

California corporation. Evidence, both oral and documentary, was introduced and certain matters were resolved pursuant to Stipulation, the case was briefed, argued and submitted for decision, and the Court being fully advised in the premises and pursuant to the provisions of Code of Civil Procedure, Section 632 and Rule 232 of the California Rules of Court, having filed its written Intention to Rule and Request for Findings of Fact and Conclusions of Law having been made, and the Court filed its Findings of Fact and Conclusions of Law on September 25, 1974.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that neither Petitioner Wife nor Respondent Husband transmuted their separate property into community property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Wife is awarded one-half of the community property and Husband is awarded the remaining one-half of the community property. The total net value of the community property after deducting the attorneys' fees and costs ordered payable to Wife's attorneys is the sum of \$963,701.75, and one-half of the net value of said community property is \$481,850.88.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the community property, in order to effect an equal division, is divided as follows:

- A. TO PETITIONER MARGARET VAZQUEZ as her sole and separate property:
 - (a) Equity in improved real property referred to in the trial as the "Bali Hi Apartments" and more particularly described as Lots 1, 2, 3 and 4 in Block 2 of the Resurvey of a part of the Town of Morro, County of San Luis Obispo, State of California, according to map recorded July 3, 1917, in Book 2 at page 11 of Record of Surveys \$31,000.00
 - (b) Equity in real property improved with three (3) houses, South Carolina, more particularly described as P.T. lots 5 and 6, James Street, Greenville County, South Carolina \$ 4,000.00
 - (c) Furniture and furnishings \$ 7,000.00
 - (d) Lyle Note 0.00
 - (e) Note from PLAZA MARINA COMMERCIAL CORPORATION (maker) payable to Respondent ROLAND HENRY VAZQUEZ in the amount (principal plus accrued interest) of \$13,150.00

In addition, in order to equalize the division, Respondent ROLAND HENRY VAZQUEZ is ordered to pay to Petitioner MARGARET VAZQUEZ the principal sum of \$426,700.88, said principal sum to be paid by husband to wife in consecutive annual installment payments, of \$42,670.09, or more, per year, plus interest accrued to date of payment, commencing on the first day of January, 1976, and continuing annually therefrom until paid in full. Said principal sum shall bear interest at the legal rate calculated from the date of entry of the Interlocutory Judgment herein.

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