLOSE ESCROW:		\$74.08

Paid \$113
9/8/44

This Policy issued direct from the office of
SONOMA COUNTY ABSTRACT BUREAU

Santa Rosa, California

AFFILIATED WITH

TITLE INSURANCE AND GUARANTY COMPANY

ESTABLISHED 1848

INCORPORATED 1902

A TRUST COMPANY

Sonoma County

POLICY NUMBER

16466

POLICY OF TITLE INSURANCE

Sonoma County

ORDER NUMBER

53017

TITLE INSURANCE AND GUARANTY COMPANY

A CORPORATION OF CALIFORNIA, HEREIN CALLED THE COMPANY,
FOR A VALUABLE CONSIDERATION, PAID FOR THIS POLICY OF TITLE INSURANCE

DOES HEREBY INSURE

DAVID A. DAVINI and BERTHA DAVINI,
owners,

together with each successor in ownership of any indebtedness secured by any mortgage or deed of trust shown in Schedule B, the owner of which is named as an insured, and any such owner or successor in ownership of any such indebtedness who acquires the land described in Schedule C, or any part thereof, by lawful means in satisfaction of said indebtedness or any part thereof; and any person or corporation deriving an estate or interest in said land as an heir, or devisee of a named insured, or by reason of the dissolution, merger, or consolidation of a corporate named insured, against loss or damage not exceeding (\$8,250.00)

EIGHT THOUSAND TWO HUNDRED FIFTY and no/100 x x x x x x x x x x dollars,
which any insured shall sustain

by reason of title to the land described in Schedule C being vested, at the date hereof, otherwise than as herein stated; or

by reason of unmarketability of the title of any vestee to said land, at the date hereof, unless such unmarketability exists because of defects, liens, encumbrances, or other matters shown in Schedule B; or
by reason of any defect in, or lien or encumbrance on said title, existing at the date hereof, not shown in Schedule B; or

by reason of any defect in the execution of any mortgage or deed of trust shown in Schedule B securing an indebtedness, the owner of which is insured by this policy, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon said land; or

by reason of priority, at the date hereof, over any such mortgage or deed of trust, of any lien or encumbrance upon said land, except as shown in Schedule B;

all subject, however, to Schedules A, B and C and the stipulations herein, all of which schedules and stipulations are hereby made a part of this policy.

SCHEDULE A

On August 31, 1944 at 11:12 o'clock, a.m., the title to
the land described in Schedule C is vested in:

DAVID A. DAVINI and BERTHA DAVINI,
his wife, as Joint Tenants.

SCHEDULE B

(A) The Company does not, by this policy, insure against loss by reason of:

1. Easements or liens which are not shown by the public records (a) of the District Court of the Federal District, (b) of the county, or (c) of the city, in which said land or any part thereof is situated.
2. Rights or claims of persons in possession of said land which are not shown by those public records which impart constructive notice.
3. Any facts, rights, interests, or claims which are not shown by those public records which impart constructive notice, but which could be ascertained by an inspection of said land, or by making inquiry of persons in possession thereof, or by a correct survey.
4. Mining claims, reservations in patents, water rights, claims or title to water.
5. Any governmental acts or regulations restricting, regulating or prohibiting the occupancy or use of said land or any building or structure thereon.
6. Municipal taxes, or municipal and/or district proceedings for any public improvement, or any tax or assessment therefor.

(B) Liens and encumbrances to which said title is subject shown in the order of their priority, and defects and other matters to which said title is subject:

1st: Sonoma County taxes for the fiscal year 1944-45; now a lien, but not yet due or payable.

2nd: Right of Way granted to Dorothy Carrie Donald and Edmund Thurston Donald, her husband, dated April 28, 1931, and recorded in Liber 295 of Official Records, page 69.

3rd: Right of Way over Parcel 2 for alley purposes.

SCHEDULE C

The land referred to in this Policy is described as follows:

All that certain real property situate in the Town of Cloverdale, County of Sonoma, State of California, and described as follows, to wit:

PARCEL ONE: Commencing at a point on the Westerly edge of the sidewalk along the West side of West Street in said Town of Cloverdale, 0.8 feet North of the Northeast corner of the Brick Building formerly known as the Carrie-Moulton Building; thence running Westerly along the South line of the lot formerly belonging to the Wellman Estate, 264 feet to Commercial Street; thence Southerly, along the Easterly side of Commercial Street, 84 feet to the Mitchell line; thence Easterly, along the North line of the Mitchell lot, 132 feet; thence at right angles, Northerly 41.5 feet to a point, and thence Easterly along and through the center line of the said brick building brick partition wall, 132 feet to the West side of West Street, and thence Northerly, along the West side of West Street, 42.5 feet to the point of beginning.

PARCEL TWO: ALSO an undivided one-half interest in and to that certain strip of land described as follows: Beginning at the Southeast corner of the said brick building on the West side of West Street, in said Town of Cloverdale; and running thence Westerly along the line of said brick building, 132 feet; thence at right angles, Southerly 13 feet to the North line of the lands of Mitchell; thence at right angles Easterly along the North line of said Mitchell lands, 132 feet; thence at right angles Northerly 13 feet to the place of beginning.

All of the above described lands being in Block "I" of the said Town of Cloverdale, as per plat made by J. D. Browne in 1872.

EXCEPTING the following described real property heretofore deeded by Jennie E. Carrie, a widow, to Dorothy Carrie Donald, known as Dorothy H. Donald, and Edmund Thurston Donald, her husband, by Deed dated April 28, 1931, and recorded on April 30, 1931, in Liber 295 of Official Records, page 69, Sonoma County Records, which is more particularly described as follows:

Beginning at a point on Commercial Street, 180.17 feet, Southerly from the Northwest corner of Block 37; running thence Northerly 72 feet along the Easterly line of Commercial Street; thence Easterly at right angles, 126 feet; thence Southerly 72 feet to an alley; thence Westerly, at right angles 126 feet along the North line of said alley, to the point of beginning. ALSO a right of way 12 feet wide along the Eastern boundary of the above described property running to the alley bounding the property on the South.

Said property being excepted herein being a portion of Lot 6, in Block 37, as numbered and designated upon the map entitled "Map of the Town of Cloverdale, Sonoma Co., California, made and compiled by J. C. Parsons, Licensed Surveyor and Engineer under direction and with approval of the Board of Trustees of the Town of Cloverdale", filed in the office of the County Recorder of Sonoma County, on September 7, 1918, and recorded in Book 29 of Maps, page 14, Sonoma County Records.

