HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: October 6, 2020 PUBLIC HEARING

SUBJECT: AN APPLICATION BY JEREMY SCOTT, OWNER, FOR CLASS 1 / LANDMARK HISTORIC RESOURCE DESIGNATION OF "THE ARTHUR ELROD RESIDENCE" LOCATED AT 2175 SOUTHRIDGE DRIVE (APN's 510-250-031 AND 510-250-026), CASE HSPB #64. (KL).

FROM: Department of Planning Services

SUMMARY

The property owner is requesting historic resource designation of a single family residence that was commissioned by notable interior designer Arthur Elrod (1924 – 1974) and designed by master architect John E. Lautner (1911 – 1994). It is a dramatic example of a successful melding of organic and brutalist architecture from the late mid-century period.

If designated as a Class 1 / Landmark, the property would be subject to the regulations outlined in Section 8.05 of the Palm Springs Municipal Code.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.

2. Close the public hearing and adopt Resolution HSPB #64, "A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE "THE ARTHUR ELROD RESIDENCE" LOCATED AT 2175 SOUTHRIDGE DRIVE, AS A CLASS 1 / LANDMARK HISTORIC RESOURCE HSPB #64, SUBJECT TO CONDITIONS (APN 510-250-031 AND 510-250-026)."

BACKGROUND AND SETTING:

A historic resources report prepared by Robert Chattel, Inc. dated July 29, 2020 ("the report") and an addenda dated September 24, 2020 are the basis of this staff report.

Related Relevant City Actions by HSPB, Planning, Fire, Building, etc…	
September 2020	Site inspection by members of the HSPB and City Staff.

Ownership Status	
February, 2017	Purchase by the current owner.

BELOW AN AERIAL VIEW OF THE RESIDENCE.

ANALYSIS:

Historic Preservation activities in Palm Springs are regulated under Municipal Code Section 8.05 ("*Historic Preservation"*). The purpose of the Historic Preservation Ordinance is:

> *"…to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of historic resources for the education and welfare of the citizens."*

Standard Conditions that apply to Class 1 Historic Sites or Resources
The following shall apply to a Class 1 Historic Site or Resource:

1. It shall meet the definition of a Class 1 historic resource as outlined in Municipal Code Section 8.05.020 including the findings outlined in Section 8.05.070 (C).
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. A marker explaining the historic nature of the site may be installed at the site in a location viewable from the public way.
5. Compliance with all rules and regulations for Historic Resources and Historic Districts under Chapter 8.05 of the Municipal Code.
6. If designated, the findings in support of designation shall be stated in a resolution of the City Council that shall be recorded with the County Recorders' office within 90 days of the effective date of the Council's resolution.

Evaluation of the Application. Pursuant to Municipal Code Section 8.05.070 (C,1,a), the HSPB shall evaluate the application and make findings in conformance with the following criteria:

Criteria for the Designation of Class 1 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided both of the following findings ("a" and "b") are met:

> *a. The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The Elrod residence exhibits exceptional historic significance because of its association with well-known interior designer Arthur Elrod and because of its unique organic / brutalist architectural design by internationally renowned master architect John Lautner. Beginning on page 25 the report analyzes the Elrod Residence to determine its eligibility as a historic resource relative to the criteria established in the City's Historic Preservation ordinance. (Section 8.05 of the Municipal Code).

> *(Criterion 1) The resource is associated with events that have made a meaningful contribution to the nation, state or community;*

Although the report does not identify any events associated with the site, it does note that in 1971 Eon Productions filmed several scenes for the James Bond movie "Diamonds Are Forever" at the Elrod residence. The popular movie, distributed by United Artists, featured scenes using the living room of the Elrod residence as a backdrop. The production of the film would not necessarily be considered an event that made meaningful contribution to the nation, state, or community; however it did provide international exposure to the dramatic architectural design of the Elrod residence.

> *(Criterion 2) The resource is associated with the lives of persons who*

made a meaningful contribution to national, state or local history;

The report identifies the home's first owner, Arthur Elrod, as an interior designer who made important and lasting contributions to the interior design profession through his many commissions in southern California. Beginning on page 7, the report chronicles Elrod's career which began in the 1940's. In 1947, Elrod moved to Palm Springs and began working at Bullock's Department Store which had just moved into its new building on Palm Canyon Drive designed by architects Walter Charles Wurdeman and Welton Becket (photo below, demolished, 1993).

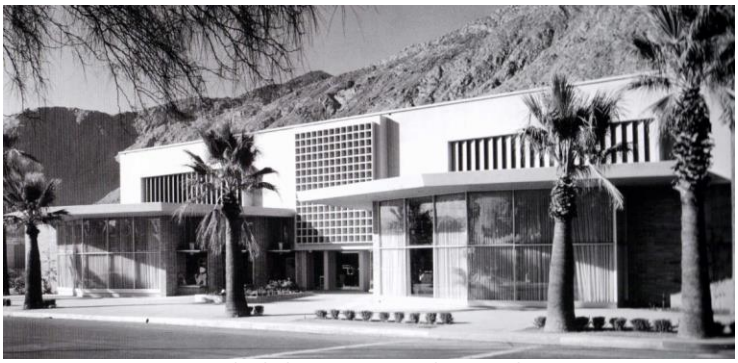


PHOTO CREDIT PATRICK MERCY

Elrod's prolific career included interior design for homes owned by such notable persons as Lucille Ball and Dezi Arnaz, and many model homes in new developments throughout the Coachella Valley. One of his noteworthy commissions was for Joseph and Nelda Linsk to redesign the interiors of the Richard Neutra-designed Kaufman Residence. The report notes that Elrod's designs "…helped define the look and feel of mid-century Palm Springs homes…". His interior design work was frequently featured in the Desert Sun, Palm Springs Villager, Palm Springs Life, and the Los Angeles Times Home magazine. His design for the interior of his own home on Southridge Drive received national attention when it was featured in Architectural Digest, Interior Design magazine, House and Garden Magazine, and Architectural Record. Elrod made a significant contribution to the style and design aesthetic of the mid-century period in Southern California and for that reason the Elrod residence qualifies as a historic resource under Criterion 2 for its association with Arthur Elrod.

(Criterion 3) The resource reflects or exemplifies a particular period of national, state or local history;

Although the Elrod residence has stylistic markers that place it in the late Mid-century Modern period, the report does not assert that the Elrod residence is eligible under Criterion 3.

(Criterion 4) The resource embodies the distinctive characteristics of a type, period or method of construction;

On page 25, the report evaluates the Elrod residence as a master work of organic architecture from the mid-century period. Its design creates a harmonious relationship between building and site expressed in the way that naturally occurring boulders were integrated into the design. The expansive wall of retractable glass at the living room seamlessly melds interior and exterior spaces.

Although the report does not go into much detail regarding the exposed board-formed poured-in-place concrete walls, these stark, massive, windowless walls facing the street, in the carport area, and the tall, fortress-like appearance of the raw concrete walls along the west façade give a nod to the Brutalist style of architecture that gained popularity in during the period of the late 1960's and early 1970's. Brutalism in architecture is most often characterized by the use of raw, exposed concrete giving a heavy, rugged and unrefined aesthetic. Left unpainted, the natural weathering, streaking and discoloration of the concrete contributes to an earthy quality that helps tie the Elrod residence to its rocky site.

BELOW THE RAW CONCRETE WALLS FACING THE STREET

BELOW THE FORTRESS-LIKE WEST FAÇADE & HEAVY CONCRETE WALLS & CEILING AT THE CARPORT

Leaving the heavy board-formed texture in the concrete from the formwork provides a clear expression of the method of construction used in the building the house while creating an appealing texture, scale and visual rhythm to the otherwise unadorned surfaces. The conical-shaped roof over the living room with the "spoke-like" clerestory windows is a dramatic example of exposed structure creating the architectural expression of the building. The thin steel columns that support the heavy concrete outer "ring" of the roof create a daring visual effect also.

The poured-in-place concrete construction of the Elrod residence gives it its unique physical form, establishes a rich textural quality about the walls and finishes and expresses the organic and brutalist architectural style of the home. For these reasons, the Elrod residence qualifies as a historic site under Criterion 4 for its distinctive method of construction.

> *(Criterion 5) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value;*

The Elrod Residence was designed by master architect John Edward Lautner. Beginning on page 10, the report goes into extensive detail on the career and significance of Lautner's talent as an architect whose work continues to influence the profession of architecture and design. In 1993, one year before he passed, he was awarded the Gold Medal for lifetime achievement by the Los Angeles Chapter of the American Institute of Architects. Lautner's prominence in the profession of architecture and the highly expressive and artistic quality in the design of the Elrod residence justify its qualification as a historic site under Criterion 5.

> *(Criterion 6) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or*

The report does not assert that the Elrod residence qualifies under Criterion 6.

> *(Criterion 7) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.*

No information has been provided in the historic resources report on any pre-historic significance of the site.

> *<u>Analysis of Integrity</u>. (PSMC 8.05.070 (C,1,b). The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards: integrity of*

design, materials, workmanship, location, setting, feeling, or association.

The application includes an evaluation of the site relative to the seven aspects or qualities of integrity, as recognized by the National Register of Historic Places. The seven aspects or qualities include location, design, setting, materials, workmanship, feeling, and association. The site's Integrity was evaluated using the publication "How to Apply the National Register Criteria for Evaluation", as published by the U.S. Department of the Interior ("the bulletin").

As noted in the bulletin, for a conclusion to be drawn that a building has a high degree of historic integrity, it will always possess several, and usually most, of the aspects of integrity. "*Determining which of the seven aspects are most important to a particular property requires knowing why, where and when the property is significant."*

The historic resource report concludes that the site retains a high degree of integrity. It should be noted that the site is currently undergoing a significant restoration. The applicant has provided a summary of this work with an assessment by Robert Chattel, Inc. for conformance with the Secretary of the Interior Standards for Restoration of a Historic Resource. Below is staff's evaluation of the site's integrity based on the report and site visit.

1. *Location:*

The residence remains in the same location that it was constructed, thus it retains integrity of location.

2. *Design:*

Shortly after its construction in 1969, Elrod added a guest suite and carport[1] designed by Lautner on the north side of the house in 1970. In 1971, after the filming of "Diamonds Are Forever" strong winds damaged the expansive glass wall in the living room. Lautner subsequently designed a retractable glass curtainwall that enhanced the "indoor-outdoor" connectivity of the home. However as noted on page 23, according to architectural historian Alan Hess, this alteration sacrificed some of the original design intent, including cutting across the pool, interfering with the flared tier support and altered the way the desert climate affected the house. Later modifications to the design primarily affected the interior of the home. The report notes that Lautner designed another modification to the house after Elrod's death in 1974, but does not characterize the scope of that work. Although several alterations have occurred over the years, they have not diminished the design integrity of the home.

3. *Setting:*

[1] A prefabricated greenhouse structure that was located on the north side of the guest house carport was subsequently removed by the current owner.

The setting of the Elrod residence, within a rugged rock and boulder-strewn site remains as it was from the time of its construction; it thus retains integrity of Setting.

4. *Materials:*

The Elrod residence is a poured-in-place concrete and steel frame building and the use of exposed structural materials as finished surfaces in the home play an important role in significance. The material composition of the home remains intact. Thus the home exhibits a high degree of material integrity.

5. *Workmanship:*

The workmanship in the Elrod residence reflects high quality craftsmanship typical of a custom designed and built residence. This is particularly evident in the quality of the concrete work at the home, especially where the board-formed surface texture of the concrete is used as a finished surface. Thus the home retains integrity of workmanship.

6. *Feeling:*

The casual informal living style expressed in the Elrod residence with its large expanses of glass and the integration of enormous rock-outcroppings into the living space create a strong visual connection between the inside and outside of the home as well as its "one-ness" with the site. This visual tie-in with the site continues to be very evident and thus the home retains integrity of feeling.

7. *Association:*

The association with Arthur Elrod is well documented in the report and the home also retains its association with architect John Lautner, thus integrity of Association remains strong.

<u>DEFINING HISTORIC CHARACTERISTICS</u>

In considering a recommendation for historic resource designation it is important to distinguish those physical elements that are original or from the period of significance that contribute to the resource's historic significance from alterations, additions or features that were added at a later time that may be sympathetic to the original character, but which may create a false sense of historicity. Distinguishing original character-defining features from non-original elements aids the HSPB when it is tasked with evaluating future alterations to the historic resource.

The historic resource report was amended by memorandum dated September 24, 2020 from the consultant who wrote the report. In the memo is a list of proposed character-defining features. Staff concurs with this list with the exception of the desert landscape

which cannot be confirmed as being in place from the period of significance and the prefabricated carport (now removed).

The physical character-defining historic features of this site are proposed as follows:

1. Its expressionistic, organic / brutalist style of architecture.
2. The integration of the building with the site, including boulders within the living area of the home and indoor / outdoor connectivity through the large expanses of glass.
3. Circular forms with the distinctive conical living room roof.
4. The attached open carport and the carport associated with the 1970 guest wing addition.
5. Open plan with central living space and bedrooms in wings.
6. The board-formed texture on the poured-in-place concrete walls.
7. The fortress-like quality of the windowless, board-formed concrete walls at the front of the lot and the western elevation.
8. The dark grey pigmented concrete driveway, carport and entry walkways.
9. The swimming pool with the adjacent cantilevered stairs down to the guest wing.
10. The concrete and steel frame with innovative structural techniques.
11. Frameless glass set into boulders.
12. Retractable glass wall at living room.
13. Continuous black herringbone tile flooring from carport to interior.
14. Frameless glass doors that open on pivot hinges with sidelights.

The non-contributing features include the following:

1. The landscape.
2. The rock steps in the pathways around the home.
3. The iron gates across the driveway.
4. The sculpture pieces in various locations on the site.

ENVIRONMENTAL ASSESSMENT

The proposed historic resource designation is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All residents within five hundred (500) feet of the subject property have been notified and notice was made

in a newspaper of general circulation.

CONCLUSION:

The Elrod residence meets the definition of a historic resource based on Criteria 2, 4, and 5 and retains a high degree of historic integrity. Staff has concluded that the Elrod residence qualifies as a Class 1 historic site.

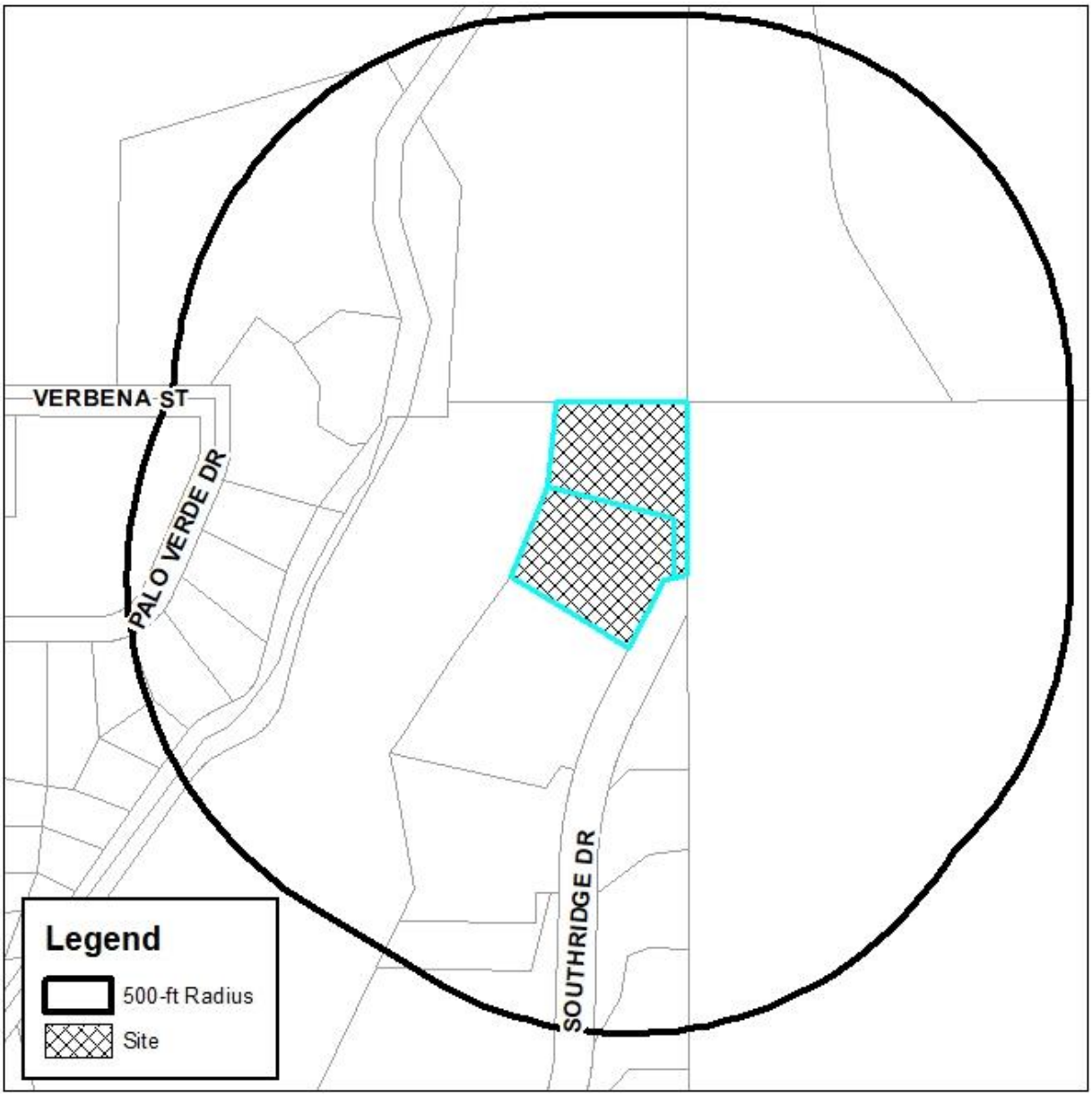
Ken Lyon, RA, Associate Planner
Historic Preservation Officer

for Flinn Fagg, AICP
Director of Development Services

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Application, related background materials, photos (under separate cover).

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS
HSPB #64
The Arthur Elrod Residence

RESOLUTION NO. HSPB 64

A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE "THE ARTHUR ELROD RESIDENCE" LOCATED AT 2175 SOUTHRIDGE DRIVE, A CLASS 1 (LANDMARK) HISTORIC RESOURCE, (HSPB #64), APN# 510-250-031 and 510-250-026.

THE HISTORIC SITE PRESERVATION BOARD ("HSPB") FINDS AND DETERMINES AS FOLLOWS:

A. WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites and districts; and

B. WHEREAS, On September 9, 2020, Jeremy Scott, owner and applicant, filed an application with the City pursuant to Article III, Section 8.05.070 (*Procedure for Designation of Historic Sites and Historic Districts*) of the Palm Springs Municipal Code requesting Class 1 historic resource designation for the parcel located at 2175 Southridge Drive. The application included a historic resources report ("the report") prepared by the Robert Chattel, Inc. dated July 29, 2020; and

C. WHEREAS, In September, 2020, members of the Historic Site Preservation Board (HSPB) conducted site inspections of the proposed historic resource, accompanied by City staff; and

D. WHEREAS, On October 6, 2020, a noticed public hearing of the Palm Springs Historic Site Preservation Board ("HSPB") to consider Case HSPB #64 was held in accordance with applicable law; and

E. WHEREAS, The HSPB carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report and all written and oral testimony presented.

THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS RESOLVES:

SECTION 1: FINDINGS – PART "A", CRITERIA FOR HISTORIC RESOURCES.

Evaluation of the Application. Pursuant to Municipal Code Section 8.05.070 (C,1,a), the HSPB shall evaluate the application and make findings in conformance with the following criteria:

Criteria for the Designation of Class 1 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided both of the following findings ("a"

and "b") are met:

> *a. The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The Elrod residence exhibits exceptional historic significance because of its association with well-known interior designer Arthur Elrod and because of its unique organic / brutalist architectural design by internationally renowned master architect John Lautner. Beginning on page 25 the report analyzes the Elrod Residence to determine its eligibility as a historic resource relative to the criteria established in the City's Historic Preservation ordinance. (Section 8.05 of the Municipal Code).

> *(Criterion 1) The resource is associated with events that have made a meaningful contribution to the nation, state or community;*

Although the report does not identify any events associated with the site, it does note that in 1971 Eon Productions filmed several scenes for the James Bond movie "Diamonds Are Forever" at the Elrod residence. The popular movie, distributed by United Artists, featured scenes using the living room of the Elrod residence as a backdrop. The production of the film would not necessarily be considered an event that made meaningful contribution to the nation, state, or community; however it did provide international exposure to the dramatic architectural design of the Elrod residence.

> *(Criterion 2) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history;*

The report identifies the home's first owner, Arthur Elrod, as an interior designer who made important and lasting contributions to the interior design profession through his many commissions in southern California. Beginning on page 7, the report chronicles Elrod's career which began in the 1940's. In 1947, Elrod moved to Palm Springs and began working at Bullock's Department Store which had just moved into its new building on Palm Canyon Drive designed by architects Walter Charles Wurdeman and Welton Becket (demolished, 1993).

Elrod's prolific career included interior design for homes owned by such notable persons as Lucille Ball and Dezi Arnaz, and many model homes in new developments throughout the Coachella Valley. One of his noteworthy commissions was for Joseph and Nelda Linsk to redesign the interiors of the Richard Neutra-designed Kaufman Residence. The report notes that Elrod's designs "…helped define the look and feel of mid-century Palm Springs homes…". His interior design work was frequently featured in the Desert Sun, Palm Springs Villager, Palm Springs Life, and the Los Angeles Times Home magazine. His design for the interior of his own home on Southridge Drive received national attention when it was featured in Architectural Digest, Interior Design magazine, House and Garden Magazine, and Architectural Record. Elrod made a significant contribution to the style and design aesthetic of the mid-century period in Southern California and for that reason the Elrod residence qualifies as a historic resource under Criterion 2 for its association with Arthur Elrod.

(Criterion 3) The resource reflects or exemplifies a particular period of national, state or local history;

Although the Elrod residence has stylistic markers that place it in the late Mid-century Modern period, the report does not assert that the Elrod residence is eligible under Criterion 3.

(Criterion 4) The resource embodies the distinctive characteristics of a type, period or method of construction;

On page 25, the report evaluates the Elrod residence as a master work of organic architecture from the mid-century period. Its design creates a harmonious relationship between building and site expressed in the way that naturally occurring boulders were integrated into the design. The expansive wall of retractable glass at the living room seamlessly melds interior and exterior spaces.

Although the report does not go into much detail regarding the exposed board-formed poured-in-place concrete walls, these stark, massive, windowless walls facing the street, in the carport area, and the tall, fortress-like appearance of the raw concrete walls along the west façade give a nod to the Brutalist style of architecture that gained popularity in during the period of the late 1960's and early 1970's. Brutalism in architecture is most often characterized by the use of raw, exposed concrete giving a heavy, rugged and unrefined aesthetic. Left unpainted, the natural weathering, streaking and discoloration of the concrete contributes to an earthy quality that helps tie the Elrod residence to its rocky site.

Leaving the heavy board-formed texture in the concrete from the formwork provides a clear expression of the method of construction used in the building the house while creating an appealing texture, scale and visual rhythm to the otherwise unadorned surfaces. The conical-shaped roof over the living room with the "spoke-like" clerestory windows is a dramatic example of exposed structure creating the architectural expression of the building. The thin steel columns that support the heavy concrete outer "ring" of the roof create a daring visual effect also.

The poured-in-place concrete construction of the Elrod residence gives it its unique physical form, establishes a rich textural quality about the walls and finishes and expresses the organic and brutalist architectural style of the home. For these reasons, the Elrod residence qualifies as a historic site under Criterion 4 for its distinctive method of construction.

(Criterion 5) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value;

The Elrod Residence was designed by master architect John Edward Lautner. Beginning on page 10, the report goes into extensive detail on the career and significance of Lautner's talent as an architect whose work continues to influence the profession of architecture and design. In 1993, one year before he passed, he was awarded the Gold Medal for lifetime achievement by the Los Angeles Chapter of the American Institute of Architects. Lautner's prominence in

the profession of architecture and the highly expressive and artistic quality in the design of the Elrod residence justify its qualification as a historic site under Criterion 5.

> *(Criterion 6) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or*

The report does not assert that the Elrod residence qualifies under Criterion 6.

> *(Criterion 7) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.*

No information has been provided in the historic resources report on any pre-historic significance of the site.

SECTION 2: FINDINGS – PART "B" – ANALYSIS OF INTEGRITY.

> *Analysis of Integrity. (PSMC 8.05.070 (C,1,b). The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.*

The application includes an evaluation of the site relative to the seven aspects or qualities of integrity, as recognized by the National Register of Historic Places. The seven aspects or qualities include location, design, setting, materials, workmanship, feeling, and association. The site's Integrity was evaluated using the publication "How to Apply the National Register Criteria for Evaluation", as published by the U.S. Department of the Interior ("the bulletin").

As noted in the bulletin, for a conclusion to be drawn that a building has a high degree of historic integrity, it will always possess several, and usually most, of the aspects of integrity. "*Determining which of the seven aspects are most important to a particular property requires knowing why, where and when the property is significant."*

The historic resource report concludes that the site retains a high degree of integrity. It should be noted that the site is currently undergoing a significant restoration. The applicant has provided a summary of this work with an assessment by Robert Chattel, Inc. for conformance with the Secretary of the Interior Standards for Restoration of a Historic Resource. Below is the HSPB's evaluation of the site's integrity based on the report and site visit.

1. *Location:*

The residence remains in the same location that it was constructed, thus it retains integrity of location.

2. *Design:*

Shortly after its construction in 1969, Elrod added a guest suite and carport[1] designed by Lautner on the north side of the house in 1970. In 1971, after the filming of "Diamonds Are Forever" strong winds damaged the expansive glass wall in the living room. Lautner subsequently designed a retractable glass curtainwall that enhanced the "indoor-outdoor" connectivity of the home. However as noted on page 23, according to architectural historian Alan Hess, this alteration sacrificed some of the original design intent, including cutting across the pool, interfering with the flared tier support and altered the way the desert climate affected the house. Later modifications to the design primarily affected the interior of the home. The report notes that Lautner designed another modification to the house after Elrod's death in 1974, but does not characterize the scope of that work. Although several alterations have occurred over the years, they have not diminished the design integrity of the home.

3. *Setting:*

The setting of the Elrod residence, within a rugged rock and boulder-strewn site remains as it was from the time of its construction; it thus retains integrity of Setting.

4. *Materials:*

The Elrod residence is a poured-in-place concrete and steel frame building and the use of exposed structural materials as finished surfaces in the home play an important role in significance. The material composition of the home remains intact. Thus the home exhibits a high degree of material integrity.

5. *Workmanship:*

The workmanship in the Elrod residence reflects high quality craftsmanship typical of a custom designed and built residence. This is particularly evident in the quality of the concrete work at the home, especially where the board-formed surface texture of the concrete is used as a finished surface. Thus the home retains integrity of workmanship.

6. *Feeling:*

The casual informal living style expressed in the Elrod residence with its large expanses of glass and the integration of enormous rock-outcroppings into the living space create a strong visual connection between the inside and outside of the home as well as its "one-ness" with the site. This visual tie-in with the site continues to be very evident and thus the home retains integrity of feeling.

7. *Association:*

[1] A prefabricated greenhouse structure that was located on the north side of the guest house carport was subsequently removed by the current owner.

The association with Arthur Elrod is well documented in the report and the home also retains its association with architect John Lautner, thus integrity of Association remains strong.

SECTION 3: DEFINING HISTORIC CHARACTERISTICS AND NON-CONTRIBUTING FEATURES.

In considering a recommendation for historic resource designation it is important to distinguish those physical elements that are original or from the period of significance that contribute to the resource's historic significance from alterations, additions or features that were added at a later time that may be sympathetic to the original character, but which may create a false sense of historicity. Distinguishing original character-defining features from non-original elements aids the HSPB when it is tasked with evaluating future alterations to the historic resource.

The historic resource report was amended by memorandum dated September 24, 2020 from the consultant who wrote the report. In the memo is a list of proposed character-defining features. The HSPB concurs with this list with the exception of the desert landscape which cannot be confirmed as being in place from the period of significance and the prefabricated carport (now removed).

The physical character-defining historic features of this site are proposed as follows:

1. Its expressionistic, organic / brutalist style of architecture.
2. The integration of the building with the site, including boulders within the living area of the home and indoor / outdoor connectivity through the large expanses of glass.
3. Circular forms with the distinctive conical living room roof.
4. The attached open carport and the carport associated with the 1970 guest wing addition.
5. Open plan with central living space and bedrooms in wings.
6. The board-formed texture on the poured-in-place concrete walls.
7. The fortress-like quality of the windowless, board-formed concrete walls at the front of the lot and the western elevation.
8. The dark grey pigmented concrete driveway, carport and entry walkways.
9. The swimming pool with the adjacent cantilevered stairs down to the guest wing.
10. The concrete and steel frame with innovative structural techniques.
11. Frameless glass set into boulders.
12. Retractable glass wall at living room.
13. Continuous black herringbone tile flooring from carport to interior.
14. Frameless glass doors that open on pivot hinges with sidelights.

The non-contributing features include the following:

1. The landscape.
2. The rock steps in the pathways around the home.
3. The iron gates across the driveway.
4. The sculpture pieces in various locations on the site.

SECTION 4: ENVIRONMENTAL ASSESSMENT

The proposed historic resource designation is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

SECTION 5: CONDITIONS THAT APPLY TO CLASS 1 HISTORIC SITES.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Resource:

1. It shall meet the definition of a historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without following the procedures outlined in Municipal Code Section 8.05.110 "Demolition or Alteration of Class 1 and Class 2 Historic Resources – Certificate of Appropriateness".
5. A marker explaining the historic nature of the site may be installed at the site in a location viewable from the public way.
6. Compliance with all rules and regulations for Historic Sites and Historic Districts under Chapter 8.05 of the Municipal Code shall be required.
7. The site shall not be further subdivided.
8. The City Clerk shall submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of the Council's resolution.

Based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate "The Arthur Elrod Residence" located at 2175 Southridge Drve, a Class 1 (Landmark) Historic Resource (Case HSPB #64).

ADOPTED THIS SIXTH DAY OF OCTOBER, 2020.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

_____
Flinn Fagg, AICP
Director of Development Services

CITY OF PALM SPRINGS

Department of Planning Services

3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

Phone 760 323 8245

Fax 760 322 8360

Historic Preservation Officer 760 322 8364 x8786

HISTORIC RESOURCE DESIGNATION (HRD)

WHEN TO USE THIS APPLICATION:

Use this application if you are seeking Class 1 or Class 2 historic designation for a property or parcel or for historic district applications.

Use the MINOR ARCHITECTURAL APPLICATION FORM (MAA) if you are seeking approval for alterations to Class 1, Class 2, Class 3 or Class 4 historic sites. (Contact the Planning Department if you are unsure of the classification of your property.)

WHO MAY APPLY:

Any individual or organization may apply to the City for consideration of a request for historic resource designation. Applications must be signed and notarized by the owner(s) of record of the site, structure, building or object for which the designation is sought.

PROCEDURE:

1. For proposed historic sites or resources: Refer to Palm Springs Municipal Code ("PSMC") Section 8.05.070 for *Procedures and Criteria for the Designation of Class 1 and Class 2 Historic Resources*. Visit: www.palmspringsca/gov/government/departments/planning/municipal code/ title 8/section 8.05 "Historic Preservation").
2. For proposed historic districts: Refer to Municipal Code Section 8.05.090 for *Procedures and Criteria for Designation of Historic Districts*. Visit: www.palmspringsca.gov/government/ departments/planning/municipal code/Title 8/section 8.05 "Historic Preservation.
3. Complete all parts of the application and include related reports, mailing labels and back up information in support of the application. Denote "NA" for any line item that is not applicable.
4. Once the application is complete, contact the Planning Department and schedule a pre-application conference with the City's Historic Preservation Officer ("HPO").
5. Submit the completed application and related materials to the Department of Planning Services. A Planning Department case number will be assigned to the application.
6. Applications for historic site / resource or historic district designation are evaluated by staff in the City Planning Department who will prepare the application for consideration by the City's Historic Site Preservation Board ("HSPB") at a noticed public hearing. Applicants should plan on attending the hearing. City staff will schedule site visits for members of the HSPB to become familiar with the site prior to the public hearing. (Exterior review only, interiors are not subject to HSPB review.)
7. At the public hearing, the HSPB will evaluate the application and make a recommendation for City Council action. The City Council will consider the application and the HSPB's recommendation at a second noticed public hearing. The applicant should again attend that hearing.
8. The final action of the City Council to designate will be recorded on the property title with the County Recorder's office.

FOR HISTORIC SITE / RESOURCE APPLICATIONS, SEE CHECKLIST FOR CLASS 1 AND 2.
FOR HISTORIC DISTRICT APPLICATIONS, SEE CHECKLIST FOR HISTORIC DISTRICTS.

CITY OF PALM SPRINGS

Department of Planning Services
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Tel 760-323-8245 – FAX 760-322-8360

For Staff Use Only
Case Number: _____

In-Take Planner: _____

Date: _____

HISTORIC RESOURCE DESIGNATION

PLANNING / ZONING GENERAL INFORMATION FORM

TO THE APPLICANT: Complete all parts of this application. Denote "NA" for lines that are not applicable.

Project Information:

Applicant's Name: Jeremy Scott, Trustee of the Jeremy Scott Living Trust (preparer: Olivia White, Chattel Inc.)

Applicant's Address: 12300 Wilshire Blvd Suite 300 Los Angeles, CA 90025

Site Address: 2175 Southridge Drive APN: 5102500031, 510250026

Phone #: (818) 869-4769 (Olivia White) Email: olivia@chattel.us

Zone: R1 GP: Estate Residential Section/Township/Range: 25 / 4S / 4E

Description of Project:

Class 1 Historic Site nomination of the Elrod Residence, designed by John Lautner and constructed in 1968.

Note: For Historic District applications: on a separate page provide a list of all sites/parcels within the proposed historic district boundaries with the same information listed above.

Is the project located on the Agua Caliente Band of Cahuilla Indians Reservation? Yes/No: No
(Refer to the Land Status Map under Tribal Resources on the Planning Department home page)

Construction Date: 1968 ☐ Estimated ☒ Actual (denote source, i.e. building permits)

Architect: John Lautner

Original Owner: Arthur Elrod

Common/Historic Name of Property: Elrod House

Other historic associations: _____

Attach to this application any information, photos, drawings, newspaper articles, reports, studies, or other materials to fully describe the characteristics or conditions that support this application for historic designation.

Architectural Style: Organic Architecture

Refer to the Architectural Styles chapter of Citywide Historic Context Statement, under Historic Resources on the Planning Department Home Page: www.palmspringsca.gov.

HISTORIC RESOURCE DESIGNATION APPLICATION (CONT.)

Criteria for the Designation of a Class 1 Historic Resource:

Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 1 historic resource or a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided both of the following findings are met. Refer to the US Department of the Interior National Register Bulletin "How to Apply the National Register Criteria for Evaluation" of potentially historic resources for further information.

Provide a written description of how the site qualifies as a historic resource per the following Findings. Please provide answers on a separate sheet or report.

FINDING 1: The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:

a. The resource is associated with events that have made a meaningful contribution to the nation, state, or community. 1
b. The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history.
c. The resource reflects or exemplifies a particular period of national, state or local history.
d. The resource embodies the distinctive characteristics of a type, period, or method of construction.
e. The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possess high artistic value.
f. The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists.

FINDING 2: The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards. Provide a written description for each element as listed: Design; Materials; Workmanship; Location; Setting; Feeling; and Association. 2

Criteria for the Designation of a Class 2 Historic Resource:

Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 2 historic resource of a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided the site, structure, building, or object exhibits significance and meets one or more of the criteria listed in Finding 1 above. A Class 2 historic resource is not required to meet the findings for integrity as described in Finding 2.

Criteria and Findings for Designation of Historic Districts:

In addition to the criteria listed in Finding 1, to be considered for designation as a Historic District, a defined area must:

a. Contain contributing resources on a majority of the sites within the proposed district which individually meet the criteria in Finding 1. The defined area may include other structures, buildings, or archaeological sites which contribute generally to the overall distinctive character of the area and are related historically or visually by plan or physical development. *Provide a separate list by address and Assessor Parcel Number (APN) for each site/parcel that meets the criteria outlined in Finding 1.*

b. Identify non-contributing properties or vacant parcels to the extent necessary to establish appropriate, logical or convenient boundaries. *Provide a separate list by address and APN number for each site/parcel within the proposed historic district that is considered non-contributing to the overall historic significance of the historic district.*

---

1 NOTE: Unlike the National Trust criteria, the City's criterion does not consider "patterns of events". For consideration of "patterns of events", use Criterion "C", reflecting a particular period.

2 NOTE: Refer to the U.S. Department of the Interior Bulletin for "How to Evaluate the Integrity of a Property".

CITY OF PALM SPRINGS
PLANNING DEPARTMENT APPLICATION
HISTORIC RESOURCE DESIGNATION

CLASS 1 AND CLASS 2

APPLICANT'S REQUIRED MATERIAL CHECKLIST

The following items must be submitted before a **Historic Resource Designation** application will be accepted. Please check off each item to assure completeness. Provide twelve (12) hard copies and one (1) PDF copy of the following materials unless otherwise noted:

	Applicant Only	City Use Only
Application Information:		
• General Information form (1 copy)	4S	
• Notarized letter from property owner consenting to Historic Designation (1 copy)	X	
• Ownership and Address History ("Chain of Title") (1 copy)	4E	
Historic Resource Report:		
The following items shall be included in a historic resources report describing the site, structure, buildings, or objects eligible and appropriate for designation per PSMC 8.05.070.		
• Photographs of the exterior of the proposed site, structure, buildings or objects.	x	
• Aerial photo of the site/resource (from Google Maps or equal).	x	
• Information on the architect, designer, and/or developer.	x	
• Date and method of construction. Provide copies of building permits.	x	
• A detailed assessment of the character defining features describing materials, architectural details/style, landscape elements, or other relevant descriptors.	x	
• Evaluation of the site relative to the Criteria and Findings for Designation of Class 1 and Class 2 Historic Resources.	x	
Additional Information:		
• Site Plan: 8-12" x 11" or 11" x 17"	x	
• Public Hearing labels per PSZC Section 94.09.00.		
• Any other documentation or research as may be necessary to determine the qualifications of the site, structure, building, or objects.		

Applicants are encouraged to review the bulletin from the U.S. Department of the Interior titled "How to Apply the National Register Criteria for Evaluation". (National Register Bulletin 15 (http://www.ns.gov/history/nr/publications/bulletins/nrb15/)).

CITY OF PALM SPRINGS
PLANNING DEPARTMENT APPLICATION
HISTORIC RESOURCE DESIGNATION
HISTORIC DISTRICT APPLICATIONS

APPLICANT'S REQUIRED MATERIAL CHECKLIST

The following items must be submitted before a **Historic District** application will be accepted. Please check off each item to assure completeness. Provide twelve (12) hard copies and one (1) PDF copy of the following materials unless otherwise noted:

Application Information:	Applicant Only	City Use Only
• General Information form listing main contact person. (1 copy)	☐	☐
• A map of the proposed district boundaries, identifying all potentially contributing resources.	☐	☐
• A list of all Assessor Parcel Numbers (APN), addresses, and ownership within the proposed district boundaries. (1 copy)	☐	☐

Formal Historic District Designation Report:

The following items shall be included in a **Historic Resource Report** describing how the district is eligible and appropriate for designation per PSMC 8.05.090.

• Photographs of all sites within the proposed district boundaries.	☐	☐
• Aerial photo of the proposed historic district (from Google Maps or equal).	☐	☐
• Information on the architect, designer, and/or developer.	☐	☐
• Date and method of construction. Provide copies of building permits.	☐	☐
• Identify the period of significance of the proposed district which the contributing resources collectively represent.	☐	☐
• A detailed assessment of the character defining features describing materials, architectural details/style, landscape elements, or other relevant descriptors of each site believed to be contributing.	☐	☐
• Proposed historic district design guidelines, which includes development, and aesthetic standards.	☐	☐
• Ownership and address history: ("Chain of Title") for each potentially contributing resource within the proposed district.	☐	☐
• Evaluation of the site relative to the Criteria and Findings for Designation of Historic Districts for each potentially contributing resource within the proposed historic district.	☐	☐

Additional Information:

• Letters demonstrating written support of the proposed historic district from no less than fifty-one (51%) of all property owners within the boundaries of the proposed historic district.	☐	☐
• Public Hearing labels per PSZC Section 94.09.00.	☐	☐
• Any documentation or resarch deemed necessary to determine the qualifications of the site, structure, building, or objects within the proposed historic district.	☐	☐

Applicants are encouraged to review the helpful bulletin from the U.S. Department of the Interior titles "How to Apply the National Register Criteria for Evaluation". (National Register Bulletin 15 (http://www.ns.gov/history/nr/publications/bulletins/nrb15/)).

HISTORIC RESOURCE REPORT

Elrod Residence
2175 Southridge Drive
Palm Springs, California

Prepared by:
Chattel, Inc. | Historic Preservation Consultants
13417 Ventura Blvd
Sherman Oaks, CA 91423

July 29, 2020

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I. INTRODUCTION

This Historic Resource Report (HRR) is prepared as part of the Class I Historic Site nomination for the Elrod Residence located at 2175 Southridge Drive, Palm Springs, California (Assessor Parcel Numbers (APNs) 510250031, 510250026). The Elrod Residence (subject property) was constructed in 1968 and was designed by master architect John Lautner. It is individually listed in the National Register of Historic Places (National Register) as part of the Multiple Property Documentation Form, *Residential Architecture of John Lautner in Southern California, 1940-1994*.[1] This HRR describes the history of the development of the subject property, provides relevant historic contexts under which it was evaluated, provides a description of the subject property, and evaluates its eligibility as a Class I Historic Site.

[1] Historic Resources Group, ed. National Register of Historic Places, Residential Architecture of John Lautner in Southern California 1940-1994 Multiple Property Documentation Form, California, Reference No. 64501264, Accepted 4/19/2016.

II. QUALIFICATIONS

Chattel, Inc. (Chattel) is a full-service historic preservation consulting firm with practice throughout the western United States. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side. Comprised of professionals meeting the *Secretary of the Interior's Professional Qualifications Standards* in history, architecture, architectural history, and historic architecture, the firm offers professional services including historical resources evaluation and project impacts analysis, in addition to consultation on federal, state, and local historic preservation statutes and regulations.

Chattel staff engage in a collaborative process and work together as a team on individual projects. This evaluation was prepared by Associate II Olivia White, architectural historian, and reviewed by President Robert Chattel, historic architect; Principal Associate Leslie Heumann, architectural historian; and Associate II Alvin-Christian Nuval, planner, professionals meeting the *Secretary of the Interior's Professional Qualification Standards* in historic architecture, architecture and/or architectural history.

III. METHODOLOGY

To complete this HRR, Chattel conducted research, participated in a site visit, and evaluated the subject property under relevant historic contexts.

Research

Primary and secondary source materials were consulted for the development of applicable historic contexts and property history. For a complete list of sources, refer to bibliography. Sources generally included:

- *Arthur Elrod: Desert Modern Design* by Adele Cygelman
- *Los Angeles Times* articles via Proquest
- City of Palm Springs Citywide Historic Context Statements & Survey Findings
- *Between Earth and Heaven: The Architecture of John Lautner* Ed. By Nicholas Olsberg
- National Register of Historic Places Elrod House Nomination
- National Register of Historic Places Multiple Property Documentation Form, Residential Architecture of John Lautner in Southern California 1940-1994

Site Visit

Robert Chattel and Olivia White conducted a site visit and completed photographic documentation at the subject property on June 3, 2020.

IV. REGULATORY SETTING

The following describes the regulatory setting for determining whether the subject property qualifies as a historical resource.

City of Palm Springs

As outlined in City Municipal Code 8.05.070.C, in considering applications for Class 1 or Class 2 historic designation, the HSPB and City Council shall evaluate the application and make findings for conformance with the following criteria:

1. Criteria for the Designation of Class 1 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided both of the following findings are met:

   a. The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:

      (i) The resource is associated with events that have made a meaningful contribution to the nation, state or community; or
      (ii) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history; or
      (iii) The resource reflects or exemplifies a particular period of national, state or local history; or
      (iv) The resource embodies the distinctive characteristics of a type, period or method of construction; or
      (v) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value; or
      (vi) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or
      (vii) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.

   b. The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.

2. Criteria for the Designation of Class 2 Historic Resources. A site, structure, building or object may be designated as a Class 2 historic resource, provided the site, structure, building or object exhibits significance and meets one or more of the criteria listed in subsection (C)(1)(a) above. A Class 2 historic resource shall not be required to meet the findings for integrity as described in subsection (C)(1)(b) above.

V. HISTORIC CONTEXTS

The subject property was evaluated under the following historic contexts: Arthur Elrod, John Lautner, and Organic Architecture.

Arthur Elrod

Arthur Elrod was one of the most successful mid-century interior designers in Palm Springs. He was born Arthur Dea Elrod Jr. on August 8, 1924 in Anderson, South Carolina. His father, Arthur Dea Elrod, was a farmer, and his mother, Jessie Herron Elrod, was a teacher. He attended the then all-male Clemson Agricultural College (now Clemson University). Having only three options for study – agriculture, animal husbandry, or textiles – Elrod chose to study textiles, specifically textile engineering. After a year of school, Elrod moved to Atlanta to work at the Davison's department store, which was part of the R.H. Macy & Company, where he worked in the home furnishings department and developed an interest in interior design.[2]

In 1945 Elrod moved to Los Angeles and took an interior decoration course at the Chouinard Art Institute. He moved to Palm Springs in 1947 and got a job at the newly opened Bullock's Palm Springs as a junior staff decorator.[3] Bullock's was one of the only places in the city to buy home furnishings at the time and it was likely where Elrod met many of his early clients. His first known project in Palm Springs was decorating a model home built by R.H. East Ramon in the new Vista Del Cielo tract in 1948.[4]

After six years in Palm Springs, he moved to San Francisco to work for W.J. Sloane. Sloane, who started his career by selling carpets, rugs and tapestries to major hotels and department stores in New York, soon established a furniture and home décor company, which by 1948 had stores in New York, San Francisco, and Beverly Hills.[5] While working for Sloane, Elrod gained attention for a lighting installation he designed for the General Electric (GE) Diamond Jubilee of Light exhibit at the San Francisco Museum of Art (now SFMOMA) in 1954. The goal of the GE exhibit was to demonstrate lighting innovations for contemporary interiors. Elrod matched the furniture to align with the highly complex lighting system and was also part of discussions on planning the room for light and color with other designers. The room was featured in the June 1954 issue of *Interior Design* and a 1955 issue of *House & Garden*, one of the first of many times his work would receive acclaim in popular home décor magazines.[6]

In 1954, Elrod returned to Palm Springs, where he would spend the last 20 years of his life. At W.J. Sloane, Elrod met Hal Broderick, who had a background in business and interior design, and became Elrod's business partner for the remainder of his career.[7] He opened his firm Arthur Elrod Ltd. at 886 North Palm Canyon Drive, with himself as lead designer, Broderick as the business manager, and Barbara Willis as showroom manager. The firm was successful and expanded quickly; Elrod soon had to hire additional designers to keep up with the demand. He also used his contacts from W.J. Sloane to bring renowned national furniture lines such as Baker and Widdicomb to Palm Springs.

In 1954, Elrod was hired to decorate the interior of Lucille Ball and Dezi Arnaz's Rancho Mirage house in Thunderbird Country Club designed by master architect Paul Revere Williams. He would go on to work on Ball's Beverly Hills house as well.[8] In 1956, Elrod was elected a member of the Southern California chapter of the American Institute of Decorators (AID, now the American Society

[2] Adele Cygelman, *Arthur Elrod: Desert Modern Design* (Layton, Utah: Gibbs Smith, 2019), 10.
[3] Ibid., 13.
[4] Ibid., 14.
[5] Ibid., 16.
[6] Ibid., 17, 20.
[7] Ibid., 20
[8] Ibid., 24.

of Interior Designers). The same year he participated in the Decorators and Antiques show held at the Pan Pacific Auditorium in Los Angeles where he showcased a model room for *Los Angeles Times Home* magazine. The room had a three-color lighting system with a control panel for mixing colors of 12 recessed ceiling lights.[9]

Like many architects and interior designers of the time, Elrod used his own homes as laboratories for experimenting with new designs. This process for Elrod involved purchasing a house, remodeling it, and reselling it, which allowed him to flex his creative muscles, as well as receive some press. The first house he used to do this was "a small Spanish adobe" in the Movie Colony neighborhood. He remodeled the house between 1958-1959, raising the ceiling height from 8 feet to 12 feet, adding tall windows with shutters, installing a floor to ceiling concave brick fireplace, and sliding glass doors to the patio and lanai. He decorated the living room with a woven rug in raised multicolor patterns, abstract paintings, and white furniture.[10] Elrod focused on verticality and elongating features such as the 12-foot-high gray shutters on the interior of the windows. He also contrasted the black tile floor in the entryway with yellow canvas drapes; yellow would become one his signature colors that he incorporated in the majority of his projects in some way.

His second house, purchased in 1957, was a modest Spanish Colonial Revival house. On the exterior he stuccoed the front façade and added tall wood double doors. On the interior, he continued his pattern of mixing antiques with custom-made modern furniture and accent pieces.[11] The living room had a fireplace wall of glazed white brick accented with clustered antique Spanish sconces. It had a 22-foot-long Prentice sofa and cork coffee table which followed the angled shape of the sofa.[12] The master suite had walls covered in textured turquoise wallpaper, solid on one wall, and with painted white bamboo mural on the opposite wall. In 1964, Elrod sold the house completely furnished, passing on one of his many experiments in designing.[13]

Elrod was a master self-promoter, and he always found a way for the firm to receive publicity in major publications. His work was frequently featured in the *Desert Sun*, *Palm Springs Villager*, *Palm Springs Life*, and the Sunday *Los Angeles Times Home* magazine. *Home* magazine was a mass-circulation publication which profiled his work as early as 1955 and continued the rest of his career. For *Home* magazine, Elrod wrote a number of "how-to" articles on decorating including "tricks of the week," like a corner table with a built-in magazine rack, or space-saving ideas for small apartments. Elrod was concerned with how people lived in their homes and believed good decorating could improve people's lives.[14] His firm also placed a number of advertisements in the same publications which would profile his work. Some of these advertisements profiled the brands of furniture the firm used, showcasing the visual design aesthetic, others featured celebrity clients, others were hand drawn illustrations.

A major facet of the firm's work was decorating model homes. In 1955, the firm decorated model units for Desert Braemer in Rancho Mirage, the first cooperative garden development in the neighborhood.[15] He went on to complete the model apartment for the new Royal Air Country Club Apartments designed by Wexler & Harrison with landscaping by Antone Dalu.[16] Elrod's firm decorated the model homes for three additional new developments in 1959, Racquet Club Road Estates, Vista Las Palmas Estates, and Golden Vista Estates.[17]

[9] "$5,000,000 in Antiques, Room Settings Shown," *Los Angeles Times*, October 12, 1956.
[10] Adele Cygelman, *Arthur Elrod: Desert Modern Design* (Layton, Utah: Gibbs Smith, 2019), 44.
[11] Ibid., 88-91.
[12] Ibid., 91.
[13] Ibid., 92.
[14] Ibid., 56.
[15] Ibid., 61.
[16] Ibid., 66.
[17] Ibid., 68.

One of his important Palm Springs commissions was the Joseph and Nelda Linsk House, better known as the Kaufmann House, designed by master architect Richard Neutra and constructed in 1946. The Linsks purchased the home in 1963 and hired Elrod to redesign the interior and architect William Cody to design a family room and office addition at the rear of the house. Elrod complemented the new addition spaces with McGuire furniture and added bookshelves on an exposed exterior sandstone wall in the new office.

On December 6, 1965, Elrod purchased .64 acres of land in a ridge of the Palm Springs hills at 2175 Southridge Drive for what would become his last home.[18] With master architect John Lautner and Elrod as interior designer, this house is his most remembered work and continues to be known by his name. Lautner and Elrod had never collaborated on a project before and were introduced through Elrod's friend, interior designer Marco Wolff Jr. Elrod was looking for a truly unique property and knew of Lautner's work and what he was capable of delivering. The two-year collaboration resulted in what was one of the most important works of both Elrod's and Lautner's respective careers.[19]

In decorating the interiors of his house Elrod used almost all custom furniture and fixtures which followed the curved and circular motif established by the overall shape of the living spaces. He designed a 24-foot-long curved sofa and matching 16-foot backless bench for the living room which he had fabricated by furniture maker Martin Brattrud.[20] The living room rug, designed by Bill Raiser, was done in a neutrals, and picked up on the circular shape of the room with a pattern of raised circles. Elrod designed each seating area of the house to have a different, unobstructed view of the mountains, made possible by Lautner's mitered glass walls (later replaced) in the living areas. Elrod introduced works by contemporary designers into his design, including lamps by Achille and Pier Giacomo Castiglioni's Arco lamp, and Ribbon Chairs by Pierre Paulin.[21] The master bedroom suite featured a separate sitting area with built in bookshelves clad in courbaril wood from South America, wall to wall woven gray goat hair carpets, and extensive use of bright red furniture and accent pieces.[22]

Following completion, the house was featured in numerous publications including *Los Angeles Times Home* magazine, *Architectural Digest*, *Palm Springs Life*, *Interior Design*, and *Architectural Record*. The debut article in the *Los Angeles Times* featured photographs by Leland Y. Lee, protégé of Julius Shulman. The extensive publication of the house brought notoriety and fame to Elrod who generally preferred to stay out of the spotlight.

On February 18, 1974, Elrod was tragically killed in a car accident when he was a struck by a drunk teenage driver in a pickup truck. His associate William Raiser was driving the vehicle and was also killed in the crash. Obituaries for Elrod ran in the *Desert Sun*, *Los Angeles Times*, and *New York Times*. Past president of the AID Adele Faulker said upon his passing "Elrod was a designer's designer, both in his ethics and the quality of his work…he could do contemporary houses with softness and warmth, and he had a grasp of the facts of living in our time."[23] Carolyn Murray, managing editor of *Home Magazine* note of his work "But you always felt easy in his interiors. You did not feel you had to keep the draperies closed nor worry about wearing or fading. He encouraged you not to. These were rooms to be lived in."[24]

Elrod's designs helped define the look and feel of mid-century Palm Springs homes from modest model homes for everyday clients, to masterpieces of architecture for high-profile clients like Lucille

[18] Adele Cygelman, *Arthur Elrod: Desert Modern Design* (Layton, Utah: Gibbs Smith, 2019), 181.
[19] Ibid., 182-183.
[20] Ibid., 185.
[21] Ibid., 189.
[22] Ibid., 194.
[23] Dan MacMasters, "The Life and Happy Times of Arthur Elrod," *Los Angeles Times*, April 21, 1974.
[24] Ibid.

Ball. Elrod fashioned the look and feel of many of the city's homes which defined the ideal image of Palm Springs houses. The Elrod Residence, his most notable work was a true collaboration between architect and designer where the exterior design was just as important as the interior. The subject property is an exemplification of his ethos as a designer with its bright furniture, complete integration of indoor and outdoor space, and original interior design and furniture which complemented the architecture.

John Lautner

The context below is taken and adapted from the *Residential Architecture of John Lautner in Southern California 1940-1994 National Register of Historic Places Multiple Property Documentation Form* prepared by Historic Resources Group.

> John Lautner was born in rural Marquette, Michigan on July 16, 1911 to John and Vida Lautner. Of Irish and German roots, Lautner once described his disposition as being halfway between a "free, wild Irishman" and a "completely mechanical German." [25] His mother was a painter, and his father was a professor at Northern State Teachers College (now Northwestern University). Lautner grew up an insatiable reader and nurtured by parents "steeped in German philosophy, American Transcendental thought, and Nordic and Indian mythology, and who also shared a deep interest in art and architecture."[26] In his teenage years, Lautner helped his parents design, build, and furnish a Swiss chalet-style log cabin on a rocky peninsula overlooking Lake Superior. It was constructed using traditional methods and simple machinery because of its difficult, remote location. In later years, Lautner built his own projects utilizing the same hands-on approach. The house was named Midgaard, an Old Norse word meaning "midway between earth and heaven;" it was listed in the National Register of Historic Places in 2012.[27]
>
> Lautner's school years were spent in Marquette and traveling with his parents. The family lived for one year in Boston and another in New York City when Lautner was an adolescent. He attended the Northern State Teachers College in Marquette where his father was a professor. Lautner took classes in several subjects, including astronomy, physics, and chemistry, though his favorites were his father's courses in philosophy, ethics, and anthropology, and "the only thing related to architecture that this school had," a course in the history of architecture.[28] In 1933, at the age of 22, Lautner graduated from the Northern State Teachers College with an A.B. degree in English.[29]
>
> *Lautner and Wright*
> In 1932, Frank Lloyd Wright and his third wife, Olgivanna, established the Taliesin Fellowship program on their Taliesin Estate near Green Spring, Wisconsin. The previous year, the Wrights had circulated a prospectus to an international group of distinguished scholars, artists, and friends, announcing their plan to form a school at Taliesin to "Learn by Doing." They asserted that the fine arts "should stand at the center as inspiration grouped about architecture… (of which landscape and the decorative arts would be a division)".[30] Education at Taliesin would emphasize painting, sculpture, music, drama, and dance "in their places as

[25] "Responsibility, Infinity, Nature: John Lautner," interview by Marlene L. Laskey, Oral History Program, University of California, Los Angeles, 1986, 1.

[26] Kenneth Breisch, "Review - Between Earth and Heaven: The Architecture of John Lautner," Journal of the Society of Architectural Historians, Vol. 68, No. 3, September 2009, 407.

[27] Nicholas Olsberg, "Grounding: Idea of the Real," in Nicholas Olsberg, ed., Between Heaven and Earth: The Architecture of John Lautner, (New York: Rizzoli International Publications, 2008), 43.

[28] "Responsibility, Infinity, Nature: John Lautner," 24.

[29] Lautner chose this degree not because it was his major of choice, but because he had taken more English courses than any other subject.

[30] Frank Lloyd Wright School of Architecture, "History," http://www.taliesin.edu/history.html (accessed May 2015).

divisions of architecture."[31] Lautner originally planned to travel abroad after finishing his education until he learned of Wright's program at Taliesin from his mother, who strongly encouraged him to attend. The unusual curriculum of the Taliesin Fellowship program appealed to Lautner, who noted:

> I had examined other professions when I was in college[,] but it seemed to be they all got into a rut. I hated repetition of any sort, or any kind of groove. And I knew from taking drafting in high school that I'd never be a draftsman. I could never keep a pencil sharp – it was just a pain in the neck. If I went to a regular architectural school I'd fail because I wasn't neat.[32]

The allure of living and learning in an artistic culture under the wing of a master architect exceeded Lautner's desire to travel. In 1933, both Lautner and his fiancée, Mary Faustina "Marybud" Roberts, began their education at Taliesin. The education that Lautner received while at Taliesin was unique in scope. Aside from drafting, Lautner prepared meals, tended to the estate's extensive garden, worked on cars and other farm machinery, managed livestock, and performed maintenance. "The fellowship was a community, not everyone had to be interested in becoming an architect. It was a place to study music, art, printing, weaving, furniture design, and photography. To join in philosophical conversations as well as bring in the crops, build stone walls, and fix the plumbing."[33] The work at Taliesin seemed particularly fitting for Lautner. He was physically strong, and the ability to build and work with his hands as part of his architectural education was naturally appealing. Perhaps one of the greatest challenges for any architect studying under Frank Lloyd Wright was the ability to maintain a sense of individuality in design and resist simply becoming a "tool in his hand."[34] For Lautner, it was not easy to negotiate between his desire to establish his own design sensibility and a desire to communicate his admiration for his mentor's work. In an interview, Lautner explained how he strove to maintain an independent state of mind:

> I purposely didn't copy any of Mr. Wright's drawings or even take any photographs because I was a purist. I was [an] idealist. I was going to work from my own philosophy, and that's what he wanted apprentices to do, too: that wherever they went, they would contribute to the infinite variety of nature by being individual, creating for individuals a growing, changing thing. Well practically none of them were able to do it. I mean, I am one of two or three that may have done it, you know...[35]

From 1933 to 1939, Lautner apprenticed with Frank Lloyd Wright. During this time, he served as supervisor to the architect on a variety of projects including the Johnson family residence, Wingspread (Racine, WI, 1936-39). This responsibility helped define the distinction between Wright's work and Lautner's emerging aesthetic and provided Lautner invaluable experience in the areas of contracting and client relations. One of Lautner's first experiences supervising for Wright was for the construction of Deertrack in Marquette, Michigan, Wright's house for Abby Beecher Roberts, Lautner's mother-in-law. Deertrack was a Usonian house with a flat roof, which Lautner felt was ill suited to the northern Michigan climate. To accommodate all of his mother-in-law's desires and to remain in good standing under Wright's watchful and intensely critical eye proved to be no easy task. The experience however, was the beginning of Lautner's development of his own architectural identity. The process of overseeing construction helped develop his spatial imagination. He spent countless hours "drawing and thinking and imagining and digging" in order to see the project realized.[36] Despite all the

[31] Ibid.
[32] Hess, *The Architecture of John Lautner*, 13.
[33] Ibid., 14.
[34] Ibid., 29.
[35] "Responsibility, Infinity, Nature: John Lautner," 36.
[36] "Responsibility, Infinity, Nature: John Lautner," 45.

challenges of that particular project - and perhaps because of them - seeing it come to fruition was a defining moment in Lautner's fledgling career.[37]

Lautner moved to Los Angeles, a city he famously hated, in 1938, and continued to work for Wright intermittently through the early 1940s.[38] Lautner worked on a number of Wright projects in Southern California including the Sturges House (Los Angeles, 1939), Eaglefeather (Malibu, 1941), Freeman House (Los Angeles, 1924), and the Mauer House (Los Angeles, 1941-1946).[39] By the time Lautner came to Los Angeles, he was working to establish a career and life independent of Wright. At the Sturges House, Lautner oversaw the implementation of Wright's Usonian design, but Wright played little role during construction, making only intermittent trips to make minor adjustments. This experience was critical in helping Lautner establish his own presence as a young architect in Los Angeles.

The construction of the Bell House (Los Angeles, 1941) would prove to be a pivotal point in Lautner's career. When Wright came to Los Angeles to review the construction of the Sturges House in 1939, he discovered that the design for the Bell House was too expensive for the clients. In lieu of Wright's design for the Bells, Lautner was tasked with redesigning a smaller, more affordable home for the clients. Lautner abandoned Wright's original hexagonal motif in favor of a simpler geometry. Lautner's design of the Bell House was influenced by Wright, but it marked a major step in establishing Lautner's independence from his teacher.

Lautner's professional association with Wright ended in 1943.[40] During World War II, with non-military construction at a standstill, Lautner was forced to find jobs in the defense industry. In 1944, Lautner joined the architectural firm of Douglas Honnold. While at Honnold's firm, Lautner designed residences and commercial buildings, including two Coffee Dan's restaurants (Los Angeles, 1946).[41] The designs for Coffee Dan's provided the basis for Lautner's later designs for Henry's Drive-ins and Googie's restaurant.[42] Lautner ended his connection with Honnold in 1947 and established his own architectural practice that same year, beginning the first stage of his independent career.[43]

As Lautner embarked on his own career, he retained many of Wright's ideas about Organic architecture, including the seamless integration of natural elements into architectural design, and the way in which a building should emerge from, and be inspired by, the site. This organic approach to architecture would characterize Lautner's work throughout his career. In his Princeton lectures on Modern Architecture, published in 1931, Wright states that "the word [organic] applies to 'living' structure – a structure or concept wherein features, or parts are so organized in form and substance as to be, applied to purpose, integral. Everything that 'lives' is therefore organic."[44] To Wright, a building that is "integral" (a building whose every part is a direct result of the process of construction for use) is a living organism. Organic architecture meant a living architecture in which every composition, element, and detail was deliberately shaped for the job it was to perform. Wright stressed the unity of

[37] Ibid.

[38] Julius Shulman, Jurgen Nogai, and Richard Olsen, Malibu: A Century of Living by the Sea (New York: Abrams, 2005), 104.

[39] Olsberg, "Grounding: Idea of the Real," 51. The Mauer Hose was started before the war, but when it proved too expensive for the client, Wright allowed Lautner to redesign it as his own. The Lautner-designed project was completed in 1946.

[40] Hess, *The Architecture of John* Lautner, 27.

[41] Ibid.

[42] Alan Hess, *Googie Redux: Ultramodern Roadside Architecture* (San Francisco: Chronicle Books LLC, 2004), 70.

[43] Nicholas Olsberg, ed., *Between Earth and Heaven: the Architecture of John Lautner* (New York: Rizzoli International Publications, 2008), 228.

[44] Frank Lloyd Wright, *Modern Architecture; Being the Kahn Lectures for 1930* (Princeton, NJ: Princeton University Press, 1931), 27.

building, furnishings, and environment in an "organic-entity, as contrasted with that former insensate aggregation of parts...One great thing instead of a quarrelling collection of so many little things."[45] Wright expressed his concept of Organic design through crystalline plan forms, the possibility of growth by asymmetrical addition, the relationship of composition to site and client, and the use of local materials.[46]

Lautner's approach to architecture embodied many of Wright's philosophical preoccupations, and above all, the notion of a building conceived as a "total concept." Like Wright, Lautner's work shows a strong preference for essential geometric forms – the circle and the triangle are dominant motifs in both his overall designs and his detailing – and his houses are similarly rooted in the idea of integrating the house into its location and creating an organic flow between indoor and outdoor spaces, although Lautner's work arguably took the latter concept to even greater heights. The 1940s were a period of experimentation for Lautner. Some projects expressed a strong design concept, while others focused on technological innovations and construction methods. Lautner's use of materials evolved from wood (specifically redwood) in the early years to concrete and steel in his works later in the decade; he also employed various structural systems during this period. Several of Lautner's residential designs of the 1940s clearly reflect Lautner's debt to Wright, while others demonstrate his exploration of independent ideas.

Lautner designed his own residence (Los Angeles, 1939-1940) on a hillside in the Silver Lake neighborhood. As described in a 1941 *House Beautiful* article: "The hill itself was far from beautiful. There was a sweeping view, but not much else. Trees and rocks were lacking…To the lay mind, the prospects for building an attractive small house on such an unpromising site would have seemed hopeless. But John E. Lautner, Jr., Los Angeles architect, did not see it that way. 'To build something of the hill, rather than in spite of the hill"" was the challenge.[47] Lautner addressed the challenge of the hillside by creating a series of cascading spaces that take advantage of the site. He used a hexagonal shape that forms not only the roof but also the overall floor plan. The 1,200 square foot, two-bedroom plan was built on a shoestring budget of $4,500 with help from contractor and friend Paul Speer. The kitchen and dining room are several steps above the living room, but the spaces are integrated into half of a hexagon. The resulting angles create an intimate space that unifies the house with the views and the steeply-sloping site.

The Schaffer House (Glendale, 1949) is an excellent example of Lautner's focus on site conditions and is considered one of Lautner's early masterpieces.[48] "The Schaffers had bought a small property in a grove of oaks, a piece of land that they had long used and enjoyed for picnics. Lautner carefully [sited] the house on the exact picnic spot, without displacing any trees. To help the Schaffers retain an awareness of this already familiar place, he designed the house to reveal its surroundings from within. To do this he edged the house with an envelope of glass walls and eliminated conventional room divisions within the public areas so that spaces flowed openly into each other, allowing panoramic vistas of the exterior. He also canted sections of the roof upward with angled clerestories, directing the eye up into the trees."[49] The Schaffer House shares important attributes with Wright's Usonian house prototype, and much of the material detailing and aesthetic is similar to that of Wright's work. However, the informal arrangement of interior spaces, the horizontal bands of glass, and the way the house opens to the surrounding oak grove are characteristic of Lautner's work from this period. Lautner was even more literal in his use of natural elements in architecture with

[45] Ulrich Conrads, *Programs and Manifestoes on 20th-century Architecture*, (Cambridge, MA: MIT, 1999), 25.

[46] Peter Collins, "The Biological Analogy," *Changing Ideals in Modern Architecture 1750– 1950* (London: Faber and Faber, 1965).

[47] "New Angles on a Slope," *House Beautiful*, June 1941, 66.

[48] "New Angles on a Slope," *House Beautiful*, June 1941, 66.

[49] "New Angles on a Slope," *House Beautiful*, June 1941, 66.

his design for the Pearlman Cabin (Idyllwild, 1957), in which the surrounding trees were used as columns in the structure of the building.

By the close of the 1940s, Lautner had established his own identity, and he had become increasingly daring in his spatial concepts and use of materials. His work from this period shows a strong preoccupation with essential geometric forms, and it is significant for its radical expansion of both the technical and spatial vocabulary of domestic architecture. He achieved this through his use of the latest building technologies and materials, such as glue-laminated plywood beams, steel beams and sheeting, and the beginning of his exploration of the architectural possibilities of reinforced concrete. He also developed non-linear, open-plan, and multi-level layouts.

Residential Architecture in Southern California, 1956-1969

By the 1950 and 1960s, Lautner was an established and well-recognized architect, known for producing custom-designed, single-family residences. Lautner's work from this period reflects his continued experimentation with geometric forms and innovative structural techniques. There are a number of key features of Lautner's work in the 1950s that distinguished him from contemporary practitioners of the International style. Lautner continued to utilize the Organic principles he learned from Wright and his own emphasis on bold geometry. Rather than restricting himself to a strict, uniform architectural language for developing his designs, as was true of many of his contemporaries, Lautner allowed himself a great deal of flexibility to appropriately address the unique qualities of each site. In discussing his philosophy, Lautner stated, "I choose not to be classified and remain instead continuously growing and changing, with basic real ideas contributing to life itself, for timeless enjoyment of spaces, which I call Real Architecture. No Beginning, No End – always."[50]

In the 1960s, Lautner continued to push the boundaries of traditional architectural design and engineering, employing increasingly bold and elaborate geometric forms, and experimenting with innovative structural techniques and combination of materials. Lautner's house for Mr. and Mrs. Willis Harpel (Los Angeles, 1956) represents the start of the second significant phase of Lautner's career when he increasingly worked with a combination of materials, including wood and concrete. The house is constructed of round, reinforced concrete columns and wood beams set in a pattern of interlocking equilateral triangles. The use of columns allows for almost no load-bearing interior walls. The structural grid continues beyond the house to form a series of exterior spaces. In contrast to the use of concrete, and to retain a connection to nature, Lautner used wood structural elements and wood and stone details on the interior and exterior of the Harpel House. The Harpel House is designated City of Los Angeles Historic-Cultural Monument #896.

This period also saw the construction of three of Lautner's most unusual, innovative, and influential residences: the Malin House (1960, Los Angeles; also known as Chemosphere); the Garcia House (1962, Los Angeles; also known as the Rainbow House); and the Reiner House (1963, Los Angeles; also known as Silvertop).

The Leonard Malin House (1960, Los Angeles), also known as the "Chemosphere," is an iconic design and one of Lautner's most well-known residences. Malin, an aerospace engineer, hired Lautner to design his home after seeing the Harpel House, which is located down the hill from his own site in the Hollywood Hills. In 1961, the Chemosphere was called "the most modern home built in the world" by the Encyclopedia Britannica; it represented the

[50] Frank Escher, "Prologue," John Lautner, Architect (Princeton, NJ: Princeton Architectural Press, 1998).

"scientific vision of the future brought to life."[51] For the Malins, Lautner was once again working with a difficult, hillside site. Due to budget constraints, Lautner decided to create a mushroom structure with a concrete column. The use of a single 30-foot column, as opposed to creating a flat terrace or using an extensive steel frame, allowed for minimal excavation and construction of retaining walls; instead, the surrounding landscape is left largely untouched. The house itself is a one-story octagon perched on top of the column. The Chemosphere's unusual design attracted national attention from the time of its construction. In 1961, Life magazine described the other-worldly appearance of the house "…what imaginative citizens took to be an unearthly object was an unusual and dramatic house, seemingly perched in the sky. Unless lit up for special occasions, the saucer-shaped house has no visible means of support. Actually, its only connection with the ground 30 feet below is a slim concrete pedestal."[52] The Chemosphere was recognized as one of the *Los Angeles Times*' "Top 10 Houses" in December 2008, and it is designated City of Los Angeles Historic-Cultural Monument 785.

The Garcia "Rainbow" House is perched on a hillside with sweeping views of the city below. Unlike the Chemosphere, which utilized a combination of wood, steel, and concrete structural elements, the Garcia House is primarily of steel construction, resting on two V-shaped steel supports. In both cases, the structure eliminated the need for load-bearing walls and yielded an open floor plan and unobstructed views of the surrounding landscape. At the Garcia House, Lautner used a more traditional rectangular plan, but capped the structure with a distinctive, arched roof of wood construction. The long span roof would become a Lautner signature, seen at the Reiner House (Silvertop) and the Elrod House (1968, Palm Springs).

Commissioned by industrialist and engineer Kenneth Reiner, Silvertop was Lautner's first major use of monolithic concrete as a sculptural as well as architectural component.[53] With Silvertop, Lautner ventured into merging highly sculptural arched concrete roofs with an ambitiously thin, cantilevered car ramp which successfully passed load bearing tests conducted by Reiner thanks to perfectly calculated post-tension reinforcement. The home featured a pool with an "overflowing edge," creating a seamless visual connection to the Silver Lake reservoir below. The rounded roof shapes merged with the form of the hilltop, and as a result, the house appeared airy and lightweight, yet integral to its site. At Silvertop, "Lautner united diverse elements of the site geometry into a set of individually shaped spaces that flowed together internally and fitted within the larger geometry of the plan, creating a coherent whole."[54]

A *Los Angeles Times* article described Silvertop as "one of the most unusual homes ever designed in Southern California and possibly the entire country."[55] The house features an arching concrete roof over a wall of glass opening the interior to the views. Lautner and Reiner's unique architectural and engineering approach to the site was problematic for City building officials responsible for issuing permits, as the building code had no provision for the use of prestressed concrete and other advanced construction techniques proposed for the site.[56] Building officials refused to grant permits, which delayed the project while special load tests were conducted. The testing proved that Lautner and his engineers were correct, and

[51] "AD Classics: Malin 'Chemosphere' Residence / John Lautner," ArchDaily, http://www.archdaily.com/64345/ad-classics-malinchemosphere-residence-john-lautner (accessed July 2015).

[52] "Sky-high House on a Pedestal," *Life*, August 25, 1961.

[53] Los Angeles Conservancy, "Reiner-Burchill Residence (Silvertop)," https://www.laconservancy.org/locations/reiner-burchill-residencesilvertop (accessed July 2015).

[54] Nicholas Olsberg, "Building: Shaping Awareness," in Nicholas Olsberg, ed. Between Earth and Heaven: The Architecture of John Lautner (New York: Rizzoli International Publications, 2008), 87.

[55] Frank Mulcahy, "Unusual Hilltop Home Overlooks Silver Lake," Los Angeles Times, August 9, 1959.

[56] Prestressed concrete is reinforced by steel cables instead of bars. It was widely used in constructing bridges, but there was little precedent for residential applications.

progress on the house resumed.[57] According to the *Los Angeles Times* "Due to the length of construction time, the house with its myriad new design features has assumed the air of a research and development project in building materials and construction techniques. It is constantly undergoing a process of design re-evaluation and when completed will be readily adaptable to many technological and equipment changes."[58] An ambitious entrepreneur who admired Lautner's work, Reiner devoted himself, as did Lautner, to endlessly refining Silvertop with new design features and experimentation with new building materials for the better part of the 1960s.

As Lautner's reputation continued to grow, he was increasingly approached by clients with larger budgets. These projects allowed Lautner to continue to experiment with form and structural technique. He pioneered new ways of manipulating concrete, shaping it into folded and bent forms that allowed for his open-plan, non-linear architecture. A prominent example of Lautner's experimentation with the materiality and plasticity of concrete residences is the Sheats House (1963, Los Angeles, now known as the Sheats-Goldstein House). Originally constructed for artist Helen Sheats and her husband, Dr. Paul Sheats, Lautner's clients from the L'Horizon Apartments in 1948, it has become one of Lautner's best known works. The building occupies a steeply sloping site and was built into the sandstone ledge of the hillside. It reflects Lautner's continued interest in Organic architecture and continued experimentation with structure and form. The Sheats House is characterized by its sloping triangular roof and retractable windows. The roof is constructed of concrete, but it is pierced by 750 skylights that permit light through in a way reminiscent of a starry night sky.

In 1968, Lautner designed a home in Palm Springs for interior designer Arthur Elrod. The Elrod House has several similarities to other Lautner projects, including a difficult, sloping site, extensive use of concrete, prominent roof form, and connection of indoor and outdoor space. In this case, however, Lautner is responding to the desert climate and landscape. The concrete roof was designed to shield the occupants from the harsh desert sun, with a wide overhang and triangular cut-outs accommodating skylights that provide indirect light to the interior. Boulders found on the site are incorporated into the design, and the original floor-to-ceiling, frameless glass zigzag wall in the living room allowed for a connection with the outdoors.

The Stevens House, also completed in 1968, is located at a beach-side site in Malibu, overlooking both the mountains and the ocean. The house is constructed of board form concrete, with the dramatic roof composed of two off-set, half-catenary curved concrete shells. At the Stevens House, Lautner again adapted the design to the specific demands of the site and setting, using the movement of the waves to create a roof design that would allow the house to be open and connected to the outdoors, while fitting on a relatively narrow residential lot. The Stevens House was published in *Architectural Record* in 1971 as one of twenty exceptional houses selected for awards of excellence and design.[59] It was listed in the National Register of Historic Places in 2009, meeting the "exceptional importance" criterion consideration for properties that have achieved significance within the past 50 years. In 1969, Lautner tackled another hillside lot, this time in the Beverly Glen Canyon neighborhood of Los Angeles, producing a compact, beautifully detailed house for Douglas and Octavia Walstrom. The views were once again opened up with the extensive use of glass, although this time the main volume of the house, closely resembling a right square prism, is framed and clad in treated redwood and exposed glue laminated beams. The reinforced concrete foundations seamlessly suspend the wooden superstructure from the hillside, while the metal rooftops for the car port and the main living spaces - specified to be

[57] Mulcahy, "Unusual Hilltop Home Overlooks Silver Lake."
[58] Ibid.
[59] "Building Types Study: Record Houses of the Year," *Architectural Record*, Mid-May, 1971.

painted "Forest Green" - camouflage the house among the surrounding vegetation. The clients described the house as "a sculptural work of art."[60]

1970s and the end of Lautner's career

In the early 1970s, Lautner returned to the 1968 Elrod House to replace the original glass wall that had been damaged in a sandstorm. This time, the frameless glass wall was replaced with a curving, retractable glass curtain wall that opens to fully reveal the living room to the outdoors. Lautner's office also designed a guest wing addition to the property, consisting of three bedrooms and a fitness room. The Elrod House was "perhaps the last example in the long line of distributed plans, starting from the Shusett House, in which Lautner radiated the zones of the building into distinctive segments that spread out from a central point."[61] Immortalized in film and photographs, the Elrod House is considered one of Lautner's master works, and is one of his best known.

In 1976, Lautner was included in two significant architectural exhibitions: "A View of California Architecture, 1960-1976," organized by the San Francisco Museum of Modern Art; and "The L.A. Twelve," which opened at the Pacific Design Center in May of that year.[62] One of Lautner's last major projects was the Pacific Coast House, commissioned in 1980 and completed in 1990, again bringing him back to Malibu. Constructed for Allen Levy, the rare client with an unlimited budget, the house was a large and complicated project that took almost ten years to complete. Lautner said of the house "it looks like something from Egypt or it's just completely out of this world. I mean, it's not a stucco plaster Los Angeles box."[63] Levy asked Lautner for a "whole new world, private, serene, and soundproof," folding the land into a huge discrete enclosure. The house has 35-foot high, varying, curving, sloping concrete walls enclosing the entire property as living space and becoming the roof of the main house.

The final period of Lautner's career focused on large residential commissions for prominent clients. These works are characterized by Lautner's mastery of concrete construction and the development of increasingly bolder and inventive, often biomorphic, forms. Although the building forms grew more outlandish, Lautner remained consistent to the ideas of Organicism, importance of the site, and connection to the outdoors that he explored in his earlier work. As described by New York Times architecture critic Nicolai Ouroussoff, "[Lautner's] work is never a mere sculptural exercise; it always starts with an intimate understanding of the site, which prevents him from slipping into self-indulgence. That spirit of empathy, of context, unites all great architecture. Like other great Los Angeles architects before him, Lautner…was a dreamer in a land that inspired outlandish fantasies.[64]

Toward the end of Lautner's life there was a renewed interest in his career, and a re-evaluation of some works that were previously derided as architectural follies for elite clients. In 1991, Lautner's work was featured in a traveling exhibition that was still on view at the time of his death: "John Lautner: Architect: Los Angeles," which was shown at the Hochschule für Angewandte Kunst in Vienna; the Harvard Graduate School of Design; and

[60] Barbara-Ann Campbell-Lange, John Lautner, 1911-1994: Disappearing Space (Köln, Germany: Taschen, 2005), 73.

[61] Escher, "Continuity: Structuring Space," 104.

[62] The exhibition was conceived of as a student project by Charles Slert and his advisor Bernard Zimmerman in the Cal Poly Pomona Architectural Department as a means to become acquainted with important Los Angeles architects and their design philosophies. The L.A. 12 are: Roland Coate, Daniel Dworsky, Craig Ellwood, Frank Gehry, John Lautner, Jerrold Lomax, Anthony Lumsden, Leroy Miller, Cesar Pelli, James Pulliam, and Bernard Zimmerman.

[63] "Responsibility, Infinity, Nature: John Lautner," interview by Marlene L. Laskey, Oral History Program, University of California, Los Angeles, 1986, 173. As quoted in Hess, *The Architecture of John Lautner*, 156.

[64] Ouroussoff, "Bonding Humanity and Landscape in a Perfect Circle."

the Graham Foundation for Advanced Studies in the Fine Arts in Chicago. In 1993, Lautner was awarded a Gold Medal for lifetime achievement by the Los Angeles Chapter of the AIA. During the same period, Lautner had been working with Frank Escher on a monograph of his work. The book was designed with Lautner before his death, allowing Lautner to present his work as he wished it to be.[65] Lautner died in Los Angeles in October 1994.

Organic Architecture

The context below is taken from the 2015 *City of Palm Springs Citywide Historic Context Statement and Survey* Findings prepared by Historic Resources Group.

> Frank Lloyd Wright first used the term 'organic architecture' in an article for Architectural Record in August 1914.[66] Wright applied the word organic to "'living' structure – a structure or concept wherein features, or parts are so organized in form and substance as to be, applied to purpose, integral. Everything that 'lives' is therefore organic."[67] Organic architecture meant a living architecture in which every composition, element, and detail was deliberately shaped for the job it was to perform. Wright stressed the unity of building, structure, furnishings, and environment in an "organic-entity, as contrasted with that former insensate aggregation of parts…One great thing instead of a quarrelling collection of so many little things."[68] Wright expressed his concept of Organic design through crystalline plan forms, the possibility of growth by asymmetrical addition, the relationship of composition to site and client, and the use of local materials.[69]
>
> The chief concept of Organic architecture is the merging of building and nature, so that the design responds to the environment rather than imposing itself upon it. Organic architecture grew out of the site from within, employing natural shapes, complex geometries, and new building materials and technologies to unify all elements of the design – site, structure, spaces, fixtures, finishes, and furnishing - into a single harmonious unit.[70] One of the most significant examples in Southern California is the Arthur Elrod House (1968) by John Lautner. The house incorporates Organic and Expressionist influences by using concrete to blend the home into its rocky cliffside site. The chief concept of Organic architecture is the merging of building and nature, so that the design responds to the environment rather than imposing itself upon it. Expressionism repudiated modern rationalism and emphasized abstraction of form to symbolically express subjective interpretation of inner experience. Both employed natural shapes, complex geometries, and new building materials and technologies. The Elrod House site, a prominent ridgeline above the city, was excavated to reveal rock outcroppings which helped to shape and define the main living area, a 60-foot diameter, split-level open space surmounted by a shallow, conical concrete dome with skylights.

Character-defining features include:

- Merging of building and nature
- Use of natural shapes and complex geometries

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[65] Frank Escher, John Lautner: Architect (Princeton, NJ: Princeton Architectural Press, 1998).

[66] Adapted from "Wright – Organic Architecture," Frank Lloyd Wright Trust, http://www.flwright.org/ckfinder/userfiles/files/WrightOrganic-Architecture.pdf (accessed August 2015).

[67] Frank Lloyd Wright, Modern Architecture; Being the Kahn Lectures for 1930 (Princeton, NJ: Princeton University Press, 1931), 27.

[68] Ulrich Conrads, Programs and Manifestoes on 20th -century Architecture (Cambridge, MA: MIT, 1999), 25.

[69] Peter Collins, "The Biology of Analogy," Changing Ideals in Modern Architecture 1750-1950 (London: Faber and Faber, 1965).

[70] Virginia Savage McAlester, A Field Guide to American Houses (New York, NY: Alfred A. Knopf, 2014), 656.

- Use of innovative building materials and technologies
- Unification of all elements of the design into a single harmonious unit

VI. PROPERTY HISTORY AND DESCRIPTION

Physical Description

The description below is taken and adapted from the *Residential Architecture of John Lautner in Southern California 1940-1994 National Register of Historic Places Multiple Property Documentation Form*. See Attachment A for contemporary images of the subject property and Attachment B for historic images.

Setting
The subject property is located on the west side of Southridge Drive in Palm Springs, California. The property is bounded on the south by adjacent residential development, on the west and north by undeveloped hillside, and on the east by Southridge Drive. Southridge Drive slopes vertically to the north, the subject property is the lowest house in elevation on the street. It is the first house on the west after a gate and guardhouse directly to its south. The parcel where the subject property is located slopes down steeply to the west. Access and view of the west elevations of the house are from sets of stairs along the hillside. The hillside has brush landscaping with pathways carved throughout. At the east elevation of the subject property is a paved driveway with gate which provides access to the guest suite and its carport and greenhouse. East of the driveway, close to the street, is a garden with steps. A paved driveway from Southridge provides access to the carport.

Aerial of Elrod Residence (Google Maps, 2020)

View of Elrod Residence from Rim Road, view east (Chattel, 2020)

Exterior
The subject property is a split-level, single-family residence. It is close to the street at the upper portion of a down sloped lot. Constructed of reinforced concrete, the house has an irregular plan composed of a large circular volume housing the living area, guest room, and kitchen, with an angled wing to the south containing a master bedroom suite and carport. The living area has a shallow conical roof composed of a steel frame with alternating concrete and copper-clad triangular wedges. The copper-clad wedges are angled to create radial clerestory windows. The bedroom wing has a flat built-up roof with a wide fascia. The wing encloses a semicircular entrance court to the east, bisected by a concrete wall that curves in both plan and profile and divides the court into a driveway to the south and an entrance garden to the north, originally accessed by a copper-clad gate which is no longer extant. The exterior walls are of exposed board-formed concrete and glass. The primary entrance is asymmetrically located in a wide recess on the south façade of the living room wing and consists of a frameless glass door with fixed sidelights. The entrance is accessed by an exposed aggregate concrete walk. Fenestration consists of tall rectangular windows and high ribbon windows facing the entrance court and street, and walls of glass on the west façade.

View from roof to entrance of house, view north (Chattel, 2020)

View from roof of guest suite to pool and north and west elevations (Chattel, 2020)

Exterior north elevation, view north (Chattel, 2020)

Interior

The entrance opens to the main living area, a 60-foot diameter, split-level open space surmounted by the shallow concrete dome. The dome is supported on a continuous concrete tension ring and concealed steel columns, giving the impression that it is suspended over the space. Large outcroppings of rock existing on the site were left in place and incorporated into the design. A broad staircase descends from the upper living area between two boulders to the lower pool terrace, which extends into the room. A retractable glass curtain wall opens the entire west side of the living area to the pool terrace and the vista beyond. The kitchen is concealed behind wood-paneled partitions. Interior finishes include slate tile flooring, concrete walls and ceilings, and wood paneling. The master suite wing is accessed behind steel double doors and contains a sitting area with a wall of built-in bookcases and closets clad in courbaril wood. The ceiling is lined in limed redwood boards, and the floor is finished in cream-colored carpet. Rock outcroppings are incorporated along the west facing glass wall. The master suite features a bathroom with a sunken bathtub, built-in vanity and closets, wet bar, and a sauna.

Living room, view from pool deck, view east (Chattel, 2020)

Master suite, view south (Chattel, 2020)

Master bathroom (Chattel, 2020)

Guest suite and carport

The primary entrance to the guest suite is from the extended pool terrace level from which a spiral staircase accessed on the roof descends into the space. The guest suite is reinforced concrete framed with glass and concrete walls. The guest suite consists of two bedrooms, two bathrooms, and a kitchen. It has its own concrete framed carport with attached greenhouse.

Guest suite, east elevation, view southwest (Chattel, 2020)

Interior, guest suite (Chattel, 2020)

Carport and greenhouse at guest suite (Chattel, 2020)

History of Development

By the time the Elrod Residence was constructed, Arthur Elrod had already purchased, renovated, and sold two previous properties in Palm Springs. For this house, which was to be his last, he wanted a personalized, distinctive statement. He purchased .64 acres for $27,500 in the foothills of the San Jacinto mountains at the end of 1965 in Southridge Estates, an exclusive tract of land opened in 1961.[71]

Introduced through a mutual friend, Lautner and Elrod had never previously met, but would have known of each other's work through the architecture and design circles of the time.[72] Elrod gave Lautner the freedom to design what he thought should be built on the site. What resulted in a complete set of drawings in 1966 was a house whose shape consisted of a large circle with a rectangular shaped extension. The circular element contained the public spaces; living and dining rooms, kitchen, guest room, powder room, and a terrace with an indoor/outdoor swimming pool. The rectangular portion contains private spaces; the grand master suite with office, dressing room, and bathroom. The conical roof and wall framing of the circular portion consists of poured concrete divided into nine ribbed concrete wedges segmented with clerestories. Lautner designed the roof to create different effects in the house based on the movement of the sun.[73] Seven clerestories have triangular copper panels on the roof which filter in light.

From Southridge Drive, the approach to the house appears as a series of circles including the curved carport and concrete wall and curved garden at the entrance. Exterior concrete walls of the house are textured with a ribbon pattern created by pouring concrete into wood board frames. The 16-foot tall glass doors are frameless and open on a pivot. Black slate flooring in a herringbone pattern originally extended in one direction from the carport into the entry, living and dining area through to the kitchen. In the living room, floor to ceiling glass panes mitered at the corners encircled the living room.[74] The roof of the master suite and carport was originally planted with yellow zinnias.[75] Expressing his ever-present principles of organic architecture, the house was designed to appear as though it came out of the earth. Lautner designed the house to expose the rocky outcroppings through excavating eight feet.[76] He also incorporated the massive boulders and rock outcroppings into the building.[77]

For Lautner, the Elrod Residence was a continuation of his work in the 1960s of designing larger residences and using concrete not only for its structural purposes, but for its aesthetics as well.[78] Board-formed concrete walls consist of the majority of the exterior walls. Roofs and ceilings are made of exposed concrete. In the garage the concrete has concrete walls and a coffered concrete ceiling. In the living space, the vaulted ceiling has spoke wheels of concrete separated between teak wood finishes in the location of the clerestories.

Construction of the house took two years. The builder on the project was Wally Niewiadomski, who had previously executed Frank Lloyd Wright designs.[79] When it was completed, it was described in the *Los Angeles Times* as "the ultimate Palm Springs house. The house was photographed in November 1968 by photographer Leland Lee, a protégé of Julius Shulman who is captured in the background of some of Shulman's most famous photographs. Lee used a cherry picker to capture the best exterior photos of the house. The house was published in a 10-page spread of *House and*

[71] Adele Cygelman, *Arthur Elrod: Desert Modern Design*, Layton, Utah: Gibbs Smith, 2019, 181.
[72] Ibid., 182.
[73] Ibid., 184.
[74] Ibid., 185.
[75] Ibid., 197.
[76] Ibid., 183.
[77] Ibid., 185.
[78] Ibid., 183.
[79] Dan MacMasters, "Canopy of Concrete for a Spectacular Desert House," *Los Angeles Times*, November 3, 1968.

Garden Magazine in May 1969 with Lee's photographs. It went on to be published in *Architectural Digest*, *Palm Springs Life*, *Interior Design*, *Architectural Record*, *Los Angeles Times Home Magazine*, and numerous others.[80]

In 1970, Elrod purchased the lower lot adjacent to the house and asked Lautner to design a guest suite addition. Lautner designed an addition that is accessed from the main house through an extension of the pool deck and primarily accessed via stairs at the roof. The guest suite addition was designed with two bedrooms, a gym, and its own carport. In 1971, the house was used as a filming location for the James Bond movie *Diamonds Are Forever*. For the film shoot, the mitered glass in the living room was removed for filming and then reinstalled. The glass may have been reinstalled incorrectly, as soon after it was blown in during a windstorm. In response, Lautner designed a huge retractable curved glass curtain wall suspended from the roof perimeter. This curved glass wall resembles the retractable glass wall he designed for Reiner-Burchill Residence (Silvertop) in Los Angeles completed in 1963. According to architect and historian Alan Hess, this alteration sacrificed some of the original design intent, including cutting across the pool, interfering with the flared pier support (which had to become rectangular to support the new wall), and altered the way the desert climate affected the house.[81]

Following Elrod's death, Broderick, who was the executor of Elrod's estate, sold the house for $1.5 million completely furnished to Steve and Patricia Maloney. The Maloney's had plans for another addition to the house which they worked on with Lautner. After several years of ownership, they grew tired of the maintenance the house required and sold it to Dr. Borko Djordjevic and his wife Geneva for $985,000 in January 1980. Most of the furnishings were still intact. While Lautner offered the same alteration plans to the new owners, they instead completed numerous alterations to the house described below.

Alterations

In 1970, a guest suite addition and carport were added north of the pool terrace. The living room's original mitered glass wall blew out in a windstorm in 1971 and was replaced with curved, retractable glass walls. To accommodate this alteration, one of the piers with a flared base adjacent to the pool was made to be rectangular. After Elrod's death in 1974, Lautner modified the house for subsequent owners. In the 1980s, the then owners of the house altered original features including removing the slate floor of living room and replacing with paraquet, installing tile on the laminate countertops in the kitchen, and adding a mirrored ceiling in the master bedroom. The slate tile floor at the carport was also removed at some point. In the 1990s, an owner removed the kitchen cabinets, stuccoed over the wood paneling in the kitchen, and installed heavy ribbed glass over the two open clerestories. Between 1995 and 1997, some restoration work occurred to remove previous alterations. The house is currently undergoing a restoration project for its current owner who purchased the house in 2016.

Character-Defining Features

The subject property displays the following character-defining features:

- Integration of building with its site
- Siting on cliff
- Concrete and steel frame construction with innovative structural techniques
- Integration of boulders excavated on site into structure
- Circular and rectangular forms with conical and flat roofs
- Open plan with central living space and bedrooms in wings
- Integration of indoor and outdoor space

[80] Adele Cygelman, *Arthur Elrod: Desert Modern Design*, (Layton, Utah: Gibbs Smith, 2019), 201-203.
[81] Ibid., 205-206.

- Extensive use of glass including glass walls
- Steel doors throughout
- Curved concrete walls
- Vaulted circular ceiling with clerestories

Period of Significance

The period of significance of the Elrod Residence is 1968-1972. This period encompasses the construction of the Elrod Residence, including construction of the guest suite addition and carport, which are contributing features of the site.

VII. HISTORIC RESOURCE ASSESSMENT

City of Palm Springs

Based on the analysis in this report, the subject property appears individually eligible as a Class I Historic Site.

Finding 1: The site, structure, building, or object exhibits exceptional historic significance and meets one or more of the criteria listed below:

(ii) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history

The subject property was designed by Arthur Elrod, an interior designer who made important and lasting contributions to the field as a designer in mid-century Palm Springs. Over the course of his career, Arthur Elrod's firm designed the interiors of dozens of houses in Palm Springs and in other cities in Southern California. His design aesthetics helped define the look of the interior of mid-century modern residences in the City. His contributions to designing the interior of his namesake house made a lasting and undeniable impact on his career and that of master architect John Lautner. Elrod made important, meaningful contributions to interior design in the City through his work. Therefore, for its association with Arthur Elrod, the subject property is eligible under Finding 1.ii.

(iv) The resource embodies the distinctive characteristics of a type, period or method of construction

The subject property is an excellent example of organic architecture and was designed by one of the progenitors of the style, John Lautner. Organic architecture is defined by integration of building and nature so much so that they appear as one. The Elrod House design is so harmonious with the landscape that is appears to have grown out of the hillside. The site of the house was excavated to reveal rock outcroppings which were then incorporated into the structural system of the building. The house seamlessly blends indoor and outdoor space through its retractable glass curtain wall which opens to a pool terrace which feels like an extension of the living space. The design and materials of the house were directly inspired by and respond to the site. The guest suite addition and carport are seamlessly integrated with the site and Elrod House through design and use of concrete and glass. The subject property is recognized as a master work of organic architecture. Therefore, for embodying the distinctive characteristics of organic architecture, the subject property is eligible under Finding 1.iv.

(v) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value

The subject property is the work of master architect John Lautner. Educated by Wright, Lautner advanced the field of architecture through his innovative and original designs and use of modern materials including concrete and steel. His work at the subject property is a masterful exemplification of organic architecture through the way he let the site dictate what he would design and his incorporation of boulder outcroppings into the structural system of the building. Lautner is known for his work on custom-designed mid-century residential houses, and his work at the subject property represents one of the best, most well-known examples from his long-ranging career. Lautner had an important and lasting impact on the field of architecture. Therefore, as the work of master architect John Lautner, the subject property is eligible under Finding 1.v.

Finding 2: The subject property retains integrity as described below:

Location: The subject property has never been moved. Therefore, it retains integrity of location.

Setting: The subject property is located along a cliff on Southridge Drive in the foothills of the San Jacinto mountains. is another single-family residence and a guardhouse for the development. The house was developed in an exclusive tract which was meant to contain single-family residences and does so today. The subject property retains its landscaped areas on three-sides of the house. Therefore, the subject property retains integrity of setting.

Design: The subject property was designed utilizing the principles of organic architecture and is defined by a circular portion and two extending wings. Therefore, the subject property retains integrity of design.

Materials: The subject property retains nearly all of its original materials including concrete walls, roofs, and structure, steel doors, steel structural framing. There has been some replacement of original materials including replacement of original mitered glass circular wall with a hung retractable sliding glass wall, removal of some original kitchen materials, and removal of copper gate at entrance. However, the subject property continues to retain the majority of its original materials from its construction. Therefore, the subject property retains integrity of materials.

Workmanship: The subject property retains integrity of design and materials. Evidence of its mid-century construction and workmanship is visible in its exposed reinforced concrete, frameless glass walls, and incorporation of boulders. Therefore, the subject property retains integrity of workmanship.

Feeling: The subject property is still able to convey its sense as a mid-century, master architect-designed house that utilizes the principles of organic architecture. Therefore, the subject property retains integrity of feeling.

Association: The subject property is still able to convey its association as a mid-century master-architect designed residence that utilizes the principles of organic architecture. The residence continues to bear the name and association with the person responsible for its commission, Arthur Elrod. Therefore, the subject property retains integrity of association.

VIII. CONCLUSION

This HRR evaluated the Elrod Residence located at 2175 Southridge Drive for eligibility as a Class I Historic Site. The Elrod Residence is eligible as a Class I Historic Site for its association with interior designer Arthur Elrod, as an important work of master architect John Lautner, and as an excellent example of organic architecture.

IX. ATTACHMENTS

Attachment A: Contemporary Images
Attachment B: Historic Images
Attachment C: Site Plan
Attachment D: Chain of Title
Attachment E: Building Permits
Attachment F: Notarized letter from property owner

X. BIBLIOGRAPHY

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Attachment A:
Contemporary Images

Elrod Residence
2175 Southridge Drive

Palm Springs, CA

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Image 1: Southridge Drive, view northwest, Elrod House in background (Chattel, 2020)

Image 2: East elevation, view northwest (Chattel, 2020)

Image 3: East elevation, view west (Chattel, 2020)

Image 4: East elevation, view west (Chattel, 2020)

Image 5: East elevation, view southwest (Chattel, 2020)

Image 6: East elevation, view northwest (Chattel, 2020)

Image 7: East elevation, view northwest (Chattel, 2020)

Image 8: East elevation, view west (Chattel, 2020)

Image 9: East garden with strolling paths (Chattel, 2020)

Image 10: East garden with strolling paths (Chattel, 2020)

Image 11: East garden with strolling paths (Chattel, 2020)

Image 12: East garden with strolling paths (Chattel, 2020)

Image 13: East and north elevations, view southwest (Chattel, 2020)

Image 14: Guest suite addition, east elevation, view southwest (Chattel, 2020)

Image 15: Guest suite addition, east and north elevation, view southwest (Chattel, 2020)

Image 16: Addition carport, view southwest (Chattel, 2020)

Image 17: Addition carport, north elevation, view south (Chattel, 2020)

Image 18: Addition carport, west elevation, view southeast (Chattel, 2020)

Image 19: Addition carport (left) and Elrod Residence (right), west elevations, view southeast (Chattel, 2020)

Image 20: West elevation, view southeast (Chattel, 2020)

Image 21: West elevation, view east (Chattel, 2020)

Image 22: West elevation, view east (Chattel, 2020)

Image 23: West elevation, view south (Chattel, 2020)

Image 24: West elevation, view south (Chattel, 2020)

Image 25: Subject property, west elevation, view north (Chattel, 2020)

Image 26: Utility and seed storage room (Chattel, 2020)

Image 27: South elevation, view west (Chattel, 2020)

Image 28: South elevation, view north (Chattel, 2020)

Image 29: South elevation, view north (Chattel, 2020)

Image 30: South elevation, view north (Chattel, 2020)

Image 31: South elevation, view north, entry visible (Chattel, 2020)

Image 32: South elevation, view east (Chattel, 2020)

Image 33: South elevation, view east (Chattel, 2020)

Image 34: South elevation, view east (Chattel, 2020)

Image 35: East elevation, view west (Chattel, 2020)

Image 36: Entry, view east (Chattel, 2020)

Image 37: Carport, view west (Chattel, 2020)

Image 38: Carport, view south (Chattel, 2020)

Image 39: Living room, view east (Chattel, 2020)

Image 40: Living room, view east (Chattel, 2020)

Image 41: Living room, view east (Chattel, 2020)

Image 42: Living room, view east (Chattel, 2020)

Image 43: Fireplace, view east (Chattel, 2020)

Image 44: Living room, kitchen visible, view south (Chattel, 2020)

Image 45: Living room, kitchen visible, view south (Chattel, 2020)

Image 46: Kitchen, view west (Chattel, 2020)

Image 47: Kitchen, view west (Chattel, 2020)

Image 48: Living room, view southwest (Chattel, 2020)

Image 49: Powder room (Chattel, 2020)

Image 50: Entrance to guest room (Chattel, 2020)

Image 51: Guestroom (Chattel, 2020)

Image 52: Guest bathroom (Chattel, 2020)

Image 53: Guest bathroom (Chattel, 2020)

Image 54: Living room, view northwest (Chattel, 2020)

Image 55: Living room, view southwest (Chattel, 2020)

Image 56: Living room, view east (Chattel, 2020)

Image 57: Living room, view east (Chattel, 2020)

Image 58: Living room, view east (Chattel, 2020)

Image 59: Detail living room floor cladding (Chattel, 2020)

Image 60: Pool, view north (Chattel, 2020)

Image 61: Stairs and glass wall at pool deck level (Chattel, 2020)

Image 62: Retractable glass wall at pool deck (Chattel, 2020)

Image 63: Glass wall, support column, and clearstory, view northwest (Chattel, 2020)

Image 64: Pool (Chattel, 2020)

Image 65: Pool, guest suite addition in background (Chattel, 2020)

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Image 66: Entrance to master suite from living room (Chattel, 2020)

Image 67: Master suite doors from interior (Chattel, 2020)

Image 68: Master suite (Chattel, 2020)

Image 69: Master suite (Chattel, 2020)

Image 70: Master suite (Chattel, 2020)

Image 71: Master suite (Chattel, 2020)

Image 72: Master suite bathroom (Chattel, 2020)

Image 73: Master suite bathroom (Chattel, 2020)

Image 74: Master suite bathroom (Chattel, 2020)

Image 75: Master suite bathroom (Chattel, 2020)

Image 76: Master suite bathroom (Chattel, 2020)

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Image 77: Roof of guest suite addition (Chattel, 2020)

Image 78: Main entrance to guest suite addition (Chattel, 2020)

Image 79: Skylight at guest suite addition entrance (Chattel, 2020)

Image 80: Stairs at guest suite addition entrance (Chattel, 2020)

Image 81: Stairs at guest suite addition entrance from interior (Chattel, 2020)

Image 82: Stairs at guest suite addition entrance from interior (Chattel, 2020)

Image 83: Guest suite addition (Chattel, 2020)

Image 84: Guest suite addition (Chattel, 2020)

Image 85: Guest suite addition (Chattel, 2020)

Image 86: Guest suite addition (Chattel, 2020)

Image 87: Guest suite addition (Chattel, 2020)

Image 88: Guest suite addition (Chattel, 2020)

Image 89: Guest suite addition (Chattel, 2020)

Image 90: Guest suite addition (Chattel, 2020)

Image 91: Guest suite addition (Chattel, 2020)

Image 92: Guest suite addition (Chattel, 2020)

Image 93: Guest suite addition (Chattel, 2020)

Image 94: Guest suite addition (Chattel, 2020)

Image 95: Guest suite addition (Chattel, 2020)

Image 96: Guest suite addition (Chattel, 2020)

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Attachment B:
Historic Images

Elrod Residence
2175 Southridge Drive

Palm Springs, CA

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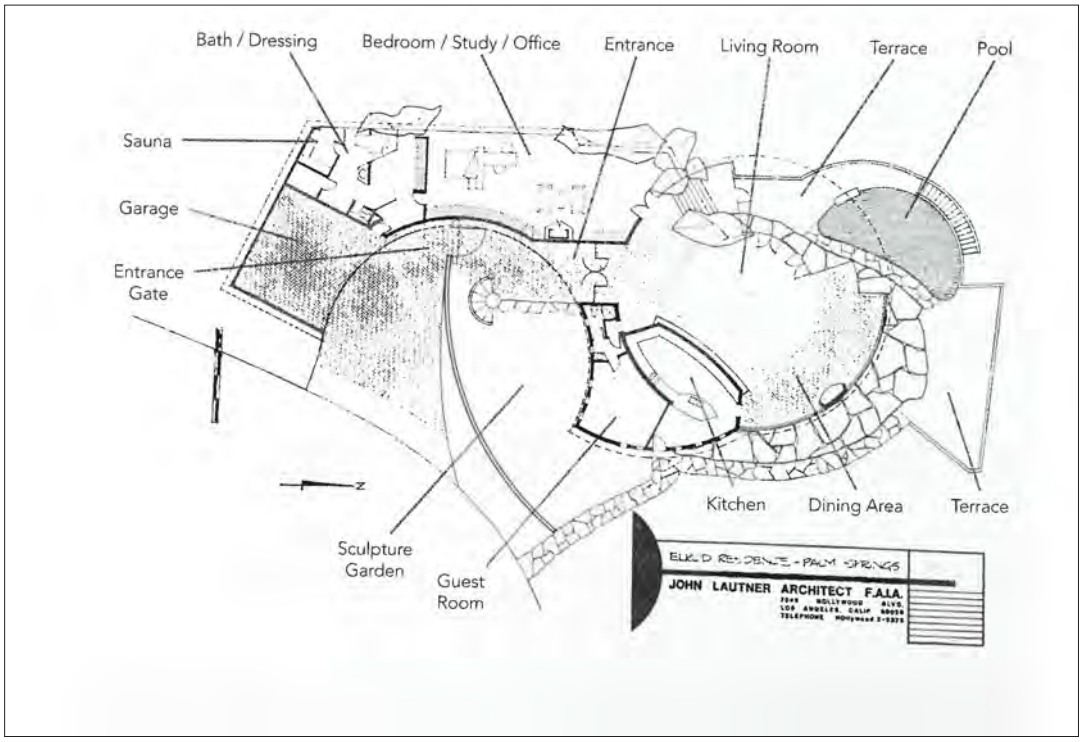

Image 1: Annotated floor plan, John Lautner, 1968 (John Lautner Archive, Research Library, Getty Research Institute, LA copyright 2018 The John Lautner Foundation)

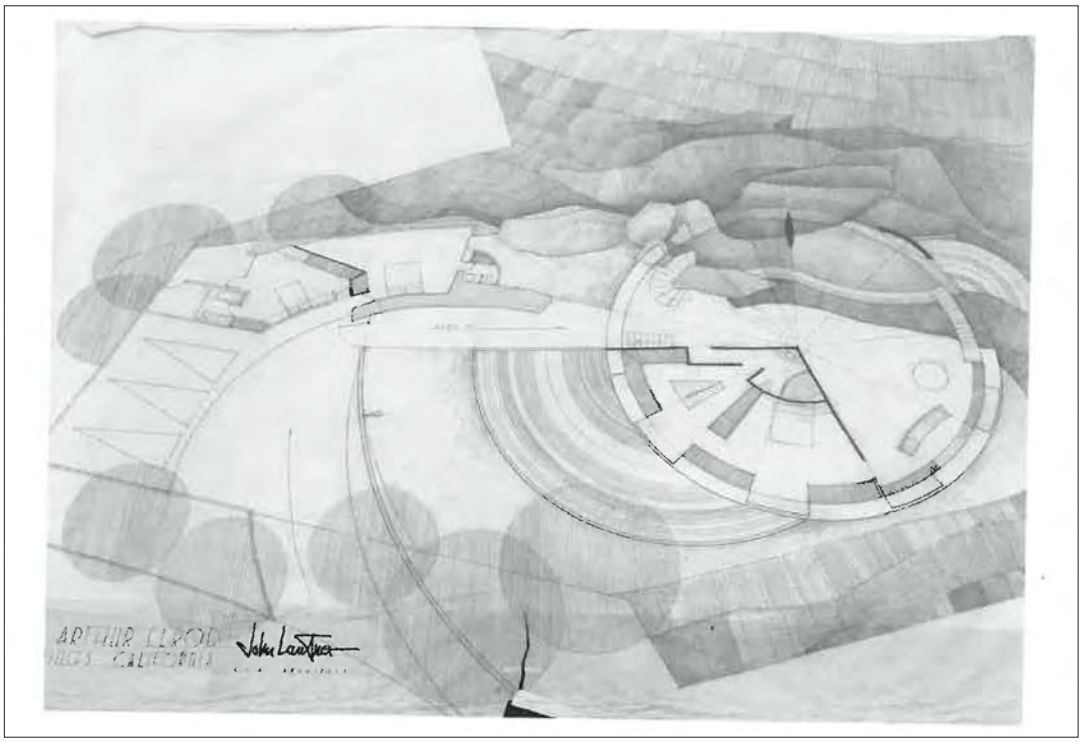

Image 2: Early sketch of the site, John Lautner, 1966 (John Lautner Archive, Research Library, Getty Research Institute, LA copyright 2018 The John Lautner Foundation)

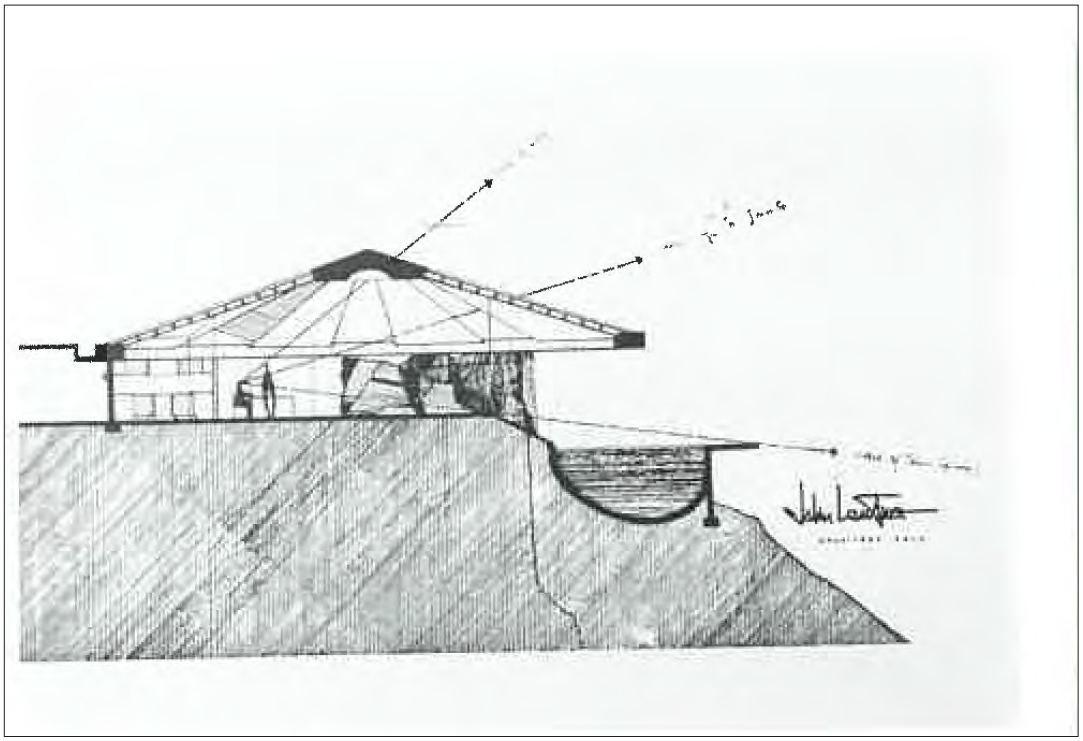

Image 3: Cross section of residence showing how light would enter through the clerestory windows, John Lautner (John Lautner Archive, Research Library, Getty Research Institute, LA copyright 2018 The John Lautner Foundation)

Image 4: Arthur Elrod on site during construction, 1967 (John Lautner Archive, Research Library, Getty Research Institute, LA copyright 2018 The John Lautner Foundation)

Image 5: Elrod Residence (Leland Y. Lee, 1968)

Image 6: Walkway to entrance (Leland Y. Lee, 1968)

Image 7: Elrod Residence roof planted with zinnias (Leland Y. Lee, 1968)

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Image 8: North and west elevations (Leland Y. Lee, 1968)

Image 9: Pool terrace (Leland Y. Lee, 1968)

Image 10: View to entry from living room (Leland Y. Lee, 1968)

Image 11: Living room (Leland Y. Lee, 1968)

Image 12: Living room (Leland Y. Lee, 1968)

Image 13: Living room (Leland Y. Lee, 1968)

Image 14: View north from living room to pool (Leland Y. Lee, 1968)

Image 15: Living room (Leland Y. Lee, 1968)

Image 16: Living room (Leland Y. Lee, 1968)

Image 17: View from pool terrace to living room (Leland Y. Lee, 1968)

Image 18: Pool terrace (Leland Y. Lee, 1968)

Image 19: Stairs to pool terrace (Leland Y. Lee, 1968)

Image 20: View to house from north (Leland Y. Lee, 1968)

Image 21: Kitchen (Leland Y. Lee, 1968)

Image 22: Master Suite (Leland Y. Lee, 1968)

Image 23: Master Suite (Leland Y. Lee, 1968)

Image 24: Master Suite (Leland Y. Lee, 1968)

Image 25: Master Suite (Leland Y. Lee, 1968)

Image 26: Master bathroom, sunken bathtub (Leland Y. Lee, 1968)

Image 27: Master bathroom (Leland Y. Lee, 1968)

Image 28: Stair to pool terrace (Leland Lee, 1968)

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Image 29: Arthur Elrod (Guy Webster, 1968)

Image 30: Leland Y. Lee in cherry picker to photograph Elrod Residence, 1968 (photogrpaher uknown, photograph from *Arthur Elrod: Desert Modern Design*, page 201)

Image 31: *Palm Springs Life,* October 1969

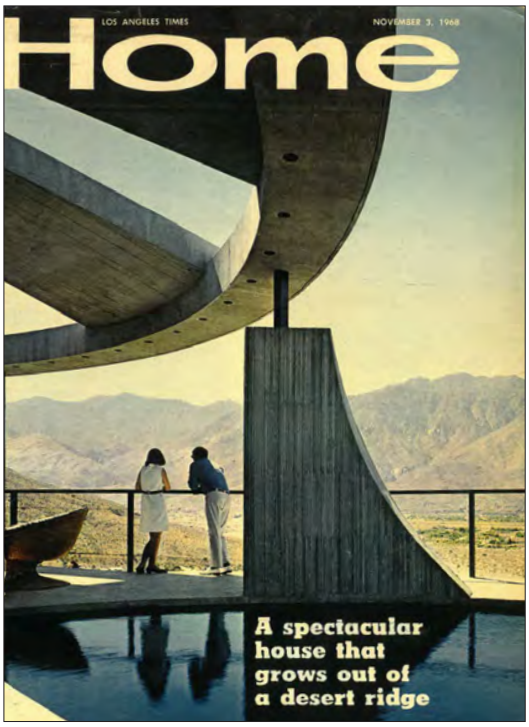


Image 32: *Los Angeles Times Home Magazine*, November 3, 1968

HOUSE SPECTACULAR
continued

In the private wing plan, above, a floor-to-ceiling storage wall for clothes divides the bath-dressing room from the sleeping-working-sitting room. Otherwise the various spaces are defined mainly by the furniture arrangement: A shoulder-high built-in cabinet screens the daytime section of the room from the sleeping area and serves also as a headboard. Built-in bedside table houses controls for all house lights and the music system. *Below:* In study-office, fireplace wall is paneled in courbaril while opposite wall consists of huge boulders that rise to ceiling. The ceiling itself consists of lined redwood panels between V-shaped beams of concrete. Lights under cabinets give room an over-all glow. Floor is covered wall-to-wall with goats' hair carpeting.

Image 33: *House and Garden Magazine*, 1968

Bath-dressing room is a true personal health spa. At one end is a shower room (see plan, *opposite page*) and a sauna, *right*, where a mirrored wall reflects reclining ledges and glass wall opposite. *For right:* Rest of room is divided by a free-standing lavatory-counter with ceiling-high mirror. *Above:* Back of lavatory divider, mirrored from ceiling to floor, reflects storage wall fitted with see-at-a-glance plastic bins. Sunken travertine tub that links two areas contains a whirlpool device.

BUILDING INFORMATION

Materials and equipment used in the House Spectacular
(pages 100-109)

CONTRACTOR: Wally Niewiadomski
SIZE OF LOT: ¾ acre
SIZE OF HOUSE: 5,700 square feet.

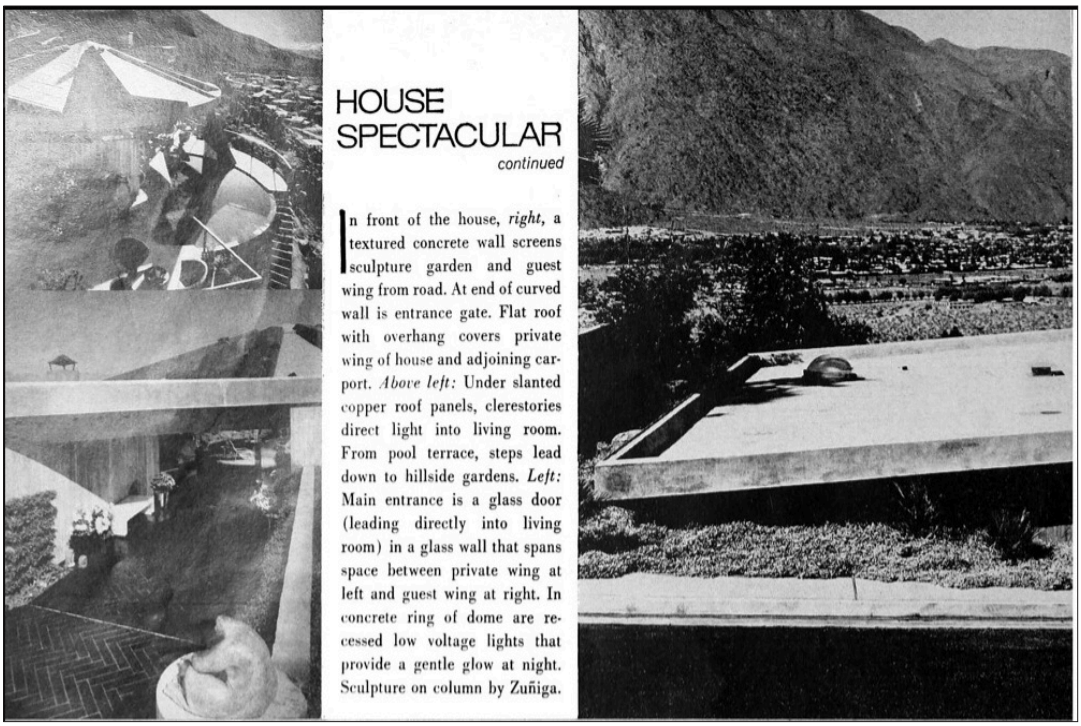
Structure
Foundation: Poured concrete.
Framing: Poured Concrete.

Exterior of house
Walls: Natural rock, concrete poured into wood board forms to give surface texture.
Roof: Dome over circular body of house constructed of 9 concrete slabs, and 7 wood-framed, copper-covered fins on a concrete ring. Flat concrete roof over carport, guest wing, and master suite.
Insulation: Polyurethane lining between double concrete roof slabs.
Doors: Custom-made entrance doors of ⅝-inch "Herculite" glass by PPG Industries. Sliding glass doors with bronze finish frames by Arcadia Metal Products, Inc. Copper sheathed entrance gate and master bedroom exterior door.
Window: Fixed panels of ⅝-inch glass by Libbey-Owens-Ford Co. and PPG Industries; aluminum frame ventilating sash by Metal Window Co. Silicon spray sealant for butted joints of glass panels.

Interior of house
Walls: In living room, natural rock; concrete with wood form texture. In living room, master bedroom suite, and kitchen, South American courbaril wood paneling by David R. Webb Co., Inc. In sauna and shower room, gray ceramic tile. In guest room and guest bath, black-and-white reptile-pattern wallpaper by Louis Bowen, Inc. In lavatory, sand blasted battens board strips against blue foil.
Ceilings: Concrete and redwood boards in inserted batten board pattern rubbed with cement.
Floors: In living room, kitchen, and entrance court, 17-by-8-inch black slate pavers in herringbone pattern. In bedrooms and master bathroom, gray goat's hair wall-to-wall carpet and beige ceramic tile. In sauna and shower room, gray ceramic tile.
Interior doors: In living room, double doors of courbaril wood. In bedrooms and lavatory, lacquered door in terra cotta and in gray pattern.
Lighting fixtures: Cylinders recessed in ceiling with 25-watt low voltage bulbs. In master bedroom and kitchen, tubular fluorescent fixtures under wall-cabinets. Lighting planned by Eric Jackson.
Music system: In study, radio tuner by Macintosh Laboratory, Inc.; two speakers by James B. Lansing Sound, Inc.; record player by Garrard; tape recorder by Ampex Corp.
Communications center: In master bedroom, bedside control table with pushbuttons for raising and lowering hospital bed, two remote wiring systems for house lights, two dimmer systems for lights, dial for music system, telephone with volume control.
Kitchen cabinets: Cabinets by St. Charles Mfg. Co. Wall cabinets faced in courbaril wood, base cabinets covered in gray plastic laminate.
Countertops: In kitchen, mushroom color plastic laminate with matte finish by Parkwood Laminates, Inc. Warming tray by Salton, Inc. and built-in stainless steel tiles for hot pots. In master bath, travertine-color marble counter on gray-green lacquer cabinet.
Plumbing fixtures: In master bathroom, custom-made travertine sunken tub. Oval stainless steel lavatory with fittings by Sherle Wagner in pewter finish. Toilet by Case Mfg. Corp. In shower room, two "Hydroguard" controls by Powers Regulator Co.; shower heads by Speakman Co. In kitchen, stainless steel sink.

Mechanical equipment and appliances:
Appliances: Four-burner gas cooking top, two ovens, food waste disposer, and dishwasher by Whirlpool Corp. "Trade Wind" ventilating fan by Thermador Corp.; food center by NuTone, Inc.
Heating and cooling system: Gas fired forced warm air heating system using same duct work for cooling. System divided into three zones each with individual thermostatic control (1) living-dining room, (2) kitchen and guest room area, (3) master bedroom wing.

Image 34: *House and Garden Magazine*, 1968



HOUSE SPECTACULAR
continued

In front of the house, *right,* a textured concrete wall screens sculpture garden and guest wing from road. At end of curved wall is entrance gate. Flat roof with overhang covers private wing of house and adjoining carport. *Above left:* Under slanted copper roof panels, clerestories direct light into living room. From pool terrace, steps lead down to hillside gardens. *Left:* Main entrance is a glass door (leading directly into living room) in a glass wall that spans space between private wing at left and guest wing at right. In concrete ring of dome are recessed low voltage lights that provide a gentle glow at night. Sculpture on column by Zuñiga.

Image 35: *House and Garden Magazine*, 1968

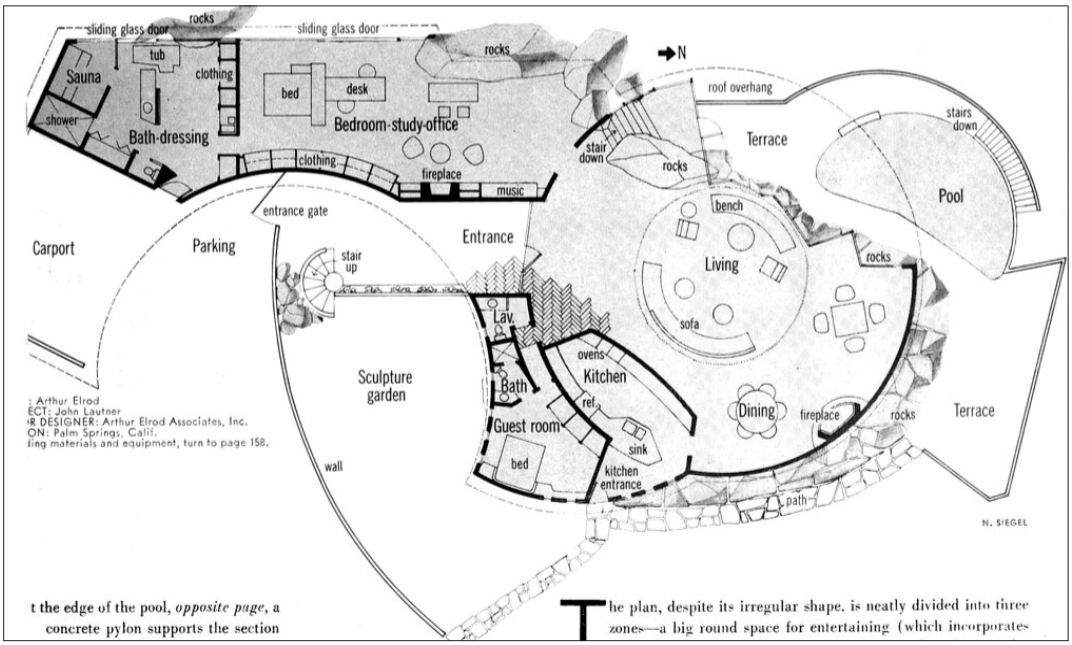


Image 36: John Lautner sketches, guest suite addition, 1970 (John Lautner Archive, Research Library, Getty Research Institute, LA copyright 2018 The John Lautner Foundation)

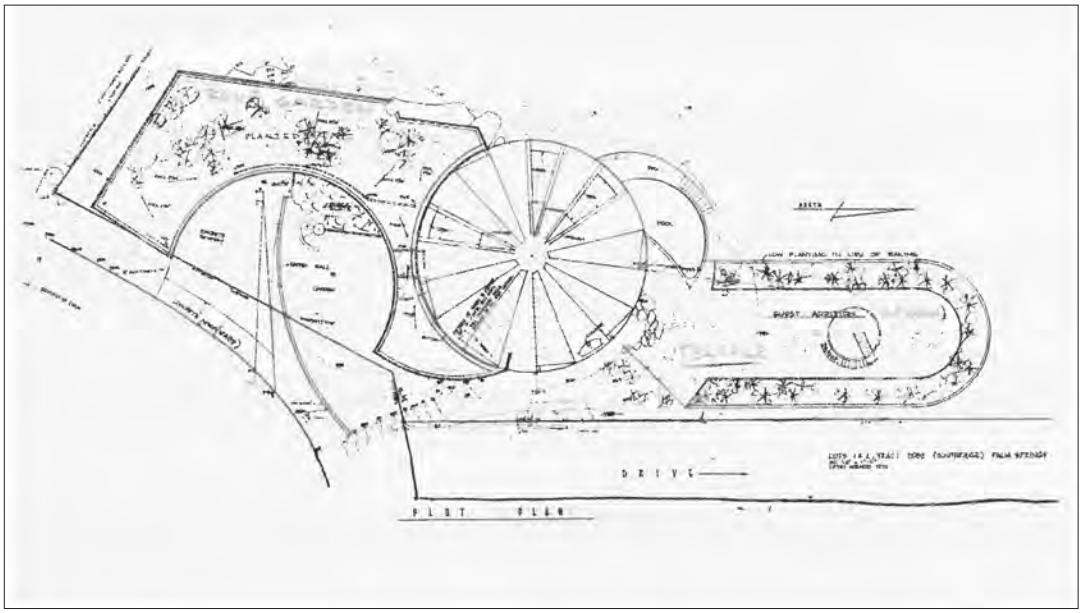


Image 37: John Lautner sketches, guest suite addition, 1970 (John Lautner Archive, Research Library, Getty Research Institute, LA copyright 2018 The John Lautner Foundation)

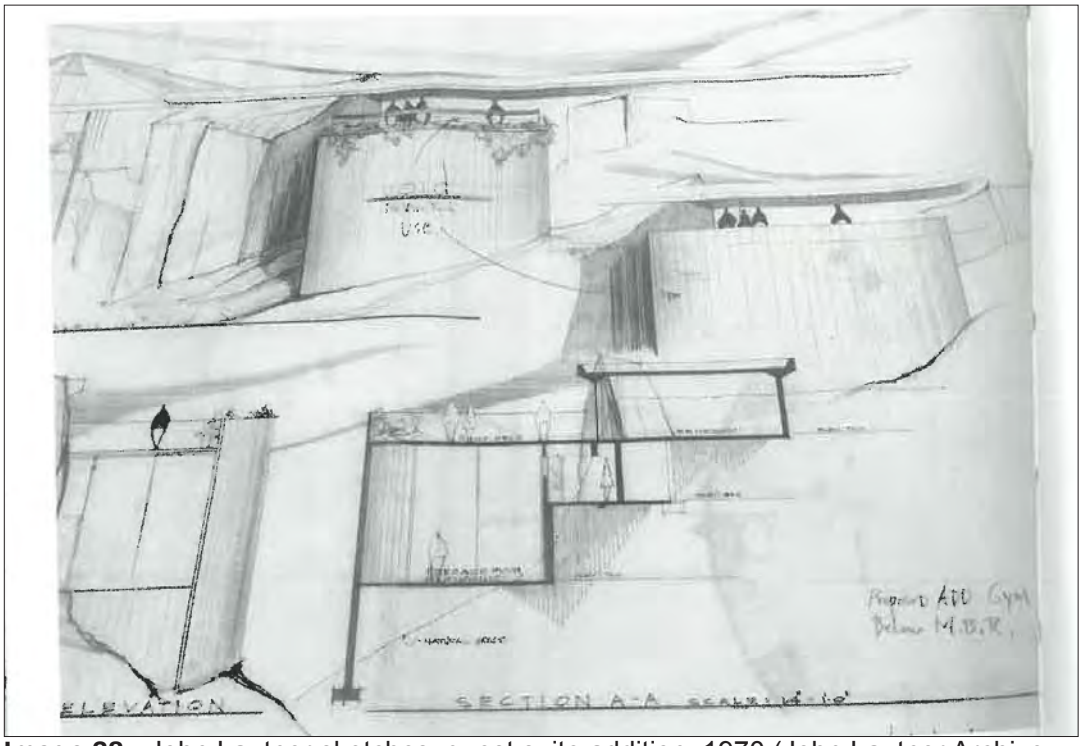


Image 38: John Lautner sketches, guest suite addition, 1970 (John Lautner Archive, Research Library, Getty Research Institute, LA copyright 2018 The John Lautner Foundation)

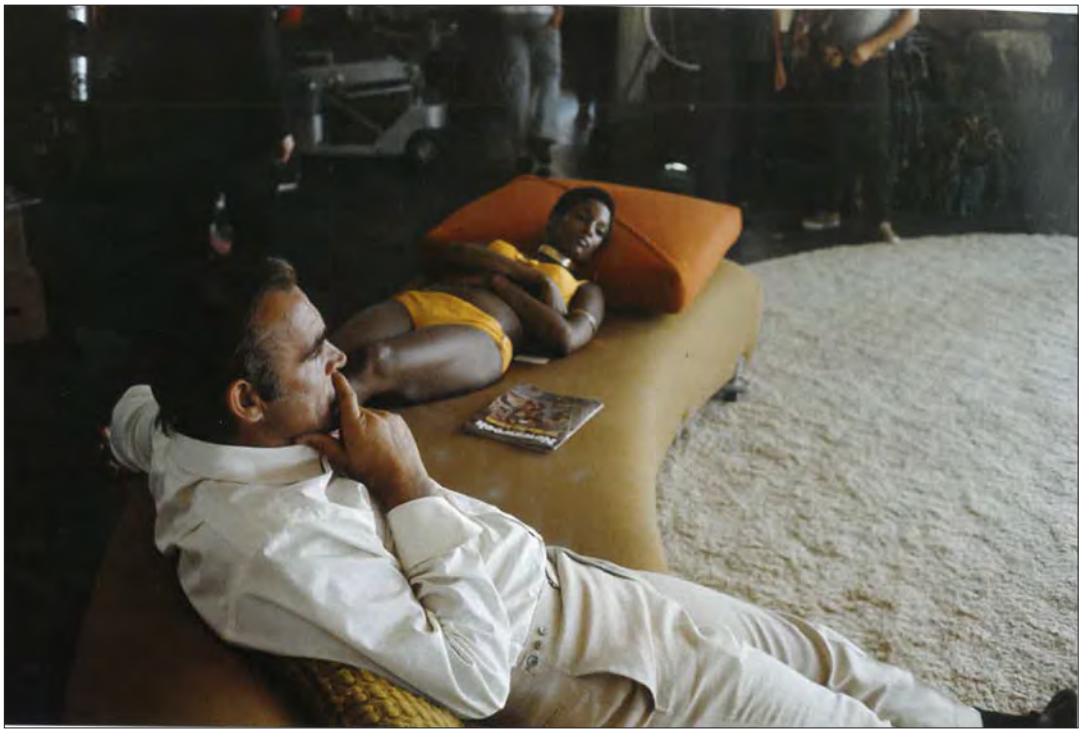


Image 39: *Diamonds Are Forever* still image, 1970 (Anwar Hussein/Getty Images)

Image 40: *Diamonds Are Forever* still image, 1970 (Anwar Hussein/Getty Images)

Image 41: *Diamonds Are Forever* still image, 1970 (Anwar Hussein/Getty Images)

Image 42: *Diamonds Are Forever* screenshot, 1970 (YouTube)

Image 43: *Diamonds Are Forever* screenshot, 1970 (YouTube)

Image 44: *Diamonds Are Forever* screenshot, 1970 (YouTube)

Image 45: *Diamonds Are Forever* screenshot, 1970 (YouTube)

Image 46: *Diamonds Are Forever* screenshot, 1970 (YouTube)

Image 47: *Diamonds Are Forever* screenshot, mietered glass removed, 1970 (YouTube)

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Image 48: Aerial, view southeast, 1980s (John Lautner Archive, Research Library, Getty Research Institute, LA copyright 2018 The John Lautner Foundation)

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Attachment C:
Site Plan

Elrod Residence
2175 Southridge Drive

Palm Springs, CA

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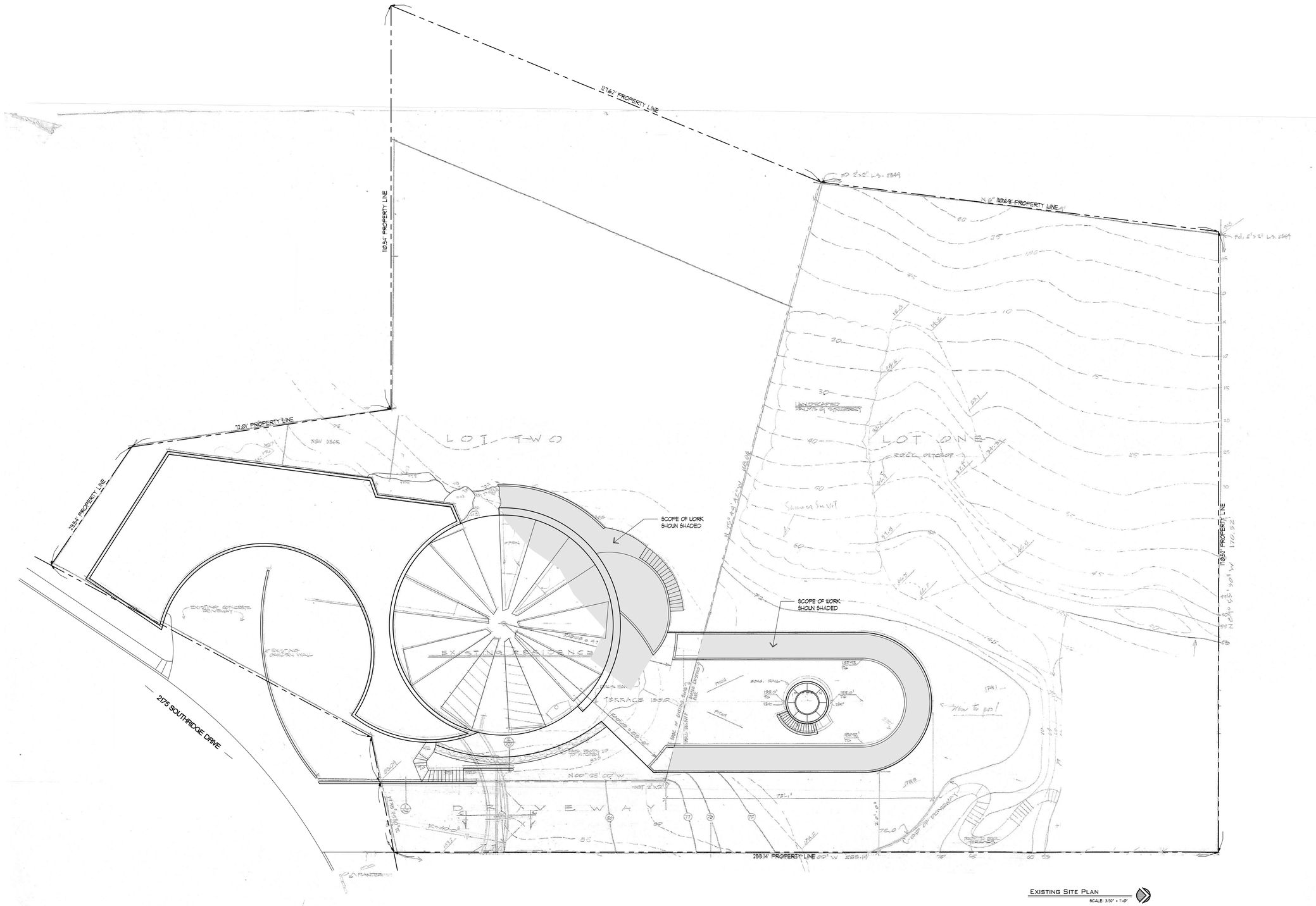

EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"

JLA
John Labib + Associates
Structural Engineers

319 Main St.
El Segundo, California 90245
t: 213/ 239 9700 f: 213/ 239 9699

JLA Job no. 18117:00

Elrod Residence

Concrete Repair Work

2175 Southridge Dr.
Palm Springs, CA 92264

REGISTERED PROFESSIONAL ENGINEER
JOHANNA LABIB
No. 4789
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS:

CITY SUBMITTAL SET	28JUN2018
-	-

JOB NO.: 18117:00

DATE: 23 FEB 2018

SCALE: **AS NOTED**

SHEET TITLE:
SITE PLAN
-

SHEET NUMBER:
A2.0

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Attachment D:
Chain of Title

Elrod Residence
2175 Southridge Drive

Palm Springs, CA

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+ FIRST AMERICAN TITLE, A14, 2004 **RIVERSIDE, CA**

06/26/2020 08:34AM M3Y7 **PAGE 1 OF 1**

RIVERSIDE 2019-20 TAX ROLL **INVESTIGATIVE SEARCH RESULTS**

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 06/12/2020

SEARCH PARAMETERS

ENTERED APN: 510-250-031

✔ **APN: 510-250-031** **BILL: 2019003563087**

TRA: 011-003 - CITY OF PALM SPRINGS **ACQ DATE:** 02/2017 **DOC#:** 0044351

LEGAL: .64 ACRES IN LOT 2 MB 041/019 TR 2082 AND POR PAR 1 RS 038/073

SITUS: 2175 SOUTHRIDGE DR PALM SPRINGS CA 92264-4963

MAIL: 12300 WILSHIRE BLV LOS ANGELES CA

ASSESSED OWNER(S)		2019-20 ASSESSED VALUES
SCOTT JEREMY	LAND	2,496,960
	IMPROVEMENTS	4,681,800
	TAXABLE	**7,178,760**

2019-20 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	**PAID**	**PAID**	
PAYMENT DATE	10/28/2019	01/29/2020	
DELINQUENT DATE	12/10/2019	04/10/2020	
INSTALLMENT	44,710.14	44,710.14	89,420.28
PENALTY	4,471.01	4,509.07	8,980.08
BALANCE DUE	0.00	0.00	**0.00**

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
68-4556	MISC ASMNT	13.48	COACHELLA VALLEY MOSQUITO & RIFA
68-1864	MISC ASMNT	9.50	CSA 152 PALM SPRINGS
68-1378	FLOOD CONT	3.80	NPDES - WHITEWATER
		26.78	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

TAX CODE: **COUNTY USE CODE:** RX **VESTING:**

PUI CODE: R06 **ACREAGE:** **STAMP AMOUNT:**

TAX RATE:

STANDARD LAND USE: SFR

CURRENT OPEN ORDERS

TOF	COMPANY	ORDER	DATE
00	FA	0000000	01/10/2017

END OF SEARCH

107562

RECORDING REQUESTED BY
Kevin J. Connors
c.o Shearer, Fields,Rohner & Shearer
9255 Sunset Blvd., Suite 616
Los Angeles, California 90069

AND WHEN RECORDED MAIL TO

Name: Kevin J. Connors
Street Address: c/o Shearer, Fields, Rohner & Shearer
City & State: 9255 Sunset Blvd., Suite 616, Los Angeles, California 90069

RECEIVED FOR RECORD
AUG 11 1972
30 Min. Past 9 o'Clock A.M.
At Request of ATTORNEY
Book 1972, Page 107562
Recorded in Official Records of Riverside County, California
W. M. Dalzell Recorder
FEES $ 6.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO
SAME AS ABOVE

Name
Street Address
City & State

NO TAXES DUE
Shearer, Fields, Rohner & Shearer
By Franklin B. Rohner
Franklin B. Rohner
D.T.T. $

Grant Deed

TO 409 CA (9-66)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KEVIN J. CONNORS and KAMALA DEVI CONNORS, husband and wife, as Joint Tenants

hereby GRANT(S) to KEVIN J. CONNORS an undivided seventy-five percent (75%) interest and KAMALA DEVI CONNORS an undivided twenty-five percent (25%) interest as TENANTS IN COMMON

the following described real property in the County of Riverside, State of California:

ATTACHED HERETO AND MADE A PART HEREOF

Dated May 22, 1972

Kevin J. Connors
KEVIN J. CONNORS

KAMALA DEVI CONNORS
Kamala Devi Connors

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.
On May 23, 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared KEVIN J. CONNORS

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature Hauke A. Hirschau

OFFICIAL SEAL
HAUKE A. HIRSCHAU
NOTARY PUBLIC
LOS ANGELES COUNTY
My Commission Expires Jan. 15, 1974

Name (Typed or Printed)

(This area for official notarial seal)

Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TO 447 C
(Individual)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On July 19, 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared KAMALA DEVI CONNORS

107562 STAPLE HERE

to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature

John N. Frolich
Name (Typed or Printed)

OFFICIAL SEAL
JOHN N. FROLICH
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires May 21, 1974

(This area for official notarial seal)

107562

NORTHEASTERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 960 FEET, FROM A TANGENT BEARING NORTH 50° 37' 15" WEST, THROUGH AN ANGLE OF 3° 45' 16", A DISTANCE OF 62.91 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, DISTANT ALONG SAID NORTH LINE NORTH 89° 47' 34" WEST 47.29 FEET FROM THE POINT OF BEGINNING. THENCE ALONG SAID NORTH LINE SOUTH 89° 47' 34" EAST 47.29 FEET TO THE POINT OF BEGINNING.

ALSO THE UNDERLYING FEE INTEREST IF ANY APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111).

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, WITH THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ALONG LAST SAID NORTH LINE NORTH 89° 47' 34" WEST 159.95 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE ALONG SAID NORTH LINE NORTH 89° 47' 34" WEST 0.53 FEET; THENCE SOUTH 43° 53' 04" EAST 28.82 FEET TO SAID SOUTHWESTERLY LINE OF STATE HIGHWAY 111; THENCE ALONG SAID SOUTHWESTERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040 FEET, FROM A TANGENT BEARING NORTH 43° 53' 04" WEST, THROUGH AN ANGLE OF 1° 34' 02", A DISTANCE OF 28.45 FEET TO THE POINT OF BEGINNING.

ALSO THE UNDERLYING FEE INTEREST IF ANY APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1, IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111).

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 25 WITH THE SOUTHERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ALONG SAID EAST LINE SOUTH 0° 00' 31" WEST 142.24 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE ALONG SAID EAST LINE SOUTH 0° 00' 31" WEST 80.23 FEET; THENCE NORTH 61° 32' 18" WEST 72.41 FEET; THENCE NORTH 23° 38' 01" EAST 76.94 FEET TO SAID SOUTHERLY LINE OF STATE HIGHWAY 111; THENCE ALONG SAID SOUTHERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040 FEET, FROM A TANGENT BEARING SOUTH 51° 53' 13" EAST, THROUGH AN ANGLE OF 2° 15' 49", A DISTANCE OF 41.09 FEET TO THE POINT OF BEGINNING.

ALSO THE UNDERLYING FEE INTEREST IF ANY APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111).

107562

DESCRIPTION

GOVERNMENT LOT 1 IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPT FROM GOVERNMENT LOT 1 THAT PORTION INCLUDED IN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE CENTER OF SAID SECTION 25; THENCE SOUTH 89° 53' EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOTS 2 AND 1, 1333.28 FEET; THENCE NORTH 0° 01' WEST 1324.16 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PALM SPRINGS WATER COMPANY, BY DEED RECORDED FEBRUARY 11, 1930 IN BOOK 363 PAGE 437 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 89° 58' WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 1 AND 2, 1332.15 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 0° 01' 30" WEST, 1322.2 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPT FROM SAID GOVERNMENT LOT 1 THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTER OF SAID SECTION 25; THENCE NORTH 0° 01' 30" EAST, ALONG THE WEST LINE OF GOVERNMENT LOT 2 IN SAID SECTION, 1322.2 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 58' EAST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOTS 2 AND 1, 2457.10 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 48° 01' WEST 1513.65 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK "B" ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGES 61 AND 62 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 89° 44' 55" EAST 93.90 FEET; THENCE NORTH 3° 00' EAST 292 FEET; THENCE NORTH 30° 47' WEST 191.76 FEET; THENCE SOUTH 74° 25' WEST 365 FEET; THENCE SOUTH 0° 15' WEST 316.39 FEET TO A POINT ON THE NORTHERLY LINE OF VERBENA STREET, AS SHOWN ON MAP OF SAID ARABY TRACT; THENCE SOUTH 89° 44' 55" EAST, ALONG THE NORTHERLY LINE OF VERBENA STREET, 151.46 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID VERBENA STREET, WITH THE EASTERLY LINE OF PALO VERDE DRIVE, AS SHOWN ON MAP OF SAID ARABY TRACT; THENCE SOUTH 0° 12' 05" WEST, ALONG THE EASTERLY LINE OF SAID PALO VERDE DRIVE, 40 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK "B"; THENCE SOUTH 89° 44' 55" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, 189.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION INCLUDED IN ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGES 61 AND 62 OF MAPS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 10, 1930 IN BOOK 867 PAGE 12 OF DEEDS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH IRON PIPE MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION 25, SOUTH 0° 00' 31" WEST 41.31 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN STRIP OF LAND 80 FEET WIDE AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 10, 1930 IN BOOK 867 PAGE 12 OF DEEDS, RECORDS OF SAID COUNTY, NOW KNOWN AS STATE HIGHWAY 111; THENCE ALONG SAID

RECORDER'S MEMO: Legibility of writing, Typing or Printing UNSATISFACTORY in this document when received For Record.

END RECORDED DOCUMENT. W. D. BALOGH, COUNTY RECORDER

78255

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME MR ARTHUR D. ELROD
ADDRESS 850 N Palm Canyon Dr
CITY & STATE Palm Springs, Ca. 92262.

PAID
Doc. Transfer Tax
G. D. BALDEN
RIV. CO. RECORDER

RECEIVED FOR RECORD
JUN 15 1973
Min. Past 2 O'clock P.M.
At Request of
SECURITY TITLE INSURANCE CO.
Book 1973, Page 78255
Recorded in Official Records
of Riverside County, California
W. M. Dalgleish Recorder
FEES $

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME same
ADDRESS as
CITY & STATE above

Documentary transfer tax $ 60.50
☒ Computed on full value of property conveyed, or
☐ Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of declarant or agent determining tax - firm name
☐ Unincorporated area ☐ City of P.S.

Grant Deed

L-1 THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
KEVIN J. CONNORS and KAMALA DEVI CONNORS, husband and wife,

hereby GRANT(S) to ARTHUR D. ELROD, a single man,

the following described real property in the
county of RIVERSIDE, state of California:

PER DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Dated April 20, 1973

Kevin J. Connors
(KEVIN J. CONNORS)
X Kamala Devi Connors
(KAMALA DEVI CONNORS)

STATE OF CALIFORNIA
COUNTY OF _____ } SS.
On _____ before me, the undersigned, a Notary Public in and for said County and State, personally appeared
KEVIN J. CONNORS &
KAMALA DEVI CONNORS
_____, known to me to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

Signature of Notary

Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP

Title Order No. _____ Escrow No. _____

L-1 (G.S.) (Rev. 5-67) 8 pt.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TO 447 C
(Individual)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

78255 STAPLE HERE

On APRIL 23, 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared KEVIN J. CONNORS, known to me to be the person whose name IS subscribed to the within instrument and acknowledged that HE executed the same.

WITNESS my hand and official seal.

Signature Jerry J. Cornwell

JERRY J. CORNWELL
Name (Typed or Printed)

OFFICIAL SEAL
JERRY J. CORNWELL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Oct. 5, 1973

(This area for official notarial seal)

TO 447 C
(Individual)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

78255 STAPLE HERE

On April 24, 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared Kamala Devi Connors, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature Janice B. Kaufman

Janice B. Kaufman
Name (Typed or Printed)

OFFICIAL SEAL
Janice B. Kaufman
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 21, 1975

(This area for official notarial seal)

78255

DESCRIPTION

GOVERNMENT LOT 1 IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF:

EXCEPT FROM GOVERNMENT LOT 1 THAT PORTION INCLUDED IN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE CENTER OF SAID SECTION 25; THENCE SOUTH 89° 53' EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOTS 2 and 1, 1333.28 FEET; THENCE NORTH 0°01' WEST 1324.16 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PALM SPRINGS WATER COMPANY, BY DEED RECORDED FEBRUARY 11, 1938 IN BOOK 363 PAGE 437 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, SAID POINT BEING ON THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 89° 58' WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 1 AND 2, 1332.15 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 0° 01' 30" WEST, 1322.2 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPT FROM SAID GOVERNMENT LOT 1 THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTER OF SAID SECTION 25; THENCE NORTH 0° 01' 30" EAST, ALONG THE WEST LINE OF GOVERNMENT LOT 2 IN SAID SECTION, 1322.2 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 58' EAST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOTS 1 AND 2, 24.57.10 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 48° 01' WEST 1513.65 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK "B" OF ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGES 61 AND 62 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 89° 44' 55" EAST 93.90 FEET; THENCE NORTH 3° 00' EAST 292 FEET; THENCE NORTH 30° 47' WEST 191.76 FEET; THENCE SOUTH 74° 25' WEST 365 FEET; THENCE SOUTH 0° 15' WEST 316.39 FEET TO A POINT ON THE NORTHERLY LINE OF VERBENA STREET, AS SHOWN ON MAP OF SAID ARABY TRACT; THENCE SOUTH 89° 44' 55" EAST, ALONG THE NORTHERLY LINE OF VERBENA STREET, 151.46 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID VERBENA STREET, WITH THE EASTERLY LINE OF PALO VERDE DRIVE, AS SHOWN ON MAP OF SAID ARABY TRACT; THENCE SOUTH 0° 12' 05" WEST, ALONG THE EASTERLY LINE OF SAID PALO VERDE DRIVE, 40 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK "B"; THENCE SOUTH 89° 44' 55" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, 189.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION INCLUDED IN ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGES 61 and 62 OF MAPS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 10, 1930 IN BOOK 867 PAGE 12 OF DEEDS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE INCH IRON PIPE MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION 25, SOUTH 0° 00'31" WEST 41.31 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN STRIP OF LAND 80 FEET WIDE AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 10, 1930 IN BOOK 867 PAGE 12 OF DEEDS, RECORDS OF SAID COUNTY, NOW KNOWN AS STATE HIGHWAY 111; THENCE ALONG SAID NORTHEASTERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 960 FEET, FROM A TANGENT BEARING NORTH 50° 57' 15" WEST, THROUGH AN ANGLE OF 3° 45' 16", A DISTANCE OF 62.91 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, DISTANT ALONG SAID NORTH LINE NORTH 89° 47' 34" WEST 47.29 FEET FROM THE POINT OF BEGINNING. THENCE ALONG SAID NORTH LINE SOUTH 89° 47' 34" EAST 47.29 FEET TO THE POINT OF BEGINNING.

ALSO THE UNDERLYING FEE INTEREST IF ANY APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111).

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, WITH THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ALONG LAST SAID NORTH LINE NORTH 89° 47' 34" WEST 159.95 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 25; THENCE ALONG SAID NORTH LINE NORTH 89° 47' 34" WEST 0.53 FEET; THENCE SOUTH 43° 53' 04" EAST 28.82 FEET TO SAID SOUTHWESTERLY LINE OF STATE HIGHWAY111;

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THENCE ALONG SAID SOUTHWESTERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040 FEET, FROM A TANGENT BEARING NORTH 43° 53' 04" WEST, THROUGH AN ANGLE OF 1° 34' 02", A DISTANCE OF 28.45 FEET TO THE POINT OF BEGINNING.

ALSO THE UNDERLYING FEE INTEREST IF ANY APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1, IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111).

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 25 WITH THE SOUTHERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ALONG SAID EAST LINE SOUTH 0° 00' 31" WEST 142.24 FEET FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE ALONG SAID EAST LINE SOUTH 0° 00' 31" WEST 80.28 FEET; THENCE NORTH 61° 32' 18" WEST 72.41 FEET; THENCE NORTH 23° 38' 01" EAST 76.94 FEET TO SAID SOUTHERLY LINE OF STATE HIGHWAY 111; THENCE ALONG SAID SOUTHERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040 FEET, FROM A TANGENT BEARING SOUTH 51° 53' 13" EAST, THROUGH AN ANGLE OF 2° 15' 49", A DISTANCE OF 41.09 FEET TO THE POINT OF BEGINNING.

ALSO THE UNDERLYING FEE INTEREST IF ANY APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111).

END RECORDED DOCUMENT, W. D. BALOGH, COUNTY RECORDER

155589

When recorded mail to:
Petty, Andrews, Tufts & Jackson
The Hartford Building
650 California St.
San Francisco, Ca. 94108

BEST, BEST & KRIEGER
ATTORNEYS AT LAW
600 EAST TAHQUITZ – McCALLUM WAY, SUITE C
PALM SPRINGS, CALIFORNIA 92262
TELEPHONE (714) 325-7264

FILED
RIVERSIDE COUNTY
DEC - 5 1974
DONALD D. SULLIVAN, Clerk
By B. Goins Deputy

Attorneys for Petitioner

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

In the Matter of the Estate of ARTHUR D. ELROD, Deceased.	NO. INDIO 4439 ORDER CONFIRMING SALE OF REAL AND PERSONAL PROPERTY SOLD AS A UNIT

The verified return of sale and petition of Harold Broderick, as Executor of the Will of Arthur D. Elrod, deceased, for confirmation of sale of real and personal property hereinafter described, Paul T. Selzer, Esq., appearing as attorney for the petitioner, came on regularly for hearing on December 5, 1974. The Court, after examining the return and petition and hearing the evidence, finds that:

1. Notice of the hearing on the return and petition has been given as prescribed by law.

2. The real and personal property sold constitute, by use or relationship, a unit for purposes of sale.

3. Pursuant to the authority set forth in the Will of the decedent, the Executor of the Will of decedent sold on November 23, 1974, at private sale, the real and personal property belonging to the estate described herein, to Steven H. Maloney and Patricia

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Maloney, husband and wife as tenants in common, for the sum of $1,500,000.00. $20,000.00 accompanied the bid and $480,000.00 sahll be paid through escrow. The balance shall be represented by a promissory note executed by the purchasers which shall provide for interest at the rate of 8.5% and shall further provide for equal monthly payments of the balance of the purchase price over a period of twenty five years commencing at the close of escrow. Escrow charges shall be borne equally by the parties. The estate shall furnish a title insurance policy to the purchasers at the expense of the estate.

4. The sale was made subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

5. Other provisions of the sale, including, without limitation, payment by Seller of $24,000.00 in sales taxes and payment of all documentary transfer taxes, are set forth in that certain Purchase and Sale Agreement dated November 23, 1974, by and between the executor and the Maloneys.

6. The sale was legally made anf fairly conducted and notice of the sale was not required to be given.

7. The real property has been appraised within one year of the sale and the sum offered at the sale is at least 90% of the appraised value and is not disproportionate to the value of the property sold.

8. A sum of $1,575,500.00, which would exceed the existing bid by 10% of the first $10,000.00, and 5% on the amount of the bid in excess of $10,000.00, exclusive of the expenses if a new sale, could not be obtained.

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9. No real estate broker was employed to secure the purchaser of the real property.

10. No additional bond need be given by the Executor by reason of the sale.

IT IS ORDERED that:

1. The sale so made of all right, title and interest of the estate in the real and personal property described in Exhibits "A" and "B" to Steven H. Maloney and Patricia Maloney, husband and wife as tenants in common is confirmed and upon receipt of the cash portion of the purchase price, as set forth above, and the promissory note described above, together with the deed of trust securing the note, the Executor of the decedent's Will is authorized and directed to execute and deliver a grant deed and bill of sale to the purchasers. The real property is described in Exhibit "A", and the personal property is described in Exhibit "B". Taxes, insurance premiums and utility payments shall be pro-rated as of the date of the recording of the conveyance.

2. The Executor is authorized and directed to perform any or all of the covenants, conditions and provisions, not otherwise specifically mentioned in this Order required to be performed by the Seller as set forth in the above-mentioned Purchase and Sale Agreement.

3. Escrow charges shall be borne equally by the parties and the Estate shall provide a policy of title insurance on the real property at the expense of the estate.

4. No additional bond need be given by the Executor by reason of the sale.

DATED: December 5, 1974.

F. METHENY

Judge of the Superior Court

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EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

Dated: December 5 1974

DONALD D. SULLIVAN, COUNTY CLERK
Clerk of the Superior Court
Clerk of the Board of Supervisors
County of Riverside, California

By L. Greene, Deputy

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DESCRIPTION

In the City of Palm Springs, County of Riverside, State of California, described as follows:

PARCEL 1:

Government Lot 1 in Section 25, Township 4 South, Range 4 East, San Bernardino Base and Meridian, in the City of Palm Springs, County of Riverside, State of California, according to the official plat thereof:

EXCEPT from Government Lot 1, that portion included in the following description:

BEGINNING at the center of said Section 25;
THENCE South 89° 53' East, along the South line of Government Lots 2 and 1, 1333.28 feet;
THENCE North 0° 01' West, 1324.16 feet, to the Northwest corner of that certain Parcel of land conveyed to Palm Springs Water Company, by Deed recorded February 11, 1938 in Book 363 page 437 of Official Records of Riverside County, California, said point being on the North line of said Government Lot 1;
THENCE North 89° 58' West, along the North line of said Government Lots 1 and 2, 1332.15 feet to the Northwest corner of said Government Lot 2;
THENCE South 0° 01' 30" West, 1322.2 feet, to the Point of Beginning;

ALSO EXCEPT from said Government Lot 1, that portion lying Northwesterly of the following described line:

BEGINNING at the center of said Section 25;
THENCE North 0° 01' 30" East, along the West line of Government Lot 2, in said Section, 1322.2 feet to the Northwest corner thereof;
THENCE South 89° 58' East, along the Northerly line of said Government Lots 1 and 2, 2,457.10 feet for the Point of Beginning of said line;
THENCE South 48° 01' West, 1513.65 feet, more or less, to a point on the West line of said Government Lot 1;

ALSO EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of Lot 1 in Block "B" of ARABY TRACT, as shown by Map on file in Book 13 pages 61 and 62 of Maps, Records of Riverside County, California;
THENCE South 89° 44' 55" East, 93.90 feet;
THENCE North 3° 00' East, 292 feet;
THENCE North 30° 47' West, 191.76 feet;
THENCE South 74° 25' West, 365 feet;
THENCE South 0° 15' West, 316.39 feet, to a point on the Northerly line of Verbena Street, as shown on Map of said ARABY TRACT;
THENCE South 89° 44' 55" East, along the Northerly line of Verbena Street, 151.46 feet, to the point of intersection of the Northerly line of said Verbena Street, with the Easterly line of Palo Verde Drive,

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as shown on Map of said ARABY TRACT;
THENCE South 0° 12' 05" West, along the Easterly line of said Palo Verde Drive, 40 feet, to the Northwest corner of said Lot 1 in Block "B";
THENCE South 89° 44' 55" East, along the Northerly line of said Lot 1, 189.44 feet, more or less, to the Point of Beginning;

ALSO EXCEPT that portion included in ARABY TRACT, as shown by Map on file in Book 13 pages 61 and 62 of Maps, Records of Riverside County, California;

ALSO EXCEPT that portion conveyed to the County of Riverside by Deed recorded July 10, 1930 in Book 867 page 12 of Deeds, Records of Riverside County, California;

ALSO EXCEPT that portion described as follows:

BEGINNING at a 1' iron pipe marking the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 25;
THENCE, along the East line of said Section 25, South 0° 00' 31" West, 41.31 feet, to the Northeasterly line of that certain strip of land, 80 feet wide, as conveyed to the County of Riverside, by Deed recorded July 10, 1930 in Book 867 page 12 of Deeds, Records of Riverside County, California, now known as State Highway 111;
THENCE, along said Northeasterly line, being a non-tangent curve, concave Northeasterly with a radius of 960 feet, from a tangent bearing North 50° 57' 15" West, through an angle of 3° 45' 16", a distance of 62.91 feet, to the North line of said Southeast quarter, distant along said North line North 89° 47' 34" West, 47.20 feet, from the Point of Beginning;
THENCE, along said North line South 89° 47' 34" East, 47.29 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of said North line of the Southeast quarter of the Northeast quarter of Section 25, with the Southwesterly line of said State Highway 111, distant along said North line, North 99° 47' 34" West, 159.95 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;
THENCE, along said North line, North 89° 47' 34" West, 0.53 feet;
THENCE South 43° 53' 04", East, 28.52 feet, to said Southwesterly line of State Highway 111;
THENCE, along said Southwesterly line, being a non-tangent curve concave Northeasterly with a radius of 1040 feet, from a tangent bearing North 43° 53' 04" West, through an angle of 1° 34' 02", a distance of 28.45 feet, to the Point of Beginning;

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ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1, in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the East line of said Section 25, with the Southerly line of said State Highway 111, distant along said East line, South 0° 00' 31" West, 142.24 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;
THENCE, along said East line South 0° 00' 31" West, 80.28 feet;
THENCE North 61° 32' 18" West, 72.41 feet;
THENCE North 23° 38' 01" East, 76.94 feet, to said Southerly line of State Highway 111;
THENCE, along said Southerly line, being a non-tangent curve concave Northeasterly with a radius of 1040 feet, from a tangent bearing South 51° 53' 13" East, through an angle of 2° 15' 49", a distance of 41.09 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Gove nment Lot 1 in the adjoining public way (State Highway 111).

PARCEL 2:

Lots 1 and 2 of TRACT NO. 2082, as shown by Map on file in Book 41 page 19 of Maps, Records of Riverside County, California.

* * * * * * * * * * *

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SCHEDULE B

FURNISHINGS INVENTORY

MAIN HOUSE - LIVING ROOM

1.	Knoll steel table base with custom made carpathian elm top in polished lacquer finish.
4	Polished chrome black leather sling chairs
1	Floor lamp with polished chrome shade and polished lacquer pedestal base
1	Italian rosewood laminate portable bar
1	24 foot arc sofa custom designed by Arthur Elrod and fabricated by Martin/Brattrud
4	Ribbon lounge chairs imported by Turner T., Ltd.
3	Plate glass top coffee tables on glass cylinder bases
1	Group pillows on sofa
1	16 foot curved ottoman designed by Arthur Elrod and fabricated by Martin/Brattrud
2	Polished chrome standing reading lamps
1	Polished lacquer custom designed and made telephone cabinet
4	Leather lounge chairs
1	Customdesigned coffee/game table with reversible inset.
1	Slate top round pedestal table
1	Custom made polished lacquer finish TV cabinet with Zenith Space Command 600 TV set.
1	Polished lacquer pedestal
1	68" Diameter double thick black glass top dining table, with chipped glass edge and glass pedestal base
6	Polished steel arm dining chairs upholstered in grey suede.
1	Custom made polished lacquer Corbeil wood topped wall hung buffet.
1	Custom designed Edward Fields 25 foot diameter wool area rug

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MAIN HOUSE - MASTER BEDROOM SUITE

1	Console covered in snake paper
2	Polished chrome black leather sling chairs
1	Three arm polished chrome floor lamp
1	Custom designed sofa upholstered in red texture fabric.
1	Group pillows on sofa
2	Red lacquer coffee tables
1	Smoke glass top desk with polished steel leg.
2	Stainless steel black leather arm chairs
2	White ball polished chrome lamps
	Wool/goat hair combination carpeting
	Custom covered louverdrape window treatment
1	Kingsize electric Adjust-a-bed
1	Polished chrome reading table lamp
1	Kingsize red texture bedspread with four day pillows
1	Zenith Space Command TV set on portable stand
1	Polished chrome white lucite table lamp
1	Sound system equipment consisting of: Fisher Stereo Receiver, Fisher Cartridge tape player, Ampex tape player, Seeburg record player
2	Knoll lounge chairs upholstered in beige wool
1	Knoll ottoman upholstered in beige wool
2	Orange metal shaded polished chrome floor lamps
1	Steel and glass square end table.

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MASTER BATHROOM

1 Polished chrome/leather bench

1 Lucite pedestal

1 Exercycle

1 Reducing strap machine

1 Hip roller reducer

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GUEST BEDROOM - MAIN HOUSE

1 Queensize box spring, mattress, frame and spread with shaped upholstered headboard.

2 Lucite table lamps with shades

2 Orange fabric covered Turner T, Ltd. chairs

1 Orange fabric covered Turner T., Ltd. Ottoman

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MAIN HOUSE - KITCHEN

1 Pedestal base breakfast table

2 Polished chrome side chairs

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GUEST HOUSE - LIVING ROOM

1	Round laminate game table on pedestal base
4	Wicker chairs upholstered in batik fabric
1	Wicker lounge chair and ottoman upholstered in batik fabric
1	Blue polished lacquer and stainless steel cabinet
1	Polished chrome floor reading lamp
1	"Egg" table lamp
2	Double size box springs, mattresses, frames with fitted caps upholstered in batik fabric
1	Batik covered waste basket
1	Ten piece suede covered Italian Saporiti sofa unit
1	Brown fiberglass coffee table
1	Custom design and made vinyl covered desk
1	Three bulb polished chrome lamps
4	Wicker Works lounge chairs upholstered in batik fabric
1	Polished chrome and glass coffee table
2	Rattan round drum tables
1	Large Indian basket
3	Lucite TV trays on stand

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GUEST HOUSE -- BEDROOM

1 Leather Italian lounge chair

1 Polished chrome floor reading lamp

1 Teak covered table/box

1 Polished chrome waste basket

1 Custom designed and made polished lacquer desk

1 Zenith 25" color remote control TV set

1 Desk lamp with metal shade

1 Custom designed and made polished lacquer queensize headboard and night stand unit

1 Queensize upholstered box spring and mattress on frame with bedspread and day pillows

2 Polished chrome glass cylinder table lamps with shades

1 Stainless steel arm chair upholstered in brown leather

1 Italian polished chrome and leather arm chair and ottoman

1 Italian portable bar

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GUEST HOUSE - MASTER BATH AND DRESSING ROOM

1 Brown suede ottoman

1 Brown textured fabric bench

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GUEST HOUSE - MAID'S ROOM

1	Single box spring, mattress and base
1	Black vinyl upholstered lounge chair and ottoman
1	Teak desk
1	Desk chair with cane back
2	Three drawer teak chests of drawers
2	Lucite rectangular base lamps with shades
1	Polished chrome framed mirror
1	Two drawer teak night stand
1	Metal cylindrical lamp base with shade

Please note: Haitan cotton bedspread on order.

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TERRACE - MASTER BEDROOM MAIN HOUSE

4	Knoll armless lounge chairs
1	Knoll armless chaise lounge
1	Red fiberglass round table

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TERRACE - MAIN HOUSE LIVING ROOM

1	Red fiberglass sofa with cushions
2	Red fiberglass lounge chair with cushions
1	Red fiberglass coffee table
1	"Snake" light
1	Floor spot light
1	Red Italian portable bar
1	Concrete pedestal table

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TERRACE - MAIN

16	Knoll armless chairs
4	Knoll adjustable chaise lounges
7	Knoll arm chairs
1	Knoll game table
1	Knoll dining table
3	Knoll rectangular coffee tables
2	Knoll square coffee tables
1	Brown fiberglass cube table
1	General Electric electric BBQ and portable stove

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TERRACE - LOWER GUEST HOUSE

4	Red fiberglass lounge chairs with cushions
1	Large round red fiberglass drum table
1	Red fiberglass ottoman
1	Concrete pedestal, glass topped table
1	Small round red fiberglass table

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SCHEDULE B

ACCESSORIES

LIVING ROOM - MAIN HOUSE

Game Table
1 Carved marble Danske ash tray
1 Carved marble Danske cigarette cup

Cylinder Tables
1 9" round clear glass ash tray from Hudson Rissman
1 Smoke glass Hudson Rissman cigarette cup
1 Smoke glass Hudson Rissman cigarette lighter
1 Black and white squares enamel cigarette box
1 Eggshell lacquer cigarette box
1 9" round polished chrome Hudson Rissman ash tray
1 Hudson Rissman pewter cigarette cup
1 White enamel cigarette lighter
1 9" round polished chrome Hudson Rissman ash tray
1 Hudson Rissman heavy glass topped cigarette dish
1 Orange enamel lighter

Telephone Stand
1 9" Clear glass Hudson Rissman ash tray

Coffee/Game Table
1 Triangular glass ash tray
1 6" round orange enamel ash tray
1 Orange enamel cigarette cup
1 Orange enamel lighter

Pedestal Table
1 Glass nut dish

TV Cabinet
1 Floor light fixture

Fireplace
1 Chrome and black leather log holder

Buffet
1 Smoke glass platter on stainless steel base

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POWDER ROOM - MAIN HOUSE
1 Silver soap dish
1 Cappa shell kleenex box
1 Cappa shell waste basket
1 Ball lamp

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GUEST BEDROOM AND BATH - MAIN HOUSE

1	Pot by Wright
1	Bud vase by Wright
1	Ceramic pot with handles by Wright
1	7 1/2" blue/white ash tray
1	Cigarette cup by Wright
1	Italian carved marble lamp
1	Shell soap dish
1	Egg vase with dry flowers
1	Waste basket

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MASTER BEDROOM - MAIN HOUSE

Sound Cabinet
1 Lucite sculpture by Wes Williams

Bookshelves
1 12" Tall mirrored glass covered dish
1 9" Tall mirrored glass covered dish
4 Crystal carved balls
1 Hudson Rissman topaz glass vase
4 Lucite pieces with sea shells and urchins
2 Brass sculptures with holes (1 with crystal ball)
1 Glass egg
1pr Black glass carved paperweights
1 Lucite paper weight with numeral 7
1 Lucite egg
1 Lucite paperweight with metal square inside
1 10" Hudson Rissman crystal sculpture
1 Piece petrified wood
1 Candle
1 Orange frosted glass vase

Small Table
1 Red glass cigarette lighter
1 Yellow enamel cigarette cup
1 8" square pewter ash tray (Hudson Rissman)

Sofa Coffee Table
1 Antique tortoise shell box
1 6" Round Bacci ash tray
1 Polished chrome ball on stand cigarette lighter
1 6" Round Bacci ash tray
1 Lucite mobile sculpture

Desk
1 Desk pad of beige leather
1 Brass letter opener with brown leather handle
1 7" Diameter glass ash tray
1 Cylindrical polished chrome cigarette lighter
1 Tortoise shell glass cigarette cup
1 Brass magnifying glass
1 Lucite and metal paperweight with photo of house under construction
1 Polished steel and brass Hormoz Rafaat sculpture
1 Polished chrome waste basket

Night Stand
1 Electric clock

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MASTER BATH - MAIN HOUSE

John:

1 Polished chrome magazine rack

Vanity:

1 Polished chrome Kleenex box
1 Silver ceramic soap dish
1 Plateau with leather top
1 Brass plant atomiser

Tub:

1 Large bottle with amber handle
1 Smoke crystal bottle
1 Pewter shell soap dish

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GUEST HOUSE - LIVING ROOM

Pickie Area

1 Tall covered jar - Wright
1 Blue and beige small vase - Wright
1 Small blue covered jar - Wright
1 Tall carved marble Danske vase
1 Small jar with handles - Wright
1 Small vase with handles and feet - Wright
1 Hexagonal tortoise shell glass cigarette cup
1 5" tortoise shell glass ash tray
1 Group pillows
1 Brown and white 5 1/2" square woven box
1 Brown and white 5" square woven box

Game Table

1 Willow Tray

Coffee Table

1 Black marble Danske Marmo carved sculpture
1 Tall brown and white cigarette cup
1 8" Diameterflat ceramic bowl
1 Tortoise shell glass cigarette cup
1 Group pillows

On Desk

1 12" Diameter ceramic bowl
1 Hexagonal tortoise shell glass ash tray
1 Tortoise shell glass cigarette cup

Coffee Table

1 6" Square brown and white woven box
1 4 1/2" square brownand white woven box
1 3 3/4" square brown and white woven box
1 Tall ceramic cigarette cup on stand - Wright
1 6" round tortoise shell ash tray

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GUEST HOUSE - MASTER BEDROOM

Small Table

1 Round glass ash tray

Desk

1 6" Round glass ash tray

1 Glass covered cigarette box

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GUEST HOUSE - MASTER BATH

Vanity

2 Tortoise shell glass bottles

1 Tortoise shell glass covered jar

1 Elongated hexagon tortoise shell dish

1 Square glass soap dish

1 Tall ceramic vase - Wright

1 Square polished chrome kleenex box

1 Polished chrome waste basket

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SCHEDULE B

FINE ARTS INVENTORY AND APPRAISAL

EXTERIOR LOCATIONS

ENTRY GARDEN:

1	STEEL SCULPTURE "MUM" BY FLORES	$2,000.00
1	CORTEN SCULPTURE " SUNRISE" BY FLORES	1,000.00
1	SCULPTURE "SEATED WOMAN" BY ZUENEGA	2,500.00

DRIVEWAY:

1	VERTICAL CORTEN SCULPTURE BY FLORES	500.00
1	MULTIPLE DISK SCULPTURE BY FLORES	900.00
1	LARGE GAZEBO SCULPTURE BY PASTORIUS	5,000.00
1	BIRD SCULPTURE BY FLORES	500.00

TERRACE:

1	"RUNNING MAN" SCULPTURE BY FLORES	350.00

POOL:

1	STEEL "FLOWER SCREEN" SCULPTURE BY FLORES	2,500.00

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LIVING ROOM - MAIN HOUSE

1	Polish Tapestry framed, purchased at Belgium World's Fair 28 1/2" x 54"	300.00
1	Lucite kinetick sculpture by Aaronel del Roy Gruber	1,500.00
1	75"x150" Original oil painting commisioned for the house done by Paul Jenkins	20,000.00
1	Polished chrome sculpture by Padovano on black slate pedestal	2,500.00
1	Wood sculpture by MelvinSchuler	2,000.00
1	Small iron sculpture by Greco on revolving stand	250.00
1	44" High Bertoia steel brush sculpture	2,750.00
1	9foot high cast bronze sculpture by Etrog	20,000.00
1	21" High Bertoia steel brush sculpture	1,250.00
1	Bertoia organic form sculpture	1,000.00
1	African head sculpture	3,000.00
	on leather plateau	100.00
	and polished lacquer cube pedestal	300.00
1	Blue lucite cylindrical object	500.00
1	Marino litho 23"x30 1/2"	500.00
1	20"x20" Hoffman oil	300.00
1	36"x48" Black and white Nelson construction	750.00

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MASTER BEDROOM/BATH SUITE - MAIN HOUSE

1	Brown/white/beige 48"x46 1/2" Oil by Mabe	3,500.00
1	Four Face sculpture by Robert Cabeen	150.00
1	Pink Marble sculpture by Lynn Chusid	250.00
1pr	Antique wooden stirrups	100.00
1	24x32 Black on Red painting by John Young	350.00
1	Red and blue lacquered sculpture	400.00
1	40 1/2x46 1/2" Red,black,yellow,white Nelsoncil	1,000.00
1	Four foot polished steel hanging ribbon by Herschler	900.00
1	Flores "Lady with Flowers" steel sculpture	750.00
1	Original oil and metal painting by Polasky	150.00
1	Original Golyer oil "Lemon and Man"	75.00

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POWDER BATH - MAIN HOUSE

1	19x14 1/2" lucite framed litho	250.00
1	20x18" signed and numbered Buffet litho "Owl" in silver leaf frame	250.00

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GUEST BEDROOM - MAIN HOUSE

1	25x30" lucite framed "Vibrations" by Aquinimo	500.00
1	24x32 1/2" framed Calder in polished chrome frame	500.00
1	28 1/2x28 1/2" Anuszkiewicz in polished chrome frame	350.00
1	20x16" Alpers in polished chrome frame	250.00
1	22 3/4x18 3/4" Arp in polished chrome frame	1,000.00
1	Steel framed 14 3/4"x13" Klee Zrin:	100.00
1	Steel framed 16 1/2"x18 1/2" Morandi	100.00

155589

GUEST HOUSE - LIVING ROOM

1	Butchkes four segment painting	2,500.00
1	"Hadrian 1073" painting by Cynthia Polsky	1,500.00
1	Framed serigraph by Fiuhito	150.00
1	Tapestry commissioned for the house. Designed by Arthur Elrod, executed by Romeo Reyna	3,500.00

155589

GUEST HOUSE - BEDROOM

1	Peruvian hanging	350.00
1	Framed oil by Jorge	250.00

155589

SCHEDULE B

PLANTERS

FRONT ENTRY:

BROWN FIBERGLASS

1	24" High	x	12"	Diameter
2	12" "	x	12"	"
2	20" "	x	21"	"
2	18" "	x	18"	"

LIVING ROOM:

	High		Diameter
Silver Ceramic			
5	17"	x	17"
Brown Fiberglass			
1	14"	x	12"
1	11"	x	11"
1	12"	x	13"
1	20"	x	20"
2	16"	x	16"
Rust Fiberglass			
3	12"	x	12"
1	11"	x	10"
Terra Cotta			
1	8"	x	8"

TERRACE:

Red Fiberglass			
1	19"	x	21"
2	17"	x	16"
4	12"	x	12"
1	23"	x	12"
Brown Fiberglass			
2	24"	x	12"
3	12"	x	12"
1	15"	x	12"
1	20"	x	21"
1	24"	x	24"

GUEST HOUSE:

Brown Fiberglass			
1	20"	x	32" square
1	15"	x	12"
1	11"	x 1	10"
Brown Ceramic			
1	8"	x	7"

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PLANTERS - CONTINUED:

GUEST HOUSE TERRACE:

Red Fiberglass	High		Diameter
3	17"	x	16"
1	20"	x	32" Square

KITCHEN ENTRY:

Terra Cotta			
1	10"	x	15"
1	15"	x	12"
Brown Fiberglass			
1	16"	x	16"

MSTR BEDROOM:

Rust Fiberglass			
1	12"	x	12"
Grey Ceramic			
1	12"	x	11"
1	5"	x	8"

MSTR. BATH:

Brown Fiberglass			
1	13"	x	12"
Hanging Terra Cotta			
1	6½"	x	9"
Terra Cotta			
1	3½"	x	4½"
Silver Ceramic			
1	17"	x	17"
Terra Cotta			
1	6½"	x	7"

MSTR.BEDROOM TERRACE:

Red Fiberglass			
1	24"	x	12"

KITCHEN:

Bamboo Basket	13"	x	12"

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SCHEDULE B

BOOKS

MASTER BEDROOM:

Grande Heures	Duke of Berry
Picasso	William Boeck
Britannica Book of Year '63	
The Shell	Abrams
American Art of 20th Centry	Abrams
Persian Art	Chrishman
Americana Volume 9	
24 Volumes Encyclopedia Britannica	
Treasure of Churches of France	Taralon
Homage to Matisse	Tudor
The Hollywood Style	Arthur Knight
Collage	Abrams
Roualt	Abrams
History of Art	Janson
History of World Sculpture	Razin
Rembrandt	Abrams
Impressionism	Gaunt
The Image Makers	Trent
The Tree Where Man Was born	Matthiessen
Arranging Flowers	Sato
Modern World Drama	Matlan
The Cubist Epoch	Cooper
2 Volumes - Otis Art Insititue	
The Intelligent Man's Guide To Science	Asimov
London Perceived	Prichett
Greer Masterworks of Art	Braziller
Dali	Abrams
19th & 20th Centry Art	Abrams
Horizons Vol. 7 - 2	
" Vol. 7 - 3	
" Vol. 7 - 4	
Victor Vasarely	Abrams
Mexico	Vasquez
Undersea Treasures	Nat'l.Geographic

LIVING ROOM:

Paul Jenkins	
The Best of Life	Abrams

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BOOKS - CONTINUED:

KITCHEN:
Grand Diplome' Cooking Course Volume 1,2,4 thru 20
Mastering the Art of French Cooking, Vol. 1 and 2 - Julia Child
Gourmet Menu Cook Book
Food and Finesse — Henry Carpentier
Home Garden Cook Book — Kraft
Ebony Cook Book — Denight
Liberace Cooks
Someone's In the Kitchen With Dinah
7 Wonders of the Cooking World - Waldo
The Complete American Jewish Cook Book - London
Good Things - Grigson
The Redbook Cookbook - Mc Call

GUEST HOUSE:
The Care and Feeding of Trees - Murphy
The World to Care For - Rusk
The Pruning Manual - Staffick

155589

SCHEDULE B

CHINA

KITCHEN:
BLUE FRENCH HAND PAINTED FLORAL PATTERN

2	10" Vegetable dishes
1	16" Platter
1	14" Platter
1	8" Covered dish
12	Dinner plates
12	Cream soup saucers
12	Cream soups
12	Salads
12	Cups
12	Saucers
12	Clear soups
12	Breat and butter
1	11" Tureen
1	8" Bowl
1	Tea pot
1	Sugar bowl
1	Cream pitcher

CLEAR STRIATED:

12	Salads
12	Luncheon plates

BLUE ENGLISH FORAL PATTERN

12	Dinner plates
19	Salad plates
13	Bread and butter
7	Sauce dishes
4	Cream soups
11	Saucers
12	Cups
5	Demitasse cups
9	Demitasse saucers
1	Creamer
1	Sugar

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SCHEDULE B

GLASSWARE

KITCHEN:

Italian Glassware

12	Water goblets
12	Champagnes
12	Red wines
12	White wines
12	Clear glass compotes
12	Clear glass soups
12	Clear glass soup plates
12	Stemmed liquors

Misc:

7	Green artichoke plates

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SCHEDULE B

SILVER

KITCHEN ◆

Silver Closet:

1	17 1/2"x 12 3/4" Tray with fluted border
1	17 1/2" x 12 3/4" Meat Platter
1	21" x 15 1/2" Meat platter
2	12" x 7 3/4" Serving dishes (fluted)
1	9 3/4" x 6" Small gray boat tray
1	Gravy boat
1	19" x 13 1/2" Meat platter
1	18 1/2" x 10 1/2" monogrammed platter with plain edge
1	15" x 11" plain edged tray
2	13 1/2" x 9 3/4" serving trays each with 3 glass partitions
1	Round galleried serving piece with handles and pyrex liner - 12" diameter
1	12" x 9 1/2" Oval covered tureen with handles
1	Champagne bucket with top
1	9" Diameter 6" High bowl with handles
1	12 3/4" x 7 1/4" oval bread basket
4	11" High candelsticks
1	8" High pitcher with fluted edge
1	11 1/2" high glass pitcher with chrome top
1	10 1/4" high thermos server with handle
1	Leather/chrome carage 8" High
1	Square coffee server with wood handle (5 1/4" High)
1	8 1/2" High coffee server with black ebony handle
1	7 1/2" x 5 1/4" Silent butler with wood handle
1	7 3/4" Diameter trivet
1	6 1/4" diameter server tray
4 pr	Salt and pepper shakers
1	Salt shaker and pepper mill
1	4" Diameter sauce server
2	Round crystal sauce dishes 5 1/2" x 4"
2	Mustard dishes 2 1/2" diameter
12	Pewter cigarette cups
4	Crystal hurricane lamps (Note: replacement cylinders ordered)
1	Warmer
2	Bottle holders
1	3 cylinder vase
1	Crystal bell
1	Stainless steel four piece carving set in wooden box
4	6 1/4" square glass centerpiece flower holders
1	3 Cylinder smoke glass vase 9" high
1	10" high orange glass vase
1	5 1/2" high oval smoke glass vase
1	8" High oval smoke glass vase
1	8 1/2" high smoke glass vase
1	5" high crystal bud vase with etching of girl
1	White marble 7" high pedestal vase

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KITCHEN:
Silver Closet - Continued

1	Brass and plastic 10" high ice bucket
1	Brass and leather 9" high ice bucket
1	White lattice pottery bowl 14" diameter
2	11 1/2" diameter white pottery bowls
1	Wine bottle holder and cork

155589

SCHEDULE B

KITCHEN:
POTS, PANS, UTENSILS

1	10" Pressure cooker
1	10" Pot with handles
1	7 3/4" pot with handles
1	7 1/4" pan with handle
1	General electric toaster oven
5	Steel mixing bowls
1	Double boiler with lid
1	10 1/2" glass casserole with cover
1	12" frying pan
1	10" " "
1	8" " "
1	6" " " with handle
10	Lids (Assorted sizes)
2	Wooden spoons
9	Assorted knives
1	Tea strainer
1	Parer
1	Steel spoon
1	Vegetable spoon
1	Spatula
1	Knife sharpener
1	Egg slicer
1	Set spoon measures
1	Group trusses
1	Herb container
1	Melon baller
1	Ravioli cutter
2	Egg dividers
1	Feather baster
1	Flat blade knife
1	Fork
1	Extension cord
1	Awl
1	Electric knife
1	Potato flattener
1	Baster
1	Beater
1	Whisk
1	Cheese slicer
1	Ricer
1	Spatula
1	Grater
1	Ice cream scoop
1	Timer
2	Metal measuring cups
1	9" Pyrex cake dish
1	Pyrex meat loaf pan
2	Asbestos pads
1	Trivet
1	Set four canisters
1	Juicer
1	Vegetable steamer

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Pots, Pans, Utensils Continued

1	Waffle iron
1	Chemex coffee maker
1	Tea kettle
1	Roaster
1	Large salad bowl
6	Salad servers
1	Terra Cotta grill
2	Flat blade knives
1	Corkscrew
1	cheese slicer
1	Ice cream scoop
2	Hatchets
1	Bean server
1	Snipper
1	Strainer
1	Colander
1	Juice jar
1	Juice container
1	Rolling pin
1	Set graters
1	Asparagus cooker
3	Cake pans
1	Quiche dish
1	Muffin tin
6	Steak platters
2	Measuring cups
25	Corn cob handles
12	Corn cob holders
1	Dish pan
1	Wicker tray
1	Pyrex pie plate
1set	Nutone food center appliances
1	Ice crusher
8	Individual hibachis
4	Packages wooden skewers
1	Wood ruler
1	Scissors
1	Pruner
	Gardening gloves
	Plant tape
	Extension cord

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SCHEDULE B

FLATWARE

KITCHEN:

8	Dinner knives
8	Dinner forks
8	Dessert spoons
8	Teaspoons
8	Salad forks
8	Luncheon forks
8	Ice tea spoons
7	Ice cream spoons
5	Serving spoons
1	Serving fork
1	Ladle
1	Relish spoon
8	Bread and butter knives

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SCHEDULE B

FLATWARE

DINING ROOM BUFFET:

12	Dinner knives
12	Luncheon knives
12	Butter knives
8	Pearl handle fish knives
12	Steak knives
12	Dinner forks
12	Salad forks
12	Teaspoons
12	Soup spoons
8	Ice tea spoons
8	Cream soup spoons
8	Ice cream spoons
1	Condiment spoon
6	Cocktail forks
1	Ladle
6	Small salad forks
4	Luncheon forks
1	Serving knife
3	Serving spoons
1	Serving fork
1	Candle snuffer
1	Crab cracker
1	Sugar ton
1	Carving fork
4	Salt spoons
1	Ice tong
1	Sugar scoop

155589

SCHEDULE B

TRAYS

KITCHEN:

8	16 1/2" x 20" Bronze lucite
6	15 x 21 1/2" Blue laminated batik fabric
4	12 x 18 White lucite
1	14 3/4" Diameter wooden
1	14" Diamter blue lucite
1	14" Diameter red lucite
1	14 1/2" x 20 1/2" with metal frame
2	12 1/4" x 17 3/4" black trays
1	10 1/2" x 15 1/4" black

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SCHEDULE B

MISCELLANEOUS

KITCHEN:

ON LEDGE:

3	18" Pyrex cylinders
6	12" " "
1	10" " "
1	12" Diameter crystal bowl
1	15" diamter low crystal bowl with crystal frog
1	8" High crystal vase

ON COUNTER:

1	Paper towel holder
1	Ceramic cookie jar
1	Glass nut jar
1	Lucite book holder

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SCHEDULE B

MISCELLANEOUS

DINING ROOM BUFFET:

1	11 1/2" French hand painted design chop plate
1	12" English floral pattern chop plate
1	16" x 12" Platter
9	White demitasse cups
10	White demitasse saucers
6	White/gold bamboo design demitasse cups
7	White/gold rimmed demitasse saucers
14	Feather border design German china dinner plates
20	Glass with silver rim coasters
6	Square glass individual ash trays
4	Round fluted glass individual ash trays
4	Small round cigarette cups

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SCHEDULE B

LINENS

KITCHEN:

8	White linen rectangular placemats with blue applique border
8	" " napkins " " " "
24	Brown cotton napkins
12	Gold/white stripe batik napkins
12	Blue linen napkins
12	Blue batik napks
12	Brown/black/blue batik napkins (Note: extra fabric included)
30	Orange cotton napkins
19	Beige cotton napkins
9	Gold cotton napkins
12	Yellow linen napkins
12	Black cottonnapkins
11	Black/white polka dot dotton napkins
18	Round white hand made cocktail napkins
18	Yellow rectangular hand made cocktail napkins
6	Blue rectangular hand made cocktail napkins
3	White rectangular hand made cocktail napkins
3	White elongated hand made cocktail napkins
14	Apple green rectangular hand made cocktail napkins

PLACEMATS:

6	Dark brown rectangular cotton by George Jensen
8	Dark brown coarse woven fiber rectangular
4	Beige rectangular coars woven fiber
8	Oval beige coars woven fiber
12	Oval gold fine woven fiber
8	Oval black fine woven fiber
4	Oval beige fine woven fiber
12	Round black/beige fine woven fiber
12	Round beige fine woven fiber
10	White rectangular linen with applique border
9	" " " " " " (to match above) Napkins
8	White linen with blue embroidered border rectangular placemats
8	" " " " " " napkins to match above

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SCHEDULE B

BED AND BATH LINENS

MASTER BEDROOM SUITE - MAIN HOUSE

KINGSIZE:

1	White blanket
4	Kingsize pillows
1 set	Basket weave sheets
4	" " cases
1	Fitted Spotted with stripe sheet
2	Top " " " "
4	Brown cases
1 set	Brown and orange sheets
4	Cases
2	Mattress pads
1	Brown blanket cover
12	Spotted with stripe bath sheets
8	Towels
8	Hand towels
8	Fingertip towels
4	Washcloths
2	Bath mats

KITCHEN:

12	Tea towels
12	Terry towels
12	Wash cloths
6	Pot holders

POWDER ROOM:

6	Small blue towels

GUEST ROOM - MAIN HOUSE

2	Kingsize pillows
1	Mattress pad
2	Orange with dot top sheets
1	Fitted bottom sheet
2	Cases
1	Electric blanket

GUEST BATH

6	Orange bath towels
6	Orange hand towels
6	Orange fingertip towels
6	Orange wash cloths
2	Orange bath mats

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SCHEDULE B

BED AND BATH LINENS

GUEST HOUSE

QUEEN SIZE BED:

1 set	Printed sheets
2	Cases
2	King size pillows
1	Mattress pad
1 set	Sheets
2	Cases
1	Electric blanket
1	Beige blanket cover
3	Orange bath towels
2	Orange hand towels
2	Orange wash cloths
1	Orange mat

DOUBLE BEDS:

2	Mattress pads
4	Fitted bottom sheets (brown)
4	King pillows
6	Print top sheets
2	Cases
2	Blankets
2	Top sheets
4	Cases
3	Brown bath towels
3	Brown hand towels
3	Brown wash cloths
2	Brown bath mats

155589

RECEIVED FOR RECORD
DEC 6 1974
Mail Post-Enterprise
At Request of
FIRST AMERICAN TITLE CO.
Book 1974, Page 155589
Recorded in Official Records
of Riverside County, California
FEES $

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

155590

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Petty, Andrews, Tufts & Jackson
The Hartford Building
650 California St. San Francisco, Ca.
94108
MAIL TAX STATEMENTS
HERE

PAID
Doc. Transfer Tax
W. D. BALDGH
RIV. CO. RECORDER

RECEIVED FOR RECORD
DEC 6 1974
At Request of
FIRST AMERICAN TITLE
Recorded in Official Records
of Riverside County, California
Book 1974, Page 155590
W. D. Baldgh Recorder
FEES $

DEED TO REAL PROPERTY

I HAROLD BRODERICK, as Executor of the Will of ARTHUR D. ELROD, deceased, pursuant to the Order of the Superior Court of the State of California, for the County of Riverside, made in the Matter of the Estate of Arthur D. Elrod, deceased, on December 5, 1974, confirming sale of real property and directing the execution of a conveyance hereby grant to Steven H. Maloney and Patricia Maloney, husband and wife, as tenants in common, all right, title, interest and estate of the decedent at the time of his death, and all right, title and interest that the Estate may have subsequently acquired in the real property, situated in the County of Riverside, State of California, described as set forth in Exhibit "A", attached hereto and by this reference made a part hereof.

DATED: December 5, 1974.

Harold Broderick
HAROLD BRODERICK, as
Executor of the Will of
Arthur D. Elrod, deceased

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On December 5, 1974, before me, the undersigned, a Notary Public in and for said County of Riverside, State of California, personally appeared HAROLD BRODERICK, as Executor of the Will of Arthur D. Elrod, deceased, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as such Executor.

Joanne M. Miller
Notary Public in and for said
County and State.

OFFICIAL SEAL
JOANNE M. MILLER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires December 12, 1977

155590

EXHIBIT "A"

In the City of Palm Springs, County of Riverside, State of California, described as follows:

PARCEL 1:

Government Lot 1 in Section 25, Township 4 South, Range 4 East, San Bernardino Base and Meridian, in the City of Palm Springs, County of Riverside, State of California, according to the official plat thereof:

EXCEPT from Government Lot 1, that portion included in the following description:

BEGINNING at the center of said Section 25;
THENCE South 89° 58' East, along the South line of Government Lots 2 and 1, 1333.28 feet;
THENCE North 0° 01' West, 1324.16 feet, to the Northwest corner of that certain Parcel of land conveyed to Palm Springs Water Company, by Deed recorded February 11, 1938 in Book 363 page 437 of Official Records of Riverside County, California, said point being on the North line of said Government Lot 1;
THENCE North 89° 58' West, along the North line of said Government Lots 1 and 2, 1332.15 feet to the Northwest corner of said Government Lot 2;
THENCE South 0° 01' 30" West, 1322.2 feet, to the Point of Beginning;

ALSO EXCEPT from said Government Lot 1, that portion lying Northwesterly of the following described line:

BEGINNING at the center of said Section 25;
THENCE North 0° 01' 30" East, along the West line of Government Lot 2, in said Section, 1322.2 feet to the Northwest corner thereof;
THENCE South 89° 58' East, along the Northerly line of said Government Lots 1 and 2, 2,457.10 feet for the Point of Beginning of said line;
THENCE South 48° 01' West, 1513.65 feet, more or less, to a point on the West line of said Government Lot 1;

ALSO EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of Lot 1 in Block "B" of ARABY TRACT, as shown by Map on file in Book 13 pages 61 and 62 of Maps, Records of Riverside County, California;
THENCE South 89° 44' 55" East, 93.90 feet;
THENCE North 3° 00' East, 292 feet;
THENCE North 30° 47' West, 191.76 feet;
THENCE South 74° 25' West, 365 feet;
THENCE South 0° 15' West, 116.39 feet, to a point on the Northerly line of Verbena Street, as shown on Map of said ARABY TRACT;
THENCE South 89° 44' 55" East, along the Northerly line of Verbena Street, 131.46 feet, to the point of intersection of the Northerly line of said Verbena Street, with the Easterly line of Palo Verde Drive, as shown on Map of said ARABY TRACT;
THENCE south 0° 12' 05" West, along the Easterly line of said Palo Verde Drive, 40 feet, to the Northwest corner of said Lot 1 in Block "B";
THENCE South 89° 44' 55" East, along the Northerly line of said Lot 1, 189.44 feet, more or less, to the Point of Beginning;

(continued)

155590

ALSO EXCEPT that portion included in ARANY TRACT, as shown by Map on file in Book 13 pages 61 and 62 of Maps, Records of Riverside County, California;

ALSO EXCEPT that portion conveyed to the County of Riverside by Deed recorded July 10, 1930 in Book 567 page 12 of Deeds, Records of Riverside County, California;

ALSO EXCEPT that portion described as follows:

BEGINNING at a 1" iron pipe marking the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 25;
THENCE, along the East line of said Section 25, South 0° 00' 31" West, 41.31 feet, to the Northeasterly line of that certain strip of land, 80 feet wide, as conveyed to the County of Riverside, by Deed recorded July 10, 1930 in Book 567 page 12 of Deeds, Records of Riverside County, California, now known as State Highway 111;
THENCE, along said Northeasterly line, being a non-tangent curve, concave Northeasterly with a radius of 960 feet, from a tangent bearing North 50° 57' 15" West, through an angle of 3° 45' 16", a distance of 62.97 feet, to the North line of said Southeast quarter, distant along said North line North 89° 47' 34" West, 47.29 feet, from the Point of Beginning;
THENCE, along said North line South 89° 47' 34" East, 47.29 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of said North line of the Southeast quarter of the Northeast quarter of Section 25, with the Southwesterly line of said State Highway 111, distant along said North line, North 89° 47' 34" West, 159.85 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;
THENCE, along said North line, North 89° 47' 34" West, 0.53 feet;
THENCE South 43° 53' 04", East, 28.82 feet, to said Southwesterly line of State Highway 111;
THENCE, along said Southwesterly line, being a non-tangent curve concave Northeasterly with a radius of 1040 feet, from a tangent bearing North 43° 53' 04" West, through an angle of 1° 34' 02", a distance of 28.45 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1, in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the East line of said Section 25, with the Southerly line of said State Highway 111, distant along said East line, South 0° 00' 31" West, 142.24 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;

(continued)

155590

THENCE, along said East line South 0° 00' 31" West, 80.28 feet;
THENCE North 61° 32' 18" West, 72.41 feet;
THENCE North 23° 38' 01" East, 75.94 feet, to said Southerly line of State Highway 111;
THENCE, along said Southerly line, being a non-tangent curve concave Northeasterly with a radius of 1040 feet, from a tangent bearing South 71° 33' 13" East, through an angle of 2° 15' 49", a distance of 41.09 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111).

PARCEL 2:

Lots 1 and 2 of TRACT NO. 2082, as shown by Map on file in Book 41 page 19 of Maps, Records of Riverside County, California.

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

Order No. 1574296
Escrow No. 3670-H
Loan No.

584

WHEN RECORDED MAIL TO:

DR. BORKO DJORDJEVIC
2175 SOUTHRIDGE DRIVE
PALM SPRINGS, CALIF. 92262

RECEIVED FOR RECORD AT 8:00 O'CLOCK A.M. As Request of FIRST AMERICAN TITLE COMPANY OF RIVERSIDE Book 1980, Page 584 JAN 2 1980 Recorded in Official Records of Riverside Co., California FEES $

S.J.R. VERICES Mechanical Fund

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME

DOCUMENTARY TRANSFER TAX $ 1,083.50

X Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
STEVEN H. MALONEY & PATRICIA MALONEY, husband and wife,

hereby GRANT(S) to BORKO DJORDJEVIC, a single man

the real property in the City of Palm Springs
County of Riverside, State of California, described as
PARCEL 1: Government Lot 1, Section 25, Township 4 South, Range 4 East, SBBM
SEE ATTACHED EXHIBIT "A"

Dated NOVEMBER 19, 1979

STEVEN H. MALONEY
By Richard S. Jensen Her Attorney-in-Fact
PATRICIA MALONEY
By Richard S. Jensen
Her Attorney-in-Fact

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On December 10, 1979 before me the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD S. JENSEN known to me to be the person whose name IS subscribed to the within instrument as the Attorney-in-Fact of STEVEN H. MALONEY & PATRICIA MALONEY and acknowledged to me that HE subscribed the name of STEVEN H. MALONEY & PATRICIA MALONEY as principals and his own name as Attorney-in-Fact.

Signature Susan K. Coduto

Staple

584

OFFICIAL SEAL
SUSAN K. CODUTO
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires MAY 14, 1980

584

EXHIBIT "A"

In the City of Palm Springs, County of Riverside, State of California described as follows:

PARCEL 1:

Government Lot 1 in Section 25, Township 4 South, Range 4 East, San Berardino Base and Meridian, in the City of Palm Springs, County of Riverside, State of California according to the official plat thereof:

EXCEPT from Government Lot 1, that portion included in the following description:

BEGINNING at the center of said Section 25:
THENCE South 89° 53' East, along the South line of Government Lots 2 and 1, 1333.28 feet;
THENCE North 0° 01' West, 1324.16 feet, to the Northwest corner of that certain Parcel of land conveyed to Palm Springs Water Company, by Deed recorded February 11, 1938 in Book 363 page 437 of Official Records of Riverside County, California, said point being on the North line of said Government Lot 1;
THENCE North 89° 58' West, along the North line of said Government Lots 1 and 2, 1332.15 feet to the Northwest corner of said Government Lot 2;
THENCE South 0° 01' 30" West, 1322.2 feet, to the Point of Beginning;

ALSO EXCEPT from said Government Lot 1, that portion lying Northwesterly of the following described line;

BEGINNING at the center of said section 25;
THENCE North 0° 01' 30" East, along the West line of Government Lot 2, in said Section, 1322.2 feet to the Northwest corner thereof;
THENCE South 89° 58' East, along the Northerly line of said Government Lots 1 and 2, 2,457.10 feet for the Point of Beginning of said line;
THENCE South 48° 01' West, 1513.65 feet, more or less, to a point on the West line of said Government Lot 1;

ALSO EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of Lot 1 in Block "B" of ARABY TRACT, as shown by Map on file in Book 13 pages 61 and 62 of Maps, Records of Riverside County, California;
THENCE South 89° 44' 55" East, 93.90 feet;
THENCE North 3° 00' East, 292 feet;
THENCE North 30° 47' West, 191.76 feet;
THENCE South 74° 25' West 365 feet;
THENCE South 0° 15' West, 316.39 feet, to a point of the Northerly line of Verbena Street, as shown on Map of said ARABY TRACT;
THENCE South 89° 44' 55" East, along the Northerly line of Verbena Street, 151.46 feet, to the point of intersection of the Northerly line of said Verbena Street, with the Easterly line of Palo Verde Drive, as shown on Map of said ARABY TRACT;
THENCE South 0° 12' 05" West, along the Easterly line of said Palo Verde Drive, 40 feet, to the Northwest corner of said Lot 1 in Block "B";
THENCE South 89° 44' 55" East, along the Northerly line of said Lot 1, 189.44 feet, more or less, to the Point of Beginning;

ALSO EXCEPT that portion included in ARABY TRACT, as shown by Map on file in Book 13 Page 61 and 62 of Maps Records of Riverside County, California;

ALSO EXCEPT that portion conveyed to the County of Riverside by Deed recorded July 10, 1930 in Book 867 Page 12 of Deeds, Records of Riverside County, California;

(Continued)

584

ALSO EXCEPT that portion described as follows:

BEGINNING at 1' iron pipe marking the Northeast corner of that Southeast quarter of the Northeast quarter of said Section 25;
THENCE, along the East line of said Section 25, South 0° 00' 31" West, 41.31 feet, to the Northeasterly line of that certain strip of land, 80 feet wide, as conveyed to the County of Riverside, by Deed recorded July 10, 1930 in Book 867 page 12 of Deeds, Records of Riverside County, California, now known as State Highway 111;
THENCE, along said Northeasterly line, being a non-tangent curve, concave Northeasterly with a radius of 960 feet, from a tangent bearing North 50° 57' 15" West, through an angle of 3° 45' 16", a distance of 62.91 feet, to the North line of said Southeast quarter, distant along said North line North 89° 47' 34" West, 47.29 feet, from the Point of Beginning;
THENCE, along said North line South 89° 47' 34" East, 47.29 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of said North line of the Southeast quarter of the Northeast quarter of Section 25, with the Southwesterly line of said State Highway 111, distant along said North line, North 89° 47' 34" West, 159.95 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;
THENCE, along said North line, North 89° 47' 34" West, 0.53 feet;
THENCE South 43° 53' 04", East, 28.82 feet, to said Southwesterly line of State Highway 111;
THENCE , along said Southwesterly line, being a non-tangent curve concave Northeasterly with a radius of 1040 feet, from a tangent bearing North 43° 53' 04" West, through an angle of 1° 34' 02" , a distance of 28.45 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1, in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the East line of said Section 25; with the Southerly line of said State Highway 111, distant along said East line, South 0° 00' 31" West, 142.24 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;

THENCE, along said East line South 0° 00' 31" West, 80.28 feet;
THENCE North 61° 32' 18" West, 72.41 feet;
THENCE North 23° 38' 01" East, 76.94 feet, to said Southerly line of State Highway 111;
THENCE, along said Southerly line, being a non-tangent curve concave Northeasterly with a radius of 1040 feet, from a tangent bearing South 51° 53' 13" East, through an angle of 2° 15' 49" a distance of 41.09 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111).

PARCEL 2:

Lots 1 and 2 of Tract No. 2082, as shown by Map on file in Book 41 page 19 of Maps, Records of Riverside County, California.

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

RECORDING REQUESTED BY
RUSSELL W. KIDDER, ESQ.

105698

AND WHEN RECORDED MAIL TO

Name
Street Address
City & State

RUSSELL W. KIDDER, ESQ.
JACKSON, KIDDER & SUCKLING
One Civic Plaza, Suite 250
Newport Beach, CA 92660

RECEIVED FOR RECORD AT 11:00 O'CLOCK A.M.
Book 1983, Page
105698
MAY 2 7 1983
Recorded in Official Records of Riverside County, California
Fees $
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

BORKO DJORDJEVIC
1091 N. Palm Canyon Drive
Palm Springs, CA 92262

DOCUMENTARY TRANSFER TAX $ -0-No Consideration
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax. Firm Name
Russell W. Kidder

Grant Deed

TO 405 I CA (1-70) THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BORKO DJORDJEVIC

hereby GRANT(S) to BORKO DJORDJEVIC, M.D. AND GENEVA M. DJORDJEVIC, husband and wife, as joint tenants

the following described real property in the City of Palm Springs
County of Riverside, State of California:

Parcel 1: Government Lot 1, Section 25, Township 4 South, Range 4 East, SBB&M.

See attached Exhibit "A"

Dated 7-17-82

BORKO DJORDJEVIC

STATE OF CALIFORNIA
COUNTY OF Riverside } ss
On July 17, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared
Borko Djordjevic

known to me to be the person, whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.
Signature Kathy Kleindienst

Name (Typed or Printed)

OFFICIAL SEAL
KATHY KLEINDIENST
NOTARY PUBLIC CALIFORNIA
NOTARY BOND FILED IN RIVERSIDE COUNTY
My Commission Expires January 18, 1986

(This area for official notarial seal)

Title Order No. Escrow or Loan No.

105698

EXHIBIT "A"

In the City of Palm Springs, County of Riverside, State of California, described as follows:

PARCEL 1:

Government Lot 1 in Section 25, Township 4 South, Range 4 East, San Bernardino Base and Meridian, in the City of Palm Springs, County of Riverside, State of California, according to the official plat thereof:

EXCEPT from Government Lot 1, that portion included in the following description:

BEGINNING at the center of said Section 25;
THENCE South 89° 53' East, along the South line of Government Lots 2 and 1, 1333.28 feet;
THENCE North 0° 01' West, 1324.16 feet, to the Northwest corner of that certain Parcel of land conveyed to Palm Springs Water Company, by Deed recorded February 11, 1938 in Book 363 page 437 of Official Records of Riverside County, California, said point being on the North line of said Government Lot 1;
THENCE North 89° 58' West, along the North line of said Government Lots 1 and 2, 1332.15 feet to the Northwest corner of said Government Lot 2;
THENCE South 0° 01' 30" West, 1322.2 feet, to the Point of Beginning;

ALSO EXCEPT from said Government Lot 1, that portion lying Northwesterly of the following described line:

BEGINNING at the center of said section 25;
THENCE North 0° 01' 30" East, along the West line of Government Lot 2, in said Section, 1322.2 feet to the Northwest corner thereof;
THENCE South 89° 58' East, along the Northerly line of said Government Lots 1 and 2, 2457.10 feet for the Point of Beginning of said line;
THENCE South 48° 01' West, 1513.65 feet, more or less, to a point on the West line of said Government Lot 1;

ALSO EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of Lot 1 in Block "B" of ARABY TRACT, as shown by Map on file in Book 13 pages 61 and 62 of Maps, Records of Riverside County, California;
THENCE South 89° 44' 55" East, 93.90 feet;
THENCE North 3° 00' East, 292 feet;
THENCE North 30° 47' West, 191.76 feet;
THENCE South 74° 25' West, 365 feet;
THENCE South 0° 15' West, 316.39 feet, to a point of the Northerly line of Verbena Street, as shown on Map of said ARABY TRACT;
THENCE South 89° 44' 55" East, along the Northerly line of Verbena Street, 151.46 feet, to the point of intersection of the Northerly line of said Verbena Street, with the Easterly line of Palo Verde Drive, as shown on Map of said ARABY TRACT;
THENCE South 0° 12' 05" West, along the Easterly line of said Palo Verde Drive, 40 feet, to the Northwest corner of said Lot 1 in Block "B";
THENCE South 89° 44' 55" East, along the Northerly line of said Lot 1, 189.44 feet, more or less, to the Point of Beginning;

105698

ALSO EXCEPT that portion included in ARABY TRACT, as shown by Map on file in Book 13 Page 61 and 62 of Maps, Records of Riverside County, California;

ALSO EXCEPT that portion conveyed to the County of Riverside by Deed recorded July 10, 1930 in Book 867 Page 12 of Deeds, Records of Riverside County, California;

ALSO EXCEPT that portion described as follows:

BEGINNING at 1' iron pipe marking the Northeast corner of that Southeast quarter of the Northeast quarter of said Section 25;
THENCE, along the East line of said Section 25, South 0° 00' 31" West, 41.31 feet, to the Northeasterly line of that certain strip of land, 80 feet wide, as conveyed to the County of Riverside, by Deed recorded July 10, 1930 in Book 867 page 12 of Deeds, Records of Riverside County, California, now known as State Highway 111;
THENCE, along said Northeasterly line, being a non-tangent curve, concave Northeasterly with a radius of 960 feet, from a tangent bearing North 50° 57' 15" West, through an angle of 3° 45' 16", a distance of 62.91 feet, to the North line of said Southeast quarter, distant along said North line North 89° 47' 34" West, 47.29 feet, from the Point of Beginning;
THENCE, along said North line South 89° 47' 34" East, 47.29 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of said North line of the Southeast quarter of the Northeast quarter of Section 25, with the Southwesterly line of said State Highway 111, distant along said North line, North 99° 47' 34" West, 159.95 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;
THENCE, along said North line, North 89° 47' 34" West, 0.53 feet;
THENCE South 43° 53' 04", East, 28.82 feet, to said Southwesterly line of State Highway 111;
THENCE, along said Southwesterly line, being a non-tangent curve concave Northeasterly with a radius of 1040 feet, from a tangent bearing North 43° 53' 04" West, through an angle of 1° 34' 02", a distance of 28.45 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1, in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the East line of said Section 25; with the Southerly line of said State Highway 111, distant along said East line, South 0° 00' 31" West, 142.24 feet. from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;

THENCE, along said East line South 0° 00' 31" West, 80.28 feet;
THENCE North 61° 32' 18" West, 72.41 feet;
THENCE North 23° 38' 01" East, 76.94 feet, to said Southerly line of State Highway 111;
THENCE, along said Southerly line, being a non-tangent curve

105698

concave Northeasterly with a radius of 1040 feet, from a tangent bearing South 51° 53' 13" East, through an angle of 2° 15' 49", a distance of 41.09 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111).

PARCEL 2:

Lots 1 and 2 of Tract No. 2082, as shown by Map on file in Book 41 page 19 of Maps, Records of Riverside County, California.

RECORDING REQUESTED BY

SCHLECHT, SHEVLIN & SHOENBERGER
A Law Corporation

928

AND WHEN RECORDED MAIL TO

Name: SCHLECHT, SHEVLIN & SHOENBERGER
A Law Corporation (DTJ)
Street Address: P.O. Box 1906
City & State: Palm Springs, CA 92263

MAIL TAX STATEMENTS TO

Name: Borko Djordjevic, M.D.
Street Address: 1091 N. Palm Canyon Drive
City & State: Palm Springs, CA 92262

928

RECEIVED FOR RECORD AT 3:00 O'CLOCK A.M. At Request of FIRST AMERICAN TITLE COMPANY OF RIVERSIDE
Book 1984, Page 928
JAN - 4 1984
Recorded in Official Records of Riverside County, California
William E. Conerly Recorder
Fees $

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00580 TO 1922 CA (2-83)

Individual Quitclaim Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P.N. 510-250-024-3

ALL PTN.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ None
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (✓) City of Palm Springs, and

First American Title Company has recorded this instrument by request and as an accommodation only and has stamished it for regularity and sufficiency of as to its effect upon the title to any real property that may be affected by it.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GENEVA M. DJORDJEVIC, a married woman

hereby REMISES, RELEASES AND QUITCLAIMS to

BORKO DJORDJEVIC, M.D., a married man, as his sole and separate property,
the following described real property in the City of Palm Springs
County of Riverside, State of California:

See attached Exhibit "A".

354074S-DLM

Dated: January 3, 1984

Geneva M. Djordjevic
GENEVA M. DJORDJEVIC

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } SS.

On January 3, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared Geneva M. Djordjevic

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature J. L. Marinko
J. L. Marinko

OFFICIAL SEAL
J. L. MARINKO
NOTARY PUBLIC CALIFORNIA
RIVERSIDE COUNTY
My Commission Exp Sept. 29, 1987

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

AP 8/10-250-024-3

928

EXHIBIT "A"

In the City of Palm Springs, County of Riverside, State of California, described as follows:

PARCEL 1:

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THENCE South 74° 25' West, 365 feet;
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AP 6/10-250-024-3

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ALSO EXCEPT that portion described as follows:

BEGINNING at 1' iron pipe marking the Northeast corner of that Southeast quarter of the Northeast quarter of said Section 25;
THENCE, along the East line of said Section 25, South 0° 00' 31" West, 41.31 feet, to the Northeasterly line of that certain strip of land, 80 feet wide, as conveyed to the County of Riverside, by Deed recorded July 10, 1930 in Book 867 page 12 of Deeds, Records of Riverside County, California, now known as State Highway 111;
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THENCE, along said North line South 89° 47' 34" East, 47.29 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

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THENCE, along said North line, North 89° 47' 34" West, 0.53 feet;
THENCE South 43° 53' 04", East, 28.82 feet, to said Southwesterly line of State Highway 111;
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THENCE North 61° 32' 18" West, 72.41 feet;
THENCE North 23° 38' 01" East, 76.94 feet, to said Southerly line of State Highway 111;
THENCE, along said Southerly line, being a non-tangent curve

928

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AP 8-010-250-084-3

concave Northeasterly with a radius of 1040 feet, from a tangent bearing South 51° 53' 13" East, through an angle of 2° 15' 49", a distance of 41.09 feet, to the Point of Beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111).

PARCEL 2:

Lots 1 and 2 of Tract No. 2082, as shown by Map on file in Book 41 page 19 of Maps, Records of Riverside County, California.

RECORDING REQUESTED BY

TRANS-CAL TITLE

AND WHEN RECORDED MAIL TO

Name Merrico Resources, Inc.
Street Address P. O. Box 849
City & State Ardmore, OK 73402

183259

183259

RECEIVED FOR RECORD AT 2:00 O'CLOCK P.M.

JUN 5 1989

Recorded in Official Records of Riverside County, California

Fees $

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

Same as above

Documentary Transfer Tax None
Grantee is the Beneficiary.

Amount of unpaid debt plus costs is $ 2,267,137.89

Amount bid by Grantee is $ 2,267,137.89

SHOSHONE SERVICE CORPORATION

Declarant Glenna L. Wiseman Firm

Trustee's Deed Upon Sale

T. S. No. 7613-W

SHOSHONE SERVICE CORPORATION, a California corporation, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied, to

MERRICO RESOURCES, INC., an Oklahoma Corporation

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the City of Palm Springs, County of Riverside, State of California, described as follows:

Per legal description attached hereto and made a part hereof, Exhibit "A", 2 pages

22895-3

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated September 5, 1986 and executed by BORKO B. DJORDJEVIC, as trustor, and recorded September 8, 1986 as Instrument Number 217680, of Official Records of Riverside County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default or the posting of copies of the Notice of Sale or the publication of a copy thereof have been complied with.

Said property was sold by said Trustee at public auction on May 31, 1989 at the place named in the Notice of Sale, in the County of Riverside, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefor to said Trustee the amount bid, being $2,267,137.89, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

IN WITNESS WHEREOF, said SHOSHONE SERVICE CORPORATION as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its President and Ass't. Secretary, thereunto duly authorized by resolution of its Board of Directors.

STATE OF CALIFORNIA, } ss.
COUNTY OF Riverside

On June 2, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. H. Siegler, known to me to be President, and Glenna L. Wiseman, known to me to be Ass't. Secretary of SHOSHONE SERVICE CORPORATION the Corporation that executed the within Instrument as Trustee, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same as Trustee.

WITNESS my hand and official seal.

Signature Jane Council

SHOSHONE SERVICE CORPORATION
as Trustee aforesaid.

By R. H. Siegler President

By Glenna L. Wiseman Secretary

OFFICIAL SEAL
JANE COUNCIL
NOTARY PUBLIC—CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires March 30, 1990

(This area for official notarial seal)

Form #114 1/82

TS 7613-W

183259

EXHIBIT "A"

PARCEL 1:
Government Lot 1 in Section 25, Township 4 South, Range 4 East, San Bernardino Meridian, in the City of Palm Springs, County of Riverside, State of California, according to the Official Plat thereof;

EXCEPT from Government Lot 1, that portion included in the folowing description:

BEGINNING at the center of said Section 25; thence South 89° 53' 00" East, along the South line of Government Lots 2 and 1, 1,333.28 feet; thence North 00° 01' 00" West, 1,324.16 feet, to the Northwest corner of that certain Parcel of land conveyed to Palm Springs Water Company, by Deed Recorded February 11, 1938 in Book 363 Page 437 of Official Records of Riverside County, California, said point being on the North line of said Government Lot 1; thence North 89° 58' 00" West, along the North line of said Government Lots 1 and 2, 1,332.15 feet to the Northwest corner of said Government Lot 2; thence South 00° 01' 30" West, 1,322.20 feet, to the point of beginning.

ALSO EXCEPT from said Government Lot 1, that portion lying Northwesterly of the following described line; beginning at the center of said Section 25; thence North 00° 01' 30" East, along the West line of Government Lot in said Section, 1,322.20 feet to the Northwest corner thereof; thence South 89° 58' 00" East, along the Northerly line of said Government Lots 1 and 2, 2,457.10 feet for the point of beginning of said line; thence South 48° 01' 00" West, 1,513.65 feet, more or less, to a point on the West line of said Government Lot 1;

ALSO EXCEPT that portion described as follows;

BEGINNING at the Northeast corner of Lot 1 in Block "B" of Araby Tract, as shown by Map on file in Book 13 Pages 61 and 62 of Maps, Records of Riverside County, California; thence South 89° 44' 55" East, 93.90 feet; thence North 03° 00' 00" East, 292.00 feet; thence North 30° 47' 00" West, 191.76 feet; thence South 74° 25' 00" West, 365 feet; thence South 00° 15' 00" West, 316.39 feet, to a point of the Northerly line of Verbena Street, as shown on Map of said Araby Tract; thence South 89° 44' 55" East, along the Northerly line of Verbena Street, 151.46 feet, to the point of intersection of the Northerly line of said Verbena Street, with the Easterly line of Palo Verde Drive, as shown on Map of said Araby Tract; thence South 00° 12' 05" West, along the Easterly line of said Palo Verde Drive, 40 feet, to the Northwest corner of said Lot 1 in Block "B"; thence South 89° 44' 55" East, along the Northerly line of said Lot 1, 189.44 feet, more or less, to the point of beginning;

ALSO EXCEPT that portion included in Araby Tract, as shown by Map on file in Book 13 Pages 61 and 62 of Maps, Records of Riverside County, California;

TS 7613-W

EXHIBIT "A" CONTINUED

183259

ALSO EXCEPT that portion conveyed to the County of Riverside by Deed Recorded July 10, 1930 in Book 867 Page 12 of Deeds, Records of Riverside County, California;

ALSO EXCEPT that portion described as follows;

BEGINNING at 1' iron pipe marking the Northeast corner of that Southeast quarter of the Northeast quarter of said Section 25; thence, along the East line of said Section 25, South 00° 00' 31" West, 41.31 feet, to the Northeasterly line of that certain strip of land, 80 feet wide, as conveyed to the County of Riverside, by Deed Recorded July 10, 1930 in Book 867 Page 12 of Deeds, Records of Riverside County, California, now known as State Highway 111; thence, along said Northeasterly line, being a non-tangent curve, concave Northeasterly with a radius of 960 feet, from a tangent bearing North 50° 57' 15" West, through an angle of 03° 45' 16", a distance of 62.91 feet, to the North line of said Southeast quarter, distant along said North line North 89° 47' 34" West, 47.29 feet, from the point of beginning; thence, along said North line South 89° 47' 34" East, 47.29 feet, to the point of beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of said North line of the Southeast quarter of the Northeast quarter of Section 25, with the Southwesterly line of said State Highway 111, distant along said North line, North 89° 47' 34" West, 159.95 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25; thence, along said North line, North 89° 47' 34" West, 0.53 feet; thence South 43° 53' 04", East 28.82 feet, to said Southwesterly line of State Highway 111; thence, along said Southwesterly line, being a non-tangent curve concave Northeasterly with a radius of 1,040 feet, from a tangent bearing North 43° 53' 04" West, through an angle of 01° 34' 02", a distance of 28.45 feet, to the point of beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1, in the adjoining public way (State Highway 111);

ALSO EXCEPT that portion thereof described as follows;

BEGINNING at the intersection of the East line of said Section 25; with the Southerly line of said State Highway 111, distant along said East line, South 00° 00' 31" West, 142.24 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25; thence, along said East line South 00° 00' 31" West, 80.28 feet; thence North 61° 32' 18" West, 72.41 feet; thence North 23° 38' 01" East, 76.94 feet, to said Southerly line of State Highway 111; thence, along said Southerly line, being a non-tangent curve concave Northeasterly with a radius of 1,040 feet, from a tangent bearing South 51° 53' 13" East through an angle of 02° 15' 49", a distance of 41.09 feet, to the point of beginning;

ALSO the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111).

PARCEL 2:
Lots 1 and 2 of Tract No 2082, as shown by Map Recorded in Book 41 Page 19 of Maps, Records of Riverside County, California.

CHICAGO TITLE COMPANY

WHEN RECORDED MAIL TO
FIRST FIDELITY THRIFT & LOAN ASSOCIATION
JERRI VALLIN
SR. FORECLOSURE SPECIALIST
12750 HIGH BLUFF DRIVE, SUITE 140
SAN DIEGO, CA 92130

96957

MAIL TAX STATEMENTS TO
Same as above

RECEIVED FOR RECORD AT 2:00 O'CLOCK
MAR 16 1993
Recorded in Official Records of Riverside County, California
Recorder
Fees $

Space above this line for recorder's use

Title Order No. 534032-44 Trustee Sale No. 920117 Reference No. ALICE

TRUSTEE'S DEED UPON SALE

A.P.N. NO. 510-160-001-3, 012-4
The undersigned grantor declares:
1) The grantee herein was the foreclosing beneficiary.
2) The amount of the unpaid debt together with costs was..... $1,939,771.92
3) The amount paid by the grantee at the trustee sale was..... $1,934,771.92
4) The documentary transfer tax is..... $0.00
5) Said property is in the City of PALM SPRINGS
and So. Calif. Foreclosure Services Inc dba Statewide Foreclosure Services

(herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied, to FIRST FIDELITY THRIFT & LOAN ASSOCIATION, A CALIFORNIA CORPORATION

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of RIVERSIDE State of California, described as follows: SEE EXHIBIT ATTACHED HERETO AND MADE A PART OF:

Chicago Title Insurance Company has recorded this instrument by request as an accommodation only.

RECITALS:
This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 02/19/90 and executed by MERRICO RESOURCES INC., AN OKLAHOMA CORPORATION

as Trustor, and recorded 02/22/90 as Instrument No. 065303 in book _____ page _____ of Official Records of RIVERSIDE County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on 03/09/93 at the place named in the Notice of Sale, in the County of RIVERSIDE, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount bid being $1,934,771.92 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.
Date: 03/16/93
STATEWIDE LENDER'S SERVICES, INC. FKA SO CALIF FORECLOSURE SERVICES, INC
DBA STATEWIDE FORECLOSURE SERVICES

X Alice Vest X

ALICE VEST, VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF Orange
On March 16, 1993 before me, Jennifer Love a Notary Public in and for said county, personally appeared Alice Vest personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Jennifer Elizabeth Love
Notary Public in and for said County and State

OFFICIAL SEAL
JENNIFER ELIZABETH LOVE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY

(CATRD001)

("All-Purpose" Acknowledgment)

STEWART TITLE 96957

Security of Contracts

STATE OF CALIFORNIA

COUNTY OF Orange

On 3-16-93 before me, Jennifer E. Love, (here insert name and title of the officer), personally appeared Mike West, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Jennifer Elizabeth Love

(Seal)

OFFICIAL SEAL
JENNIFER ELIZABETH LOVE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires April 22, 1994

STAPLE HERE

DESCRIPTION

96957

PARCEL 1:

GOVERNMENT LOT 1 IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPT FROM GOVERNMENT LOT 1, THAT PORTION INCLUDED IN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE CENTER OF SAID SECTION 25;

THENCE SOUTH 89° 53' 00" EAST, ON THE SOUTH LINE OF GOVERNMENT LOTS 2 AND 1, 1,333.28 FEET;
THENCE NORTH 00° 01' 00" WEST, 1,324.16 FEET, TO THE NORTHWEST CORNER OF THE LAND DESCRIBED BY DEED TO PALM SPRINGS WATER COMPANY RECORDED FEBRUARY 11, 1938 IN BOOK 363, PAGE 437 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON THE NORTH LINE OF SAID GOVERNMENT LOT 1;
THENCE NORTH 89° 58' 00" WEST, ON THE NORTH LINE OF SAID GOVERNMENT LOTS 1 AND 2 1,332.15 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2.
THENCE SOUTH 00° 01' 30" WEST, 1,322.20 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM SAID GOVERNMENT LOT 1, THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE CENTER OF SAID SECTION 25;
THENCE NORTH 00° 01' 30" EAST, ON THE WEST LINE OF GOVERNMENT LOT IN SAID SECTION, 1,322.20 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 89° 58' 00" EAST, ON THE NORTHERLY LINE OF SAID GOVERNMENT LOTS 1 AND 2, 2,457.10 FEET FOR THE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 48° 01' 00" WEST, 1,513.65 FEET, TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK "B" OF ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 61 AND 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTH 89° 44' 55" EAST, 93.90 FEET;
THENCE NORTH 03° 00' 00" EAST, 292.00 FEET;
THENCE NORTH 30° 47' 00" WEST, 191.76 FEET;
THENCE SOUTH 74° 25' 00" WEST, 365.00 FEET;
THENCE SOUTH 00° 15' 00" WEST, 316.39 FEET, TO A POINT ON THE NORTHERLY LINE OF VERBENA STREET, AS SHOWN ON THE MAP OF SAID ARABY TRACT;
THENCE SOUTH 89° 44' 55" EAST, ON THE NORTHERLY LINE OF VERBENA STREET, 151.46 FEET, TO THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID VERBENA STREET, WITH THE EASTERLY LINE OF PALO VERDE DRIVE, AS SHOWN ON MAP OF SAID ARABY TRACT;
THENCE SOUTH 00° 12' 05" WEST, ON THE EASTERLY LINE OF SAID PALO VERDE DRIVE, 40.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK "B";
THENCE SOUTH 89° 44' 55" EAST, ON THE NORTHERLY LINE OF SAID LOT 1, 189.44 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION INCLUDED IN ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 61 AND 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THAT PORTION DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE RECORDED JULY

DESCRIPTION

96957

10, 1930 IN BOOK 867, PAGE 12 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT 1' IRON PIPE MARKING THE NORTHEAST CORNER OF THAT SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25;
THENCE, ON THE EAST LINE OF SAID SECTION 25, SOUTH 00° 00' 31" WEST, 41.31 FEET, TO THE NORTHEASTERLY LINE OF THAT CERTAIN STRIP OF LAND, 80.00 FEET WIDE, AS DESCRIBED BY DEED TO THE COUNTY OF RIVERSIDE, RECORDED JULY 10, 1930 IN BOOK 867, PAGE 12 OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, NOW KNOWN AS STATE HIGHWAY 111;
THENCE, ON SAID NORTHEASTERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 960.00 FEET, FROM A TANGENT BEARING NORTH 50° 57' 15" WEST, THROUGH AN ANGLE OF 03° 45' 16", 62.91 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, DISTANT ON SAID NORTH LINE NORTH 89° 47' 34" WEST, 47.29 FEET, FROM THE POINT OF BEGINNING;
THENCE, ON SAID NORTH LINE SOUTH 89° 47' 34" EAST, 47.29 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPT THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111);

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 25, WITH THE NORTHWESTERLY LINE OF SAID STATE HIGHWAY 111 DISTANT ON SAID NORTH LINE, NORTH 89° 47' 34" WEST, 159.95 FEET, FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;
THENCE, ON SAID NORTH LINE, NORTH 89° 47' 34" WEST, 0.53 FEET;
THENCE SOUTH 43° 53' 04", EAST, 28.82 FEET, TO SAID SOUTHWESTERLY LINE OF STATE HIGHWAY 111;
THENCE, ON SAID SOUTHWESTERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040.00 FEET, FROM A TANGENT BEARING NORTH 43° 53' 04" WEST, THROUGH AN ANGLE OF 01° 34' 02", 28.45 FEET TO THE POINT OF BEGINNING;

ALSO THE UNDERLYING FEE INTEREST, IF ANY APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1, IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111);

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 25; WITH THE WESTERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ON SAID EAST LINE, SOUTH 00° 00' 31", 142.24 FEET, FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;
THENCE, ON SAID EAST LINE SOUTH 00° 00' 31" WEST, 80.28 FEET;
THENCE NORTH 61° 32' 18" WEST, 72.41 FEET;
THENCE NORTH 23° 38' 01" EAST, 76.94 FEET, TO SAID SOUTHERLY LINE OF STATE HIGHWAY 111;

THENCE, ON SAID SOUTHERLY LINE, BEING A NON-TANGENT CURVE NORTHEASTERLY WITH A RADIUS OF 1,040.00 FEET, FROM A TANGENT BEARING SOUTH 51° 53' 13" EAST, THROUGH A ANGLE OF 02° 15' 49", 41.09 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPT THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOING PUBLIC WAY (STATE HIGHWAY 111).

PARCEL 2:

DESCRIPTION

LOTS 1 AND 2 OF TRACT NO. 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

RECORDING REQUESTED BY

OLD REPUBLIC TITLE CO.

AND WHEN RECORDED MAIL TO

NAME Ronald E. Burkle
STREET ADDRESS 10000 Santa Monica Blvd., 5th Floor
CITY STATE ZIP Los Angeles, CA 90067

Escrow #2-19325

304384
RECEIVED FOR RECORD
AT 8:00 O'CLOCK

SEP 15 1995

Recorded in Official Records of Riverside County, California
Recorder

THIS SPACE FOR RECORDER'S USE ONLY Fee $ 15

QUITCLAIM DEED

250-026-5 510-160-31 9 510-160-024
ASSESSOR'S PARCEL NO 510-160-014-6
TRA 011-003

TITLE ORDER NO 83261-15

ESCROW NO 2-19325

The undersigned grantor declares the DOCUMENTARY TRANSFER TAX is $ none

— computed on the full value of the interest or property conveyed, or

— computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale

OR transfer exempt from tax for the following reason

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

JANET E. BURKLE, Wife of the Within Grantee

hereby GRANTS TO

RONALD W. BURKLE, a married man as his sole and separate property

the real property situated in the City of Palm Springs County of Riverside State of California

described as

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

"IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE IN AND TO THE HEREIN DESCRIBED PROPERTY, TO THE GRANTEE AS HIS SOLE AND SEPERATE PROPERTY."

Dated June 27, 1995

Janet E. Burkle
Janet E. Burkle

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 9/13/95 before me Naoma W. Layne
personally appeared Janet E. Burkle

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

OFFICIAL SEAL
Naoma Walker Layne
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Dec 22 1996

WITNESS my hand and official seal.

Signature Naoma Walker Layne

MAIL TAX STATEMENTS TO Ron Burkle, 10000 Santa Monica, #500, Los Angeles, CA 90067
NAME ADDRESS CITY STATE ZIP

THIS FORM FURNISHED COURTESY OF ORANGE COAST TITLE COMPANIES

SAID LAND IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

GOVERNMENT LOT 1 IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPT FROM GOVERNMENT LOT 1, THAT PORTION INCLUDED IN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE CENTER OF SAID SECTION 25;

THENCE SOUTH 89°53'00" EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOTS 1 AND 2, 1,333.28 FEET;

THENCE NORTH 00°01'00" WEST, 1,324.16 FEET, TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PALM SPRINGS WATER COMPANY, BY DEED RECORDED FEBRUARY 11, 1938, IN BOOK 383, PAGE 437, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON THE NORTH LINE OF SAID GOVERNMENT LOT 1;

THENCE NORTH 89°58'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 1 AND 2, 1,332.15 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2;

THENCE SOUTH 00°01'30" WEST, 1,322.20 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM SAID GOVERNMENT LOT 1, THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE CENTER OF SAID SECTION 25;

THENCE NORTH 00°01'30" EAST, ALONG THE WEST LINE OF GOVERNMENT LOT IN SAID SECTION, 1,322.20 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°58'00" EAST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOTS 1 AND 2, 2,457.10 FEET FOR THE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 48°01'00" WEST, 1,513.65 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK "B" OF ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 61 AND 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 89°44'55" EAST, 93.90 FEET;

THENCE NORTH 03°00'00" EAST 292.00 FEET;

THENCE NORTH 30°47'00" WEST, 191.76 FEET;

Order No.: 80382-16

THENCE SOUTH 74°25'00" WEST, 365.00 FEET;

THENCE SOUTH 00°15'00" WEST, 316.39 FEET, TO A POINT ON THE NORTHERLY LINE OF VERBENA STREET, AS SHOWN ON MAP OF SAID ARABY TRACT;

THENCE SOUTH 89°44'55" EAST, ALONG THE NORTHERLY LINE OF VERBENA STREET, 151.46 FEET, TO THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF VERBENA STREET, WITH THE EASTERLY LINE OF PALO VERDE DRIVE, AS SHOWN ON MAP OF SAID ARABY TRACT;

THENCE SOUTH 00°12'05" WEST, ALONG THE EASTERLY LINE OF SAID PALO VERDE DRIVE, 40.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK "B";

THENCE SOUTH 89°44'55" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, 188.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION INCLUDED IN ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 61 AND 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 10, 1930, IN BOOK 867, PAGE 12 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT 1" IRON PIPE MARKING THE NORTHEAST CORNER OF THAT SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25;

THENCE, ALONG THE EAST LINE OF SAID SECTION 25, SOUTH 00°00'31" WEST, 41.31 FEET, TO THE NORTHEASTERLY LINE OF THAT CERTAIN STRIP OF LAND, 80.00 FEET WIDE, AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 10, 1930 IN BOOK 867, PAGE 12 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, NOW KNOWN AS STATE HIGHWAY 111;

THENCE, ALONG SAID NORTHEASTERLY LINE, BEING A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY WITH A RADIUS OF 960.00 FEET, FROM A TANGENT BEARING NORTH 50°57'15" WEST, THROUGH AN ANGLE OF 03°45'16", A DISTANCE OF 62.91 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, DISTANT ALONG SAID NORTH LINE NORTH 89°47'34" WEST, 47.29 FEET, FROM THE POINT OF BEGINNING;

THENCE, ALONG SAID NORTH LINE SOUTH 89°47'34" EAST, 47.29 F TO THE POINT OF BEGINNING;

ALSO THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111);

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, WITH THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ALONG SAID NORTH LINE, NORTH 89°47'34" WEST, 158.95 FEET, FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;

Order No.: 80382-15

THENCE, ALONG SAID NORTH LINE, NORTH 88°47'34" WEST, 0.53 FEET;

THENCE SOUTH 43°53'04" EAST, 28.82 FEET, TO SAID SOUTHWESTERLY LINE OF STATE HIGHWAY 111;

THENCE, ALONG SAID SOUTHWESTERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040.00 FEET, FROM A TANGENT BEARING NORTH 43°53'04" WEST, THROUGH AND ANGLE OF 01°34'02", A DISTANCE OF 28.46 FEET, TO THE POINT OF BEGINNING;

ALSO THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1, IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111);

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 25; WITH THE SOUTHERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ALONG SAID EAST LINE, SOUTH 00°00'31" WEST, 142.24 FEET, FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE ALONG SAID EAST LINE SOUTH 00°00'31" WEST, 80.28 FEET;

THENCE NORTH 61°32'18" WEST, 72.41 FEET;

THENCE NORTH 23°38'01" EAST, 76.94 FEET, TO SAID SOUTHERLY LINE OF STATE HIGHWAY 111;

THENCE, ALONG SAID SOUTHERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040.00 FEET, FROM A TANGENT BEARING SOUTH 51°53'13" EAST THROUGH AN ANGLE OF 02°15'49", A DISTANCE OF 41.09 FEET, TO THE POINT OF BEGINNING;

ALSO THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111).

PARCEL 2:

LOT 1 OF TRACT NO. 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE(S) 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 2 OF TRACT NO. 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE(S) 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF PARCEL 1 IN SAID CITY, COUNTY AND STATE, AS SHOWN ON A MAP FILED IN BOOK 38, PAGE 73 OF RECORD OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 35°55' EAST 107.86 FEET TO AN ANGLE POINT THEREIN, BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 89°19'20" EAST 110.92 FEET AND SOUTH 7°52'25" EAST 72.01 FEET;

THENCE NORTH 59°53'51" WEST, 139.01 FEET TO THE TRUE POINT OF BEGINNING.

Order No 89261-15
Escrow No 2-19325
Loan No

WHEN RECORDED MAIL TO
Ronald W. Burkle
10000 Santa Monica Blvd., 5th Floor
Los Angeles, CA 90067

304385
RECEIVED FOR RECORD
AT 8:00 O'CLOCK

SEP 15 1995

PAID
Doc Transfer Tax
FRANK K JOHNSON
Riv. Co Recorder

Recorder
Fees $ 15

DOCUMENTARY TRANSFER TAX $ 1,430.00

X Computed on the consideration or value of property conveyed, OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale

Signature of Declarant or Agent determining tax

GRANT DEED

APN NOS: 510-250-031-9, 510-250-026-5, 510-160-011-3, 510-160-012-4, 510-160-014-6
Code No. 011-003

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged

FIRST FIDELITY THRIFT & LOAN ASSOCIATION, a California Corporation

hereby GRANT(S) to

RONALD W. BURKLE, a married man as his sole and separate property

the real property in the City of Palm Springs
County of Riverside State of California described as

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated June 27, 1995

FIRST FIDELITY THRIFT & LOAN ASSOCIATION,
a California Corporation

By: Wm. Paul Ralser, President
By: Jeffrey Orr, Vice President

STATE OF CALIFORNIA
COUNTY OF Orange } ss

On June 29, 1995 before me,
Barbara J. Presley
personally appeared Wm. Paul Ralser and
Jeffrey Orr

personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature Barbara J. Presley
EXPIRES 4-18-97

MAIL TAX STATEMENTS TO

BARBARA J. PRESLEY
COMM # 991904
Notary Public California
ORANGE COUNTY
My Comm. Expires Apr 18, 1997

BARBARA J. PRESLEY
COMM # 991904
Notary Public California
ORANGE COUNTY
My Comm. Expires Apr 18, 1997

1002 11/94

SAID LAND IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

GOVERNMENT LOT 1 IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPT FROM GOVERNMENT LOT 1, THAT PORTION INCLUDED IN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE CENTER OF SAID SECTION 25;

THENCE SOUTH 89°53'00" EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOTS 1 AND 2, 1,333.28 FEET;

THENCE NORTH 00°01'00" WEST, 1,324.16 FEET, TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PALM SPRINGS WATER COMPANY, BY DEED RECORDED FEBRUARY 11, 1938, IN BOOK 363, PAGE 437, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING ON THE NORTH LINE OF SAID GOVERNMENT LOT 1;

THENCE NORTH 89°58'00" WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOTS 1 AND 2, 1,332.15 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2;

THENCE SOUTH 00°01'30" WEST, 1,322.20 FEET, TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM SAID GOVERNMENT LOT 1, THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE CENTER OF SAID SECTION 25;

THENCE NORTH 00°01'30" EAST, ALONG THE WEST LINE OF GOVERNMENT LOT IN SAID SECTION, 1,322.20 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°58'00" EAST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOTS 1 AND 2, 2,457.10 FEET FOR THE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 48°01'00" WEST, 1,513.65 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK "B" OF ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 61 AND 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 89°44'55" EAST, 93.90 FEET;

THENCE NORTH 03°00'00" EAST 292.00 FEET;

THENCE NORTH 30°47'00" WEST, 191.76 FEET;

Order No.: 80382-15

THENCE SOUTH 74°25'00" WEST, 365.00 FEET;

THENCE SOUTH 00°15'00" WEST, 316.39 FEET, TO A POINT ON THE NORTHERLY LINE OF VERBENA STREET, AS SHOWN ON MAP OF SAID ARABY TRACT;

THENCE SOUTH 89°44'55" EAST, ALONG THE NORTHERLY LINE OF VERBENA STREET, 151.46 FEET, TO THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF VERBENA STREET, WITH THE EASTERLY LINE OF PALO VERDE DRIVE, AS SHOWN ON MAP OF SAID ARABY TRACT;

THENCE SOUTH 00°12'05" WEST, ALONG THE EASTERLY LINE OF SAID PALO VERDE DRIVE, 40.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK "B";

THENCE SOUTH 89°44'55" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1, 189.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION INCLUDED IN ARABY TRACT, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGES 61 AND 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 10, 1930, IN BOOK 867, PAGE 12 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT 1" IRON PIPE MARKING THE NORTHEAST CORNER OF THAT SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25;

THENCE, ALONG THE EAST LINE OF SAID SECTION 25, SOUTH 00°00'31" WEST, 41.31 FEET, TO THE NORTHEASTERLY LINE OF THAT CERTAIN STRIP OF LAND, 80.00 FEET WIDE, AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 10, 1930 IN BOOK 867, PAGE 12 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, NOW KNOWN AS STATE HIGHWAY 111;

THENCE, ALONG SAID NORTHEASTERLY LINE, BEING A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY WITH A RADIUS OF 860.00 FEET, FROM A TANGENT BEARING NORTH 50°57'15" WEST, THROUGH AN ANGLE OF 03°46'16", A DISTANCE OF 62.91 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, DISTANT ALONG SAID NORTH LINE NORTH 89°47'34" WEST, 47.29 FEET, FROM THE POINT OF BEGINNING;

THENCE, ALONG SAID NORTH LINE SOUTH 89°47'34" EAST, 47.29 FEET, TO THE POINT OF BEGINNING;

ALSO THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111);

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, WITH THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ALONG SAID NORTH LINE, NORTH 89°47'34" WEST, 159.95 FEET, FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;

Order No.: 80382-15

THENCE, ALONG SAID NORTH LINE, NORTH 89°47'34" WEST, 0.53 FEET;

THENCE SOUTH 43°53'04" EAST, 28.82 FEET, TO SAID SOUTHWESTERLY LINE OF STATE HIGHWAY 111;

THENCE, ALONG SAID SOUTHWESTERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040.00 FEET, FROM A TANGENT BEARING NORTH 43°53'04" WEST, THROUGH AND ANGLE OF 01°34'02", A DISTANCE OF 28.45 FEET, TO THE POINT OF BEGINNING;

ALSO THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1, IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111);

ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 25; WITH THE SOUTHERLY LINE OF SAID STATE HIGHWAY 111, DISTANT ALONG SAID EAST LINE, SOUTH 00°00'31" WEST, 142.24 FEET, FROM SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE ALONG SAID EAST LINE SOUTH 00°00'31" WEST, 80.28 FEET;

THENCE NORTH 61°32'18" WEST, 72.41 FEET;

THENCE NORTH 23°38'01" EAST, 76.94 FEET, TO SAID SOUTHERLY LINE OF STATE HIGHWAY 111;

THENCE, ALONG SAID SOUTHERLY LINE, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 1,040.00 FEET, FROM A TANGENT BEARING SOUTH 51°53'13" EAST THROUGH AN ANGLE OF 02°15'49", A DISTANCE OF 41.09 FEET, TO THE POINT OF BEGINNING;

ALSO THE UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE DESCRIBED PORTION OF GOVERNMENT LOT 1 IN THE ADJOINING PUBLIC WAY (STATE HIGHWAY 111).

PARCEL 2:

LOT 1 OF TRACT NO. 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE(S) 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

LOT 2 OF TRACT NO. 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE(S) 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF PARCEL 1 IN SAID CITY, COUNTY AND STATE, AS SHOWN ON A MAP FILED IN BOOK 38, PAGE 73 OF RECORD OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 35°55' EAST 107.96 FEET TO AN ANGLE POINT THEREIN, BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 89°19'20" EAST 110.92 FEET AND SOUTH 7°52'25" EAST 72.01 FEET;

THENCE NORTH 59°53'51" WEST, 139.61 FEET TO THE TRUE POINT OF BEGINNING.

DOC # 2003-870888
11/03/2003 08:00A Fee:39.00
Page 1 of 5 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
SOUTHLAND TITLE - INLAND EMPIRE (Title)

AND WHEN RECORDED MAIL TO:

MICHAEL J. KILROY
424 W. VISTA CHINO
PALM SPRINGS, CA 92262

Order No.: 63600129
Escrow No.: PS10777-SC
A.P.N.: **510-250-031**

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TRA 011-003

GRANT DEED

39

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AM

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS $6,050.00
[XX] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] unincorporated area [XX] City of **Palm Springs**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RONALD W. BURKLE , a married man

hereby GRANT(S) to **MICHAEL J. KILROY,** a single man

the following described real property in the County of **Riverside,** State of California
See Exhibit "A" attached hereto and made a part hereof.

Dated: **August 12, 2003**

RONALD W. BURKLE

STATE OF CALIFORNIA
COUNTY OF Los Angeles] ss

On October 31, 2003 before me
Kaylene R. Husman
a Notary Public in and for said County and State, personally appeared Ronald W. Burkle

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~) and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~), acted, executed the instrument.

KAYLENE R. HUSMAN
Commission # 1399032
Notary Public - California
Los Angeles County
My Comm. Expires Mar 5, 2007

WITNESS my hand and official seal.

Signature Kaylene R. Husman
Signature of Notary

(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT WHICH THIS STATEMENT IS ATTACHED, READS AS FOLLOWS:

NAME OF NOTARY: Kaylene R. Husman

COUNTY WHERE BOND IS FILED: Los Angeles

DATE COMMISSION EXPIRES: 3-5-2007

PLACE OF EXECUTION OF THIS DECLARATION: San Bernardino

DATE: 11-3-03

COMMISSION NUMBER: 1399032

SOUTHLAND TITLE

BRENDA PLEVYAK
TITLE OFFICER

2003-870888
11/03/2003 08:00A
2 of 5

EXHIBIT "A"

Parcel 1:

Government Lot 1 in Section 25, Township 4 South, Range 4 East, San Bernardino Meridian, in the City of Palm Springs, County of Riverside, State of California, according to the Official Plat thereof;

Except from Government Lot 1, that portion included in the following description:

Beginning at the center of said Section 25;

Thence South 89° 53' 00" East, along the South line of Government Lots 1 and 2, 1,333.28 feet;

Thence North 00° 01' 00" West, 1,324.16 feet, to the Northwest corner of that certain Parcel of Land conveyed to Palm Springs Water Company, by Deed recorded February 11, 1938 in Book 363, Page 437, Official Records of Riverside County, California, said point being on the North line of said Government Lot 1;

Thence North 89° 58' 00" West, along the North line of said Government Lots 1 and 2, 1,332.15 feet to the Northwest corner of said Government Lot 2;

Thence South 00° 01' 30" West, 1,322.20 feet, to the point of beginning.

Also except from said Government Lot 1, that portion lying Northwesterly of the following described line; beginning at the center of said Section 25;

Thence North 00° 01' 30" East, along the West line of Government Lot 2 in said Section, 1,322.20 feet to the Northwest corner thereof;

Thence South 89° 58' 00" East, along the Northerly line of said Government Lots 1 and 2 2,457.10 feet for the point of beginning of said line;

Thence South 48° 01' 00" West, 1,513.65 feet, more or less, to a point on the West line of said Government Lot 1;

Also except that portion described as follows:

Beginning at the Northeast corner of Lot 1 in Block "B" of Araby Tract, as shown by Map on file in Book 13, Pages 61 and 62 of Maps, Records of Riverside County, California;

Thence South 89° 44' 55" East, 93.90 feet;

Thence North 03° 00' 00" East 292.00 feet;

Thence North 30° 47' 00" West, 191.76 feet;

Thence South 74° 25' 00" West, 365.00 feet;

2003-870888
11/03/2003 08:00A
3 of 5

ORDER NO. 63600129

Thence South 00° 15' 00" West 316.39 feet, to a point on the Northerly line of Verbena Street, as shown on Map of said Araby Tract;

Thence South 89° 44' 55" East, along the Northerly line of Verbena Street, 151.46 feet, to the point of intersection of the Northerly line of Verbena Street, with the Easterly line of Palo Verde Drive, as shown on Map of said Araby Tract;

Thence South 00° 12' 05" West, along the Easterly line of said Palo Verde Drive, 40.00 feet, to the Northwest corner of said Lot 1 in Block "B";

Thence South 89° 44' 55" East, along the Northerly line of said Lot 1, 189.44 feet, more or less, to the point of beginning;

Also except that portion included in Araby Tract, as shown by Map on file in Book 13, Pages 61 and 62 of Maps, Records of Riverside County, California;

Also except that portion conveyed to the County of Riverside by Deed recorded July 10, 1930, in Book 867, Page 12 of Deeds, Records of Riverside County, California;

Also except that portion described as follows:

Beginning at 1' Iron pipe marking the Northeast corner of that Southeast quarter of the Northeast quarter of said Section 25;

Thence, along the East line of said Section 25, South 00° 00' 31" West, 41.31 feet, to the Northeasterly line of that certain strip of land, 80.00 feet wide, as conveyed to the County of Riverside, by Deed recorded July 10, 1930 in Book 867, Page 12 of Deeds, Records of Riverside County, California, now known as State Highway 111;

Thence, along said Northeasterly line, being a non-tangent curve, concave Northeasterly with a radius of 960.00 feet, from a tangent bearing North 50° 57' 15" West, through an angle of 03° 45' 16", a distance of 62.91 feet to the North line of said Southeast quarter, distant along said North line North 89° 47' 34" West, 47.29 feet, from the point of beginning;

Thence, along said North line South 89° 47' 34" East, 47.29 feet, to the point of beginning;

Also the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111);

Also except that portion thereof described as follows:

Beginning at the intersection of said North line of the Southeast quarter of the Northeast quarter of Section 25, with the Southwesterly line of said State Highway 111, distant along said North line, North 89° 47' 34" West, 159.95 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;

Thence, along said North line, North 89° 47' 34" West, 0.53 feet;

Thence South 43° 53' 04" East, 28.82 feet, to said Southwesterly line of State Highway 111;

2003-870888
11/03/2003 08:00A
4 of 5

ORDER NO. 63600129

Thence, along said Southwesterly line, being a non-tangent curve concave Northeasterly with a radius of 1,040.00 feet, from a tangent bearing North 43° 53' 04" West, through an angle of 01° 34' 02", a distance of 28.45 feet, to the point of beginning;

Also the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1, in the adjoining public way (State Highway 111)

Also except that portion thereof described as follows:

Beginning at the intersection of the East line of said Section 25; with the Southerly line of said State Highway 111, distant along said East line, South 00° 00' 31" West, 142.24 feet, from said Northeast corner of the Southeast quarter of the Northeast quarter of Section 25;

Thence along said East line South 00° 00' 31" West, 80.28 feet;

Thence North 61° 32' 18" West, 72.41 feet;

Thence North 23° 38' 01" East, 76.94 feet, to said Southerly line of State Highway 111;

Thence, along said Southerly line, being a non-tangent curve concave Northeasterly with a radius of 1,040.00 feet, from a tangent bearing South 51° 53' 13" East through an angle of 02° 15' 49", a distance of 41.09 feet, to the point of beginning;

Also the underlying fee interest, if any, appurtenant to the above described portion of Government Lot 1 in the adjoining public way (State Highway 111);

Parcel 2:

Lot 1 of Tract No. 2082, in the City of Palm Springs, County of Riverside, State of California, as per map recorded in Book 41, Page 19 of Maps, in the office of the County Recorder of said county.

Parcel 3:

Lot 2 of Tract No. 2082, in the City of Palm Springs, County of Riverside, State of California, as per map recorded in Book 41, Page(s) 19, of Maps, in the office of the County Recorder of said County, and that portion of Parcel 1 in said City, County and State, as shown on a Map filed in Book 38, Page 73 of Record of Surveys, in said Office of the County Recorder, described as follows:

Beginning at the most Westerly corner of said Parcel 1;

Thence along the boundary of said Parcel 1, North 35° 55' East 107.96 feet to an angle point therein, being the true point of beginning;

Thence continuing along said boundary, North 89° 19' 20" East 110.92 feet and South 7° 52' 25" East 72.01 feet;

Thence North 59° 53' 51" West, 139.51 feet to the true point of beginning.

2003-870888
11/03/2003 08:00A
5 of 5

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN TITLE INSURANCE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON TITLE

DOC # 2012-0285852
06/21/2012 08:00 AM Fees: $18.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Southridge Houses LLC

ADDRESS 800 S. Pacific Coast Hwy., Ste. 225

CITY Redondo Beach
STATE & ZIP California 90277

This document was electronically submitted to the County of Riverside for recording
Receipted by: YSEGURA

N1417-D

GRANT DEED

APN NO. 510-250-031 and 510-250-026
*Grantor and Grantee are comprised of same parties who continue to hold the same proportionate interest in the property. R&T 11923(d)

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $ -0- CITY TAX $ -0- computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
Unincorporated area: City of Palm Springs, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MICHAEL J. KILROY, a single man

hereby GRANT(s) to

SOUTHRIDGE HOUSES LLC a California limited liability company

the following described real property in the County of Riverside, State of California:

(See attached Exhibit "A")

Commonly known as: 2175 Southridge Drive, Palm Springs, CA

Dated June 15th, 2012

MICHAEL J. KILROY

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On 06-15-12, before me, Kelly Green, Notary Public, personally appeared Michael J. Kilroy, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

KELLY GREEN
Commission # 1959524
Notary Public - California
Los Angeles County
My Comm. Expires Nov 6, 2015

Exp. NOV. 6, 2015

EXHIBIT "A"

(Attachment to Grant Deed for APNs 510-250-31 and 510-250-26)

Parcel A:

Lot 1 of Tract No. 2082, in the City of Palm Springs, County of Riverside, State of California, as per map recorded in Book 41, Page 19 of Maps, in the office of the County Recorder of said county.

Parcel B:

Lot 2 of Tract No. 2082, in the City of Palm Springs, County of Riverside, State of California, as per map recorded in Book 41, Page(s) 19, of Maps, in the office of the County Recorder of said County, and that portion of Parcel 1 in said City, County and State, as shown on a Map filed in Book 38, Page 73 of Record of Surveys, in said Office of the County Recorder, described as follows:

Beginning at the most Westerly corner of said Parcel 1;

Thence along the boundary of said Parcel 1, North 35° 55' East 107.96 feet to an angle point therein, being the true point of beginning;

Thence continuing along said boundary, North 89° 19' 20" East 110.92 feet and South 7° 52' 25" East 72.01 feet;

Thence North 59° 53' 51" West, 139.51 feet to the true point of beginning.

DOC # 2014-0441109
11/18/2014 01:29P Fee:28.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Frank Sandelmann, Esq
ADDRESS 324 Manhattan Beach Blvd.
CITY Manhattan Beach
STATE & ZIP California 92266

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29.50

GRANT DEED

APN NO. 510-250-031 and 510-250-026
*Grantor and Grantee are comprised of same parties who continue to hold the same proportionate interest in the property. R&T 11923(d)

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $ -0- CITY TAX $ -0- computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
Unincorporated area: City of Palm Springs, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SOUTHRIDGE HOUSES LLC a California limited liability company

hereby GRANT(s) to

MICHAEL J. KILROY, a single man

the following described real property in the County of Riverside, State of California:

(See attached Exhibit "A")

Commonly known as: 2175 Southridge Drive, Palm Springs, CA

Dated 11/17/14

MICHAEL J. KILROY ON BEHALF OF SOUTHRIDGE HOUSES LLC A CALIFORNIA LIMITED LIABILITY COMPANY

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On 11/17/2014, before me, Kellen L. Johnson, Notary Public, personally appeared Michael Joseph Kilroy, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KELLEN L. JOHNSON
Commission # 2061378
Notary Public - California
Los Angeles County
My Comm. Expires Mar 16, 2018

Signature

EXHIBIT "A"

(Attachment to Grant Deed for APNs 510-250-31 and 510-250-26)

Parcel A:

Lot 1 of Tract No. 2082, in the City of Palm Springs, County of Riverside, State of California, as per map recorded in Book 41, Page 19 of Maps, in the office of the County Recorder of said county.

Parcel B:

Lot 2 of Tract No. 2082, in the City of Palm Springs, County of Riverside, State of California, as per map recorded in Book 41, Page(s) 19, of Maps, in the office of the County Recorder of said County, and that portion of Parcel 1 in said City, County and State, as shown on a Map filed in Book 38, Page 73 of Record of Surveys, in said Office of the County Recorder, described as follows:

Beginning at the most Westerly corner of said Parcel 1;

Thence along the boundary of said Parcel 1, North 35° 55' East 107.96 feet to an angle point therein, being the true point of beginning;

Thence continuing along said boundary, North 89° 19' 20" East 110.92 feet and South 7° 52' 25" East 72.01 feet;

Thence North 59° 53' 51" West, 139.51 feet to the true point of beginning.

2014-0441109
11/18/2014 01:29P
2 of 2

2016-0200796

05/17/2016 01:29 PM Fee: $ 31.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME	Lloyds Bank plc c/o M.S. Sullivan, Esq. Squire Patton Boggs (US) LLP
ADDRESS	4900 Key Tower, 127 Public Square
CITY	Cleveland
STATE & ZIP	Ohio 441114

APN NO. 510-250-031-9 and 510-250-026-5

134

GRANT DEED

*This is a court ordered conveyance or decree that is not pursuant to sale. R&T11911

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
DOCUMENTARY TRANSFER TAX is $ -0- CITY TAX $ -0- computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
Unincorporated area: City of Palm Springs, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MICHAEL J. KILROY, a single man

hereby GRANT(s) to

LLOYDS BANK, PLC

the following described real property in the County of Riverside, State of California:

(See attached Exhibit "A")

Commonly known as: 2175 Southridge Drive, Palm Springs, CA

Dated 11/25/15

MICHAEL J. KILROY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON 11/25/2015 before me, JONATHAN PORTER SALISBURY, Notary Public, personally

Appeared MICHAEL J KILROY,
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JONATHAN PORTER SALISBURY
Commission # 2127314
Notary Public - California
Los Angeles County
My Comm. Expires Sep 19, 2019

Signature

EXHIBIT "A"

PARCEL 1:

LOT 1 OF TRACT NO . 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED I N BOOK 41 , PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 2 OF TRACT NO. 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 , PAGE(S) 19 OF MAPS . IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF PARCEL 1 IN SAID CITY, COUNTY AND STATE, AS SHOWN ON A MAP FILED IN BOOK 38, PAGE 73 OF RECORDS OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 , NORTH 35° 55 ' EAST 107.96 FEET TO AN ANGLE POINT THEREIN, BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 89° 19' 20" EAST 110.92 FEET AND SOUTH 7° 52' 25" EAST 72.01 FEET;

THENCE NORTH 59° 53 ' 51" WEST, 139.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS OF ACCESS, INGRESS AND EGRESS FOR USE, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES, AS DESCRIBED IN THE SHARED ROAD MAINTENANCE AGREEMENT RECORDED MARCH 3, 2006 AS INSTRUMENT NO. 2006-0156084, OFFICIAL RECORDS, AND ALSO SHOWN ON THE DOCUMENT RECORDED IN BOOK 2821 PAGE 134, OFFICIAL RECORDS.

APN NO. 510-250-031-9 and 510-250-026-5

RECORDING REQUESTED BY:
EQUITY TITLE COMPANY

RECORDING REQUESTED BY:
The Escrow Connection

AND WHEN RECORDED MAIL TO:

Jeremy Scott Trustee of the Jeremy Scott
Living Trust dated October 24, 2015
12300 Wilshire Blvd.
Los Angeles, CA 90025

Order No. **OR1652657**
Escrow No. **41250-KK**
Parcel No. **510-250-026, 510-250-031**

2016-0382263
09/02/2016 01:19 PM Fee: $ 34.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

					R	A	Exam: 298		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
4									
SIZE	NCOR	SMF	NCHG	T: 011		DOC as it on right side			

34

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS ~~$1,620.00~~ $8,470.00
- X computed on full value of property conveyed, or
- ☐ computed on full value less liens or encumbrances remaining at the time of sale.
- ☐ unincorporated area: City of ☒ **Palm Springs**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Lloyd's Bank, plc

Hereby grants to **Jeremy Scott Trustee of the Jeremy Scott Living Trust dated October 24, 2015**

the following described real property in the County of **Riverside**, State of California:

PER ATTACHED EXHIBIT "A"

Date August 5, 2016

Lloyd's Bank, plc

By: ., Authorized Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

~~STATE OF~~ ~~COUNTY OF~~ England & Wales / City of London }s.s.

On 9th August 2016, before me, ANDREW JONATHAN CLAUDET, notary public, Personally appeared PAUL GARY MAIN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the ~~State of~~ UNITED KINGDOM that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

Notary Public London, England
(Andrew J. Claudet)
(My Commission expires with Life)

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

CHEESWRIGHTS
NOTARIES PUBLIC
Bankside House, 107 Leadenhall Street,
London EC3A 4AF
Telephone: 020 7623 9477

EXHIBIT "A"

PARCEL 1:

LOT 1 OF TRACT NO. 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOT 2 OF TRACT NO. 2082, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGE 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF PARCEL 1 IN SAID CITY, COUNTY AND STATE, AS SHOWN ON A MAP FILED IN BOOK 38, PAGE 73 OF RECORDS OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 35° 55' EAST 107.96 FEET TO AN ANGLE POINT THEREIN, BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 89° 19' 20" EAST 110.92 FEET AND SOUTH 7° 52' 25" EAST 72.01 FEET;

THENCE NORTH 59° 53' 51" WEST, 139.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS OF ACCESS, INGRESS AND EGRESS FOR USE, MAINTENANCE, REPAIR AND FOR OTHER PURPOSES, AS DESCRIBED IN THE SHARED ROAD MAINTENANCE AGREEMENT RECORDED MARCH 3, 2006 AS INSTRUMENT NO. 2006-0156084 AND AS AMENDED BY DOCUMENT RECORDED APRIL 15, 2008 AS INSTRUMENT NO. 2008-0187184, BOTH OF OFFICIAL RECORDS, AND ALSO SHOWN ON THE DOCUMENT RECORDED IN BOOK 2821 PAGE 134, OFFICIAL RECORDS.

APOSTILLE
(Convention de La Haye du 5 octobre 1961)

1. Country: Pays/Pais	United Kingdom of Great Britain and Northern Ireland
This public document Le présent acte public / El presente documento público	
2. Has been signed by a été signé par ha sido firmado por	Andrew Jonathan Claudet
3. Acting in the capacity of agissant en qualité de quien actúa en calidad de	Notary Public
4. Bears the seal/stamp of est revêtu du sceau / timbre de y está revestido del sello / timbre de	The Said Notary Public
Certified Attesté / Certificado	
5. at á / en: London	**6. the** le / el día: 09 August 2016
7. by par / por	Her Majesty's Principal Secretary of State for Foreign and Commonwealth Affairs
8. Number sous no / bajo el número	L121769
9. Seal / stamp: Sceau / timbre: Sello / timbre: FOREIGN AND COMMONWEALTH OFFICE LONDON	**10. Signature:** A I. Khan Signature: Firma:

This Apostille is not to be used in the UK and only confirms the authenticity of the signature, seal or stamp on the attached UK public document. It does not confirm the authenticity of the underlying document. Apostilles attached to documents that have been photocopied and certified in the UK confirm the signature of the UK public official who conducted the certification only. It does not authenticate either the signature on the original document or the contents of the original document in any way.

If this document is to be used in a country which is not party to the Hague Convention of 5th October 1961, it should be presented to the consular section of the mission representing that country.

To verify this apostille go to www.verifyapostille.service.gov.uk

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

1st Seal - Foreign and Commonwealth Office

2nd Seal - Andrew Jonathan Claudet
Notary Public London

Date: 9/2/2016

Signature: Christina A. Bates

Print Name: CHRISTINA A. Bates

ACR 601 (Rev. 09/2005) Available in Alternate Formats

RECORDING REQUESTED BY:

ORANGE COAST TITLE COMPANY

MAIL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO:
JEREMY SCOTT
12300 WILSHIRE BLVD.
LOS ANGELES, CA 90025

DOC # 2017-0044351
02/01/2017 05:00 PM Fees: $31.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Receipted by: MARY #420

The undersigned Grantor(s) declare that the Documentary
Transfer Tax is: $0.00 County and City transfer tax $0.00
____Computed on the full value of the interest of property conveyed, or
___ Computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale
XX Or transfer is EXEMPT from tax for the following reason: THIS CONVEYANCE CHANGES THE MANNER IN WHICH TITLE IS HELD, GRANTOR(S) AND GRANTEE(S) REMAIN THE SAME AND CONTINUE TO HOLD THE SAME PROPORTIONATE INTEREST (R&T CODE 11911)
____Unincorporated XX City of: PALM DESERT

APN: 510-250-031-9 & 510-250-026-5 TRA: 011-003
TITLE ORDER NO.: 140-1842416-32
ESCROW NO.: 1842416-CH

GRANT DEED

(Title of Document)

MAIL TAX STATEMENTS AS SHOWN ABOVE

RECORDING REQUESTED BY:
Orange Coast Title Company

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Jeremy Scott
12300 Wilshire Blvd.
Los Angeles, CA 90025

APN: 510-250-031-9 & 510-250-026-5
TITLE ORDER NO.: 140-1842416-32
ESCROW NO.: 1842416-CH

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: 0.00 County**
___ computed on the full value of the interest of property conveyed, or
___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
XX OR transfer is EXEMPT from tax for the following reason: This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest (R&T Code 11911)

Orange Coast Title Co.
Signature of declarant or agent determining tax — Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jeremy Scott, Trustee of the Jeremy Scott Living Trust dated October 24, 2012 (who acquired title as Jeremy Scott Trustee of the Jeremy Scott Living trust dated October 24, 2015)

HEREBY GRANT(S) to Jeremy Scott, Trustee of the Jeremy Scott Living Trust dated October 24, 2012

All that real property situated in the City of Palm Springs, County of Riverside, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Commonly Known As: 2175 Southridge Drive, Palm Springs, CA 92264

January 12, 2017

The Jeremy Scott Living Trust dated October 24, 2012

Jeremy Scott, trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On January 31, 2017, before me, Elizabeth Carolina Gonzalez, a Notary Public
personally appeared Jeremy Scott

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Elizabeth Carolina G (SEAL)

ELIZABETH CAROLINA GONZALEZ
COMM. # 2145224
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Comm. Expires MARCH 5, 2020

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit "A"

Parcel 1:

Lot 1 of Tract No. 2082, in the City of Palm Springs, County of Riverside, State of California, as per map recorded in Book 41, Page 19 of Maps, in the office of the County Recorder of said County.

Parcel 2:

Lot 2 of Tract No. 2082, in the City of Palm Springs, County of Riverside, State of California, as per map recorded in Book 41, Page 19 of Maps, in the office of the County Recorder of said County, and that portion of Parcel 1 in said City, County and State, as shown on a Map filed in Book 38, Page 73 of Records of Surveys, in said office of the County Recorder, described as follows:

Beginning at the most Westerly corner of said Parcel 1;

Thence along the boundary of said Parcel 1, North 35°55' East 107.96 feet to an angle point therein, being the true point of beginning;

Thence continuing along said boundary, North 89°19'20" East 110.92 feet and South 7°52'25" East 72.01 feet;

Thence North 59°53'51" West, 139.51 feet to the true point of beginning.

Parcel 3:

Non-exclusive easements of access, ingress and egress for use, maintenance, repair and for other purposes, as described in the shared road maintenance agreement recorded March 3, 2006 as Instrument No. 2006-0156084 and as amended by Document recorded April 15, 2008 as Instrument No. 2008-0187184, both of Official Records, and also shown on the Document recorded in Book 2821 Page 134, Official Records.

Attachment E:
Building Permits

Elrod Residence
2175 Southridge Drive

Palm Springs, CA

THIS PAGE INTENTIONALLY LEFT BLANK

City of Palm Springs

BUILDING PERMIT

Building Address: 2175 Southridge Dr

Date Submitted **03/29/2018** | Case No. **2.643** | Permit Technician **Angela LaFrance**

Owner: **DBGC** | Address: **3013 Gilroy St Los Angeles CA** | Phone: **323 359 8245**

Contractor: **Al Miller and Sons** | Address: **68760 Summit Dr Cathedral City CA** | Phone: **760 346 1214** | Lic. Number: **336547**

Architect | Address | Phone

Engineer | Address | Phone

Lot #: **1,2** | Block #: **+** | Tract: **ARABY** | Parcel Number: **510-250-026**

Lot Size | Zone | Occupancy

Building Sq. Ft. | Garage/Carport | Roofed Patio/Porch | Remodeled Area

Use of building: **SFD** | Permit Type: **Re-Roof** | Const. Type | Fixture Units

Fire Sprinkler | Units | Valuation: **51000.00** | Permit Fees Paid: **326.71**

Describe work in detail:
Remove existing roof material and reroof with Western Colloid fluid applied membrane roof system.

SEPERATE PERMIT AND INSPECTION REQUIRED FOR REMOVAL AND REINSTALLATION OF MECHANICAL EQUIPMENT AND PHOTOVOLTAIC SYSTEMS.

Special Conditions:

Rooftop mechanical equipment must be on minimum six inch high sheet metal covered platforms or other approved support. Condensate lines must be in hard copper.
Any hot tar roofing operation must comply with the California Fire Code and requires a permit from the Fire Department.

DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED

IMPORTANT

The issuance of this permit shall not be held to be an approval of the violation of any provisions of any city or county ordinance or state law.
Inspections of work are subject to an approved set of plans being on the job. Changes to plans are not to be made without permission of the Building and Safety Divisions.
The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.
This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.
I certify that I am familiar with all requirements of the City of Palm Springs as they apply to this permit and understand that these requirements must be completed prior to final inspection and that no certification of occupancy will be issued until such time as these requirements are met. I certify that I have read this application and state that the information is true and correct.

Pete Turner 3-29-18

OWNER/CONTRACTOR/AGENT | DATE | ISSUED BY | Finaled

FINAL CALLED
PERMIT EXPIRED
FILE CLOSED

This is a building permit when properly filled out, signed and validated, and is not transferable.

PERMIT NUMBER 2018-1164

INSPECTION INFORMATION

No work shall be concealed without a signature by the inspector.

The approved plans and this card must always be available to the inspector. Preserve this record.

Every permit issued shall become invalid after 180 days unless a required inspection has been approved. Furthermore, permits expire when more than 180 days has elapsed from the date of the last approved inspection.

CONSTRUCTION HOURS

Weekdays	7am to 7pm
Saturdays	8am to 5pm
Sundays & Holidays	**Not Permitted**

JOB NOTES:

SPARK ARRESTOR
CRICKET?

JOB CARD

Project address: 2175 Southridge Dr

Permit #: 2018-1164

Inspection hours 8AM - 4PM Monday - Thursday

Inspection request line (760) 323-8243

Building Department (760) 323-8242

Building Department Fax (760) 322-8342

RE-ROOFS INSPECTIONS

Clean, Patch, Flash: 5/11/18

DO NOT ROOF UNTIL THE ABOVE IS SIGNED

Roof Final:

SEPERATE PERMIT AND INSPECTION REQUIRED FOR REMOVAL AND REINSTALLATION OF MECHANICAL EQUIPMENT AND PHOTOVOLTAIC SYSTEMS.

NO FINAL CANCELLED
PERMIT EXPIRED
FILE CLOSED

City of Palm Springs

Department of Building & Safety
3200 East Tahquitz Canyon Way • Palm Springs CA 92262
Tel 760.323-8242 • Fax 760.322.8342 • www.palmspringsca.gov

STATEMENT LETTER

Dear Contractor:

The 2013 California Building Code requires that all re-roofing, roof repairs or roof replacements shall conform to the applicable provisions of Chapter 15 Roof Assemblies and Rooftop Structures, Section 1611A Rain Loads and Section 1101 of the California Plumbing Code (Roof Drainage).

Those provisions as they pertain to re-roofing are intended to address water ponding caused by sagging of roof members. At time of clean-off inspection, you may be asked to address this situation. Failure to do so may result in the delay of your job. It is your responsibility to address this problem prior to requesting a clean-off inspection. See reverse side for ponding criteria deemed sufficient to require corrective action.

It is the roofing contractor of record's responsibility to ensure that the provisions of this chapter and section be followed. Failure to comply is a violation to the California Building Code and the Contractors State License Law.

I understand these requirements as they pertain to me.

Signature Peter Turvey Date 03/29/18 Permit No. 2018-11BA

OWNER / BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 70 31.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any Structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).) **Please check one of the following:**

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 of the Business and Profession Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 of the Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ of the Business and Professions Code for this reason:

_____.

Owner Signature: _____ Date: _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C-39 State Lic. No.: 336547 City Bus. Lic. No. yes

Print Name on License: AL MILLER + SONS ROOFING CO INC Phone: _____

Address: 68-760 SUMMIT DR. CATHEDRAL CITY, CA 92234

Every county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall require that each applicant for the permit sign a declaration under penalty of perjury verifying workers' compensation coverage or exemption from coverage as required by Section 19825 of the Health and Safety Code. I, hereby affirm under penalty of perjury one of the following declarations:

☐ I HAVE AND WILL MAINTAIN A CERTIFICATE TO SELF INSURE for worker's compensation as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☑ I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: APPLIED UNDERWRITERS CAPTIVE RISK ASSURANCE CO INC Policy No. 7385184101

☐ I CERTIFY that in the performance of work for which this permit is issued, I SHALL NOT EMPLOY ANY PERSON, in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall for with comply with those provisions.

Contractor or Agents Signature: _____ Date: _____

#17222

AL MILLER AND SONS ROOFING CO., INC.

"BETTER ROOFS FOR BETTER LIVING"

68-760 SUMMIT DRIVE, CATHEDRAL CITY, CA 92234
PH. (760) 346-1214 FAX. (760) 321-7097
LICENSE # 336547

PROPOSAL AND CONTRACT

Owner:	**DBGC – Dave Binder GC**	Project:	**Scott Southridge**
Address:	**3013 Gilroy St.**	Address:	**2175 Southridge**
City:	**Los Angeles, CA 90026**	City:	**Palm Springs, CA**
Phone:	**323-359-8245** Fax: **323-297-1534**		
Email:	**dave@davebindergc.com**		

WE PROPOSE TO FURNISH THE FOLLOWING MATERIALS AND PERFORM ALL LABOR TO ROOF THE ABOVE LOCATION.

Dome Roof and Gutter ***Scope of work*** **Western Colloid SMAA-1P-6XE: Roofing contractor will remove roofing systems to concrete deck and haul away. Roofing contractor will prepare concrete deck per manufacturers specifications. Roofing contractor will then install Western Colloid SMAA-1P-6XE system with following materials. One layer Polyester Fabric embedded in Base coat of 3 gallons per 100 square feet of Western Colloid ElastaHyde #720 ARC white coating, then one layer at 1.5 gallon per 100 sq feet of top coat of ElastaHyde #720 ARC white coating, then one layer at 1.5 gallon per 100 sq feet of top coat of ElastaHyde #720 ARC energy Tan coating. All curbs will be reinforced with Western Colloid T800 and webbing. Price includes waterproofing gutter system, one (1) layer high temp peel & stick membrane installed under copper roof system install by others, roof permits, and taxes.**

Total Roof Price: $ 51,000.00

Exclusions: re-roofing garage & nth section guest house, metal roof, tapering, skylights, insulation, any other work not listed above.

Terms: Net Cash on Completion

ATTENTION

Section 7018 of the Contractors License Law provides that starting July 1, 1966, everyone licensed by the Contractor's License Board shall give a copy of the following notice to the payor prior to receiving from the owner of the property or his agent any payment for work which a contractor's license is required

NOTICE

"Under the mechanics' Lien Law , any subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for there work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer for the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remained unpaid."

Al Miller & Sons Roofing Co., Inc. Agrees to furnish its regular form GUARANTEE for 5 Years after completion of its said work. Said guarantee to cover defects in material and workmanship only and not to extend to damage to roofing caused by the elements, other unusual Acts of God and shall not cover any liability for damage to interiors fixtures, decorations, walls, contents of building or other parts of structure not to damage of faulty construction. It is also understood and agreed that the above guarantee shall be made and remain only when and if payment is made as agreed in this contract. Al Miller & Sons is not responsible for TV antennas .

We are fully covered by Workmen's compensation and public liability insurance. Carriers' names and policy numbers are available on request. Any alterations or deviations from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over sum mentioned in this proposal. All agreements must be made in writing. This offer is valid for one week from the date of estimate and is based on free access to building for direct loading from our truck.
Prices are based on current cost of material and labor, increases or decreases will be reflected at time of signing of contract. Al Miller & Sons is not responsible for any damage to sidewalks, curbs or driveways. If there is any conflict between this proposal, and any other contract or specification relating to the above referenced project the terms of this proposal shall prevail.

Respectfully submitted,
AL MILLER & SONS ROOFING., INC.

Accepted:

By: Peter Turvey, Estimator

Date:

Date: 07/26/2016

BUILDING PERMIT APPLICATION
FOR BLOCK WALLS, POOLS, REROOFS, & REPIPES

DATE: 03/29/18

Project Address 2175 SOUTHRIDGE PALM SPRINGS, CA

Owner's Name SCOTT Phone # 323-359-8245

Owner's Address C/- DBGC 3013 GILROY ST LOS ANGELES, CA

Contractor's Name AL MILLER + SONS ROOFING CO Phone # 760-346-1214

Contractor's Address 68-760 SUMMIT DR CATHEDRAL CITY Lic.# 336547

Engineer's Name N/A Phone #

Engineer's Address Lic#

CONTACT PERSON PETER TURVEY Address 68760 SUMMIT DR. CAT CITY Phone # 760-250-1795

Walls – Height of Wall Length of Wall Stack Bond ☐ Staggered Bond ☐

Re-roofs – S.F. of Roof 3,000 sf

Project Description INSTALL FLUID APPLIED ROOF SYSTEM COATING Total Value of Work $ 51,000.00

CRRC 0682-0005 WESTERN COLLOID.

WHERE INDICATED BY A CHECK, SUBMIT 3 SETS
(Minimum size of pool plans 11" X 17" Minimum scale ¼" =1')

- ☐ Plot Plan with lot square footage.
- ☐ Planning/Eng. Department Approval.
- ☐ Structural Calculations, if applicable.
- ☐ Roof or Truss Eng., if applicable.
- ☐ Plan for Pool with Wet Stamp from Engineer.
- ☐ Waste, Drain & Vent Isometric.
- ☐ Water Piping Isometric, dimensioned.
- ☐ Gas Piping Isometric: Show BTU ratings of each appliance on all branches, distance and placement of longest run & total BTU for entire system.

SITE PLAN FOR POOLS MUST BE COMPLETE: MUST SHOW ENTIRE SITE, PROPERTY LINES, BUILDING FOOTPRINT, NORTH ARROW, LEGAL DESCRIPTION AND PROPER ADDRESS.

CITY OF PALM SPRINGS

Department of Planning Services
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Tel: 760 323 8245 - Fax: 760 322 8360

CITY OF PALM SPRINGS, CALIFORNIA PLANNING DEPARTMENT
STAFF APPROVAL
Staff Signature TBS Date 3/29/18
Case # ☐ With Conditions as follows:
- Re-roof Class 3 hillside home.
- All exposed flashings and fascia to match original

(For Staff Use Only))
Planning Case Number: 2.643
Taken in by (Planner): TBS
Date Submitted: 3/29/18

MINOR ARCHITECTURAL APPLICATION (MAA)

TO THE APPLICANT: Please fill out the information requested below. Attach any signed authorization letters, drawings, color & material boards, photographs, cut sheets and/or any other materials necessary to describe the proposed project.

PROJECT SITE INFORMATION.

Project Address: 2175 SOUTHRIDGE PALM SPRINGS CA (Number and Street name) APN: 510-250-031 (9-digit assessor parcel number ex: 000-000-000)

Project Name (example: Name of Condo Association or HOA): SCOTT SOUTHRIDGE

Zone: RIA General Plan: ER Section/Township/Range: / / Lot Area:

Detailed Description of Project:

REMOVE EXISTING ROOF. INSTALL WESTERN COLLOID SMAA-1P-6XE FLUID APPLIED COATING SYSTEM TO CONCRETE ROOF DECK CRRC COMPLIANT ENERGY TAN # 720 ARC CRRC 0682-0005

Sq. Footage - Existing Bldgs Sq. Footage – Proposed New (if any):

PROPERTY OWNER INFORMATION:

Property Owner's Name: SCOTT

Property Owner's Mailing Address: C/O DBGC 3013 Gilroy St. (Number and Street Name or P.O. Box)
LOS ANGELES (City) CA (State) 90026 (Zip)

Property Owner's Phone: 323-359-8245 Fax 323-297-1534

Property Owner's Email: dave@davebindergc.com

CONTRACTOR, PROJECT MANAGER, OR OWNER'S AGENT AUTHORIZED TO INITIATE THE WORK:

Company Name: AL MILLER + SONS ROOFING CO. INC

(Please print) I AM THE: ☑ OWNER'S AUTHORIZED AGENT (example CONTRACTOR) ☐ LESSEE (TENANT) ☐ OTHER

Agent's Name & Signature: PETER TURVEY Peter Turvey

Agent's Mailing Address: 68-760 SUMMIT DR. (Number and Street Name or P.O. Box)
CATHEDRAL CITY (City) CA (State) 92234 (Zip)

Agent's Phone: 760-250-1795 Agent's Fax: 760-321-7097

Agent's Email: peter@almillerroofing.com

(Please continue to next page)

City of Palm Springs

BUILDING PERMIT

Building Address: 2175 Southridge Dr

Date Submitted **12/07/2016**	Case No.		Permit Technician **Kim Floyd**
Owner **Dave Binder**	Address **2175 Southridge Dr Palm Springs CA**	Phone **760 359 8245**	
Contractor **Desert Air Conditioning**	Address **590 Williams Rd Palm Springs CA**	Phone **760 323 3383**	Lic. Number **276586**
Architect	Address	Phone	
Engineer	Address	Phone	

Lot #	Block #	Tract	Building Address	Parcel Number
1,2	**+**	**ARABY**	**2175 Southridge Dr**	**510-250-026**

Lot Size | Zone | Occupancy

Building Sq. Ft. | Garage/Carport | Roofed Patio/Porch | Remodeled Area

Use of building **sfd** | Permit Type **Mechanical Equipment Change-out** | Const. Type | Fixture Units

Fire Sprinkler | Units | Valuation **94761.00** | Permit Fees Paid **275.74**

Describe work in detail:
Install (2) 4 ton split systems & (6) 5 ton split systems on the ground like for like.

Smoke and Carbon Monoxide detectors must be installed per 2013 C.R.C. and 2013 C.B.C.

Special Conditions:

HERS duct testing required prior to final inspection. Setback thermostat required.

Rooftop mechanical equipment must be on minimum six inch high sheet metal covered platforms or other approved support. Condensate lines must be in hard copper.

Refrigerant service ports located outdoors shall be fitted with locking-type tamper-resistant caps. C.M.C. 1106.3.1

DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED

IMPORTANT

The issuance of this permit shall not be held to be an approval of the violation of any provisions of any city or county ordinance or state law.
Inspections of work are subject to an approved set of plans being on the job. Changes to plans are not to be made without permission of the Building and Safety Divisions.
The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.
This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.
I certify that I am familiar with all requirements of the City of Palm Springs as they apply to this permit and understand that these requirements must be completed prior to final inspection and that no certification of occupancy will be issued until such time as these requirements are met. I certify that I have read this application and state that the information is true and correct.

OWNER/CONTRACTOR/AGENT | DATE 12/7/16 | ISSUED BY KF | NO INSPECTIONS CALLED PERMIT EXPIRED FILE CLOSED Finaled

This is a Building Permit when properly filled out, signed and validated, and is not transferable.

PERMIT NUMBER 2016-4482

INSPECTION INFORMATION

No work shall be concealed without a signature by the inspector.

The approved plans and this card must always be available to the inspector. Preserve this record.

A permit shall expire and become null and void if substanial work is not commenced within 180 days, or if the work is suspended or abandoned for a period of 180 days. If the work is progressing but approaching the end of the 180 day period from the last recorded day of a passed inspection, a progress inspection must be obtained to keep an active permit.

CONSTRUCTION HOURS

Weekdays	7am to 7pm
Saturdays	8am to 5pm
Sundays & Holidays	**Not Permitted**

JOB NOTES:

JOB CARD

Project address: 2175 Southridge Dr

Permit #: 2016-4482

Inspection hours 8AM - 4PM Monday - Thursday

Inspection request line (760) 323-8243

Building Department (760) 323-8242

Building Department Fax (760) 322-8342

MECHANICAL CHANGEOUT INSPECTIONS

AC/Compliance Forms Final

NO INSPECTIONS CALLED
PERMIT EXPIRED
FILE CLOSED

BUILDING PERMIT APPLICATION

DATE: 12/07/2016 PLAN CHECK DEPOSIT FEE: _____

Project Address 2175 SOUTHRIDGE, PALM SPRINGS Assessor's Parcel # 510-250-026

Owner's Name DAVE BINDER Phone# 760-359-8245

Owner's Address 2175 SOUTHRIDGE, PALM SPRINGS, CA 92264

Contractor's Name DESERT AIR CONDITIONING, INC Phone # 760-323-3383 Lic.# 276586

Contractor's Address 590 WILLIAMS ROAD, PALM SPRINGS, CA 92264

Architect's Name _____ Phone # _____ Lic.# _____

Architect's Address _____

Engineer's Name _____ Phone # _____ Lic.# _____

Engineer's Address _____

CONTACT PERSON CANDICE FORSYTHE Address 590 WILLIAMS RD, PALM SPRINGS, CA 92264

PHONE 760-323-3383 **FAX** 760-318-1164 ***EMAIL*** cforsythe@desertairps.com

TOTAL VALUE OF WORK $ 94,761.00

Lot Size (sf.) _____ Zone _____ Flood Zone _____ % of Lot Covered _____

Building Use _____ Type of Const. _____ Occupancy Group(s) _____ Sprinkled _____

Project Square Footage: Building _____ Garage _____ Carport _____ Patio (type) _____

Project Description INSTALL (2) 4 TON SPLIT SYSTEMS & (6) 5 TON SPLIT SYSTEMS

* * *

WHERE INDICATED BY A **CHECK,** SUBMIT 3 SETS

(Minium size of plans 18" X24" Minium scale 1/4 inch = 1ft)

- ☐ COMPLETE APPLICATION
- ☐ PLOT PLAN WITH LOT SQUARE FOOTAGE
- ☐ DRAINAGE PLAN: SHOW LOT CORNER ELEVATIONS
- ☐ STRUCTURAL CALCULATIONS, IF APPLICABLE
- ☐ FLOOR PLAN, DIMENSIONED. DOOR & WINDOW SCHEDULE
- ☐ FRAMING PLAN WITH SECTIONS AND ELEVATIONS
- ☐ TRUSS CALCULATIONS AND LAYOUT AS APPLICABLE
- ☐ FOUNDATION PLAN
- ☐ ELECTRICAL PLAN / LOAD CALCULATIONS INCLUDE 8-KW FUTURE FOR NEW SINGLE DWELLINGS AND CONDOS
- ☐ WASTE, DRAIN & VENT ISOMETRIC
- ☐ GAS/WATER PIPING ISOMETRIC (DIMENSIONED LAYOUT)
- ☐ DETAILS SHOWING COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS
- ☐ SITE PLAN SHOWING PARKING FOR PERSONS WITH DISABILITIES AND PATH OF TRAVEL TO BUILDING ENTRANCE.
- ☐ TITLE 24 (ENERGY) - 2 SETS
- ☐ MANUFACTURE'S BROCHURE FOR HVAC EQUIPMENT.
- ☐ MECH. PLAN / DUCT SCHEMATIC, EQUIPMENT LOCATION
- ☐ FIREPLACE SPECIFICATIONS, IF APPLICABLE
- ☐ PLANNING/ FIRE / ENGINEERING APPROVAL

Bldg. Plan Check# _____ Eng. File _____ Fire Dept. Job # _____ Planning Case # _____

OWNER / BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 70 31.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any Structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).) **Please check one of the following:**

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not *intended or offered for sale (Sec. 7044 of the Business and Profession Code: The Contractor's License Law does not apply to* an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, *as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 of the* Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ of the Business and Professions Code for this reason:

_____

Owner Signature: _____ Date: _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only:
I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C20 State Lic. No.: 276586 City Bus. Lic. No.: 00001213

Print Name on License: DESERT AIR CONDITIONING, INC. Phone: 760-323-3383

Address: 590 WILLIAMS RD., PALM SPRINGS, CA 92264

Every county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall require that each applicant for the permit sign a declaration under penalty of perjury verifying workers' compensation coverage or exemption from coverage as required by Section 19825 of the Health and Safety Code. I, hereby affirm under penalty of perjury one of the following declarations:

☐ I HAVE AND WILL MAINTAIN A CERTIFICATE TO SELF INSURE for worker's compensation as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: CYPRESS INSURANCE COMPANY Policy No. 3300065410131

☐ I CERTIFY that in the performance of work for which this permit is issued, I SHALL NOT EMPLOY ANY PERSON, in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall for with comply with those provisions.

Contractor or Agents Signature: _____ Date: 12/7/16

CERTIFICATE OF COMPLIANCE			CF1R-ALT-02-E
Alterations to Space Conditioning Systems (formerly CF-1R-ALT-HVAC)			(Page 1 of 5)
Project Name:	2175 SOUTHRIDGE	Date Prepared:	2016-12-07

A. General Information

CF1R-ALT-02 is applicable to multiple space conditioning systems contained within a single dwelling unit. When multiple dwelling units must be documented, use one CF1R-ALT-02 document for each dwelling unit.

01	Project Name	2175 SOUTHRIDGE	02	Date Prepared	2016-12-07
03	Project Location	2175 SOUTHRIDGE	04	Building Type	Single family
05	CA City	Palm Springs	06	Dwelling Unit Name	2175 SOUTHRIDGE
07	Zip Code	92264	08	Dwelling Unit Conditioned Floor Area (ft2)	8901
09	Climate Zone	15	10	Number of space conditioning (SC) systems in this dwelling unit.	8

B. Space Conditioning (SC) System Information

01	02	03	04	05	06	07	08	09	10
SC System Identification or Name	SC System Location or Area Served	CFA served by this SC System (ft2)	Is the SC system a ducted system?	Installing a refrigerant containing component?	Installing new SC system components?	Installing more than 40 feet of ducts?	Installing entirely new duct system?	Installing entirely new SC system?	Alteration Type
System 1	Location 1	1600	Yes	Yes	Yes	No	No	No	Altered space conditioning system
System 2	Location 2	20000	Yes	Yes	Yes	No	No	No	Altered space conditioning system
System 3	Location 3	2000	Yes	Yes	Yes	No	No	No	Altered space conditioning system
System 4	Location 4	1600	Yes	Yes	Yes	No	No	No	Altered space conditioning system
System 5	Location 5	2000	Yes	Yes	Yes	No	No	No	Altered space conditioning system

B. Space Conditioning (SC) System Information

01	02	03	04	05	06	07	08	09	10
SC System Identification or Name	SC System Location or Area Served	CFA served by this SC System (ft2)	Is the SC system a ducted system?	Installing a refrigerant containing component?	Installing new SC system components?	Installing more than 40 feet of ducts?	Installing entirely new duct system?	Installing entirely new SC system?	Alteration Type
System 6	Location 6	2000	Yes	Yes	Yes	No	No	No	Altered space conditioning system
System 7	Location 7	2000	Yes	Yes	Yes	No	No	No	Altered space conditioning system
System 8	Location 8	2000	Yes	Yes	Yes	No	No	No	Altered space conditioning system

C. Extension of Existing Duct System, Greater Than 40 Feet (Section150.2(b)1Diib)

This section does not apply to this project.

D. Altered Space Conditioning System (Sections 150.2(b)1E and F)

01	02	03	04	05	06	07	08	09	10	11	12
System Identification or Name	Heating System Type	Altered Heating Components	Heating Efficiency Type	Heating Minimum Efficiency Value	Cooling System Type	Altered Cooling Components	Cooling Efficiency Type	Cooling Minimum Efficiency Value	Required Thermostat Type	New or Replaced Duct Length	New Duct R-Value
System 1	Central gas furnace	All new heating components	AFUE	80	Central split AC	All new cooling components	SEER	14	Setback	Less than or equal to 40 feet	R-8
System 2	Central gas furnace	All new heating components	AFUE	80	Central split AC	All new cooling components	SEER	14	Setback	Less than or equal to 40 feet	R-8
System 3	Central gas furnace	All new heating components	AFUE	80	Central split AC	All new cooling components	SEER	14	Setback	Less than or equal to 40 feet	R-8

D. Altered Space Conditioning System (Sections 150.2(b)1E and F)

01	02	03	04	05	06	07	08	09	10	11	12
System Identification or Name	Heating System Type	Altered Heating Components	Heating Efficiency Type	Heating Minimum Efficiency Value	Cooling System Type	Altered Cooling Components	Cooling Efficiency Type	Cooling Minimum Efficiency Value	Required Thermostat Type	New or Replaced Duct Length	New Duct R-Value
System 4	Central gas furnace	All new heating components	AFUE	80	Central split AC	All new cooling components	SEER	14	Setback	Less than or equal to 40 feet	R-8
System 5	Central gas furnace	All new heating components	AFUE	80	Central split AC	All new cooling components	SEER	14	Setback	Less than or equal to 40 feet	R-8
System 6	Central gas furnace	All new heating components	AFUE	80	Central split AC	All new cooling components	SEER	14	Setback	Less than or equal to 40 feet	R-8
System 7	Central gas furnace	All new heating components	AFUE	80	Central split AC	All new cooling components	SEER	14	Setback	Less than or equal to 40 feet	R-8
System 8	Central gas furnace	All new heating components	AFUE	80	Central split AC	All new cooling components	SEER	14	Setback	Less than or equal to 40 feet	R-8

Required Documentation:
CF2R-MCH-01-E - Space Conditioning Systems Ducts and Fans
-Duct insulation requirement for new plenums: R6.
CF2R-MCH-20-H & CF3R-MCH-20-H – Duct Leakage testing required when heating or cooling components are installed in ducted systems, or when more than 40 ft of duct length is replaced.
-Leakage rate compliance: ≤ 15%, or ≤ 10% leakage to outside, or seal all accessible leaks.
CF2R-MCH-25-H & CF3R-MCH-25-H Refrigerant Charge Verification required when refrigerant containing components are installed or altered (applicable in CZ 2, 8-15).
CF2RCF3R-MCH-23 & CF3R-MCH-23 Air Flow ≥ 300 CFM/ton required when MCH-25 is required.
Exceptions:
-Duct systems registered with HERS provider as previously sealed are exempt from MCH-20 Duct Leakage Testing requirements.
-Heating-only systems and Air Handler/Furnace changes do not require verification of Air Flow MCH-23, or Refrigerant Charge MECH-25.
-Existing duct systems constructed, insulated or sealed with asbestos are exempt from MCH-20 Duct Leakage Testing requirements.

E. Entirely New or Complete Replacement Duct System, with or without Equipment Changeout (Sections 150.2(b)1Diia and 150.2(b)1E, F)

This section does not apply to this project.

F. Entirely New or Complete Replacement Space Conditioning System (Section 150.2(b)1C)

This section does not apply to this project.

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Trefun, Michael	Documentation Author Signature: Michael Trefun
Company: Desert Air Conditioning Inc.	Signature Date: 2016-12-07 10:24:26
Address: 590 Williams Road	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Palm Springs CA 92264	Phone: 760-323-3383

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Trefun, Michael	Responsible Designer Signature: Michael Trefun
Company : Desert Air Conditioning Inc.	Date Signed: 2016-12-07 10:24:26
Address: 590 Williams Road	License: 276586
City/State/Zip: Palm Springs CA 92264	Phone: 760-323-3383

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

City of Palm Springs

BUILDING PERMIT

Building Address: 2175 Southridge Dr

Date Submitted **12/07/2016** Case No.: Permit Technician **Wes R.**

Owner **Jeremy Scott** Address **2175 Southridge Palm Springs CA** Phone **626 316 2053**

Contractor **JRS Plumbing** Address **Thousand Palms CA** Phone **760 272 1199** Lic. Number **572424**

Architect Address Phone

Engineer Address Phone

Lot # **1,2** Block # **+** Tract **ARABY** Parcel Number **510-250-026**

Lot Size **53630** Zone Occupancy

Building Sq. Ft. Garage/Carport Roofed Patio/Porch Remodeled Area

New

Use of building **sfd** Permit Type **Gas/Water Re-pipe** Const. Type Fixture Units

Fire Sprinkler Units Valuation **10000.00** Permit Fees Paid **257.22**

Describe work in detail:

Run 3 different gas lines ~~to different locations~~

Gas Repipe

Special Conditions:

DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED

IMPORTANT

The issuance of this permit shall not be held to be an approval of the violation of any provisions of any city or county ordinance or state law.
Inspections of work are subject to an approved set of plans being on the job. Changes to plans are not to be made without permission of the Building and Safety Divisions.
The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.
This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.
I certify that I am familiar with all requirements of the City of Palm Springs as they apply to this permit and understand that these requirements must be completed prior to final inspection and that no certification of occupancy will be issued until such time as these requirements are met. I certify that I have read this application and state that the information is true and correct.

OWNER/CONTRACTOR/AGENT 12/7/16 DATE WR ISSUED BY Finaled 2/2/17 KFox

This is a building permit when properly filled out, signed and validated, and is not transferable.

PERMIT NUMBER 2016-4479

INSPECTION INFORMATION

No work shall be concealed without a signature by the inspector.

The approved plans and this card must always be available to the inspector. Preserve this record.

A permit shall expire and become null and void if substanial work is not commenced within 180 days, or if the work is suspended or abandoned for a period of 180 days. If the work is progressing but approaching the end of the 180 day period from the last recorded day of a passed inspection, a progress inspection must be obtained to keep an active permit.

CONSTRUCTION HOURS

Weekdays	7am to 7pm
Saturdays	8am to 5pm
Sundays & Holidays	**Not Permitted**

JOB NOTES:

GAS METER #1 OK 12/14/16 KFOX

JOB CARD

Project address: 2175 Southridge Dr

Permit #: 2016-4479

Inspection hours 8AM - 4PM Monday - Thursday

Inspection request line (760) 323-8243

Building Department (760) 323-8242

Building Department Fax (760) 322-8342

GAS & WATER REPIPE INSPECTIONS

Gas pressure test 1/31/17 KFOX

Rough/Bonding

Repipe final 2/2/17 KFOX

BUILDING PERMIT APPLICATION
FOR BLOCK WALLS, POOLS, REROOFS, & REPIPES

DATE: 12/7/16

Project Address 2175 SOUTHRIDGE P.S.

Owner's Name JEREMY SCOTT Phone # 626-316-2053

Owner's Address 2175 SOUTHRIDGE P.S.

Contractor's Name J.R.S. PLUMBING CO. Phone # 760-272-1199

Contractor's Address P.O. BOX 725 THOUSAND PALMS CA. Lic.# 572424

Engineer's Name _____ Phone # _____

Engineer's Address _____ Lic# _____

CONTACT PERSON Jim SCICLI Address P.O. BOX 725 THOUSAND PALMS Phone # 760-272-1199

Walls – Height of Wall _____ Length of Wall _____ Stack Bond ☐ Staggered Bond ☐

Re-roofs – S.F. of Roof _____

Project Description RUN NEW GAS LINES Total Value of Work $ 10,000.00

WHERE INDICATED BY A CHECK, SUBMIT 3 SETS
(Minimum size of pool plans 11" X 17" Minimum scale ¼" =1')

- ☐ Plot Plan with lot square footage.
- ☐ Planning/Eng. Department Approval.
- ☐ Structural Calculations, if applicable.
- ☐ Roof or Truss Eng., if applicable.
- ☐ Plan for Pool with Wet Stamp from Engineer.
- ☐ Waste, Drain & Vent Isometric.
- ☐ Water Piping Isometric, dimensioned.
- ☑ Gas Piping Isometric: Show BTU ratings of each appliance on all branches, distance and placement of longest run & total BTU for entire system.

SITE PLAN FOR POOLS MUST BE COMPLETE: MUST SHOW ENTIRE SITE, PROPERTY LINES, BUILDING FOOTPRINT, NORTH ARROW, LEGAL DESCRIPTION AND PROPER ADDRESS.

OWNER / BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 70 31.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any Structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).) **Please check one of the following:**

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 of the Business and Profession Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 of the Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ of the Business and Professions Code for this reason:

_____

Owner Signature: _____ Date: _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C-36 State Lic. No.: 572424 City Bus. Lic. No. 96000360

Print Name on License: J.R.S. PLUMBING CO. Phone: 760-272-1199

Address: P.O. BOX 725 THOUSAND PALMS CA. 92276

Every county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall require that each applicant for the permit sign a declaration under penalty of perjury verifying workers' compensation coverage or exemption from coverage as required by Section 19825 of the Health and Safety Code. I, hereby affirm under penalty of perjury one of the following declarations:

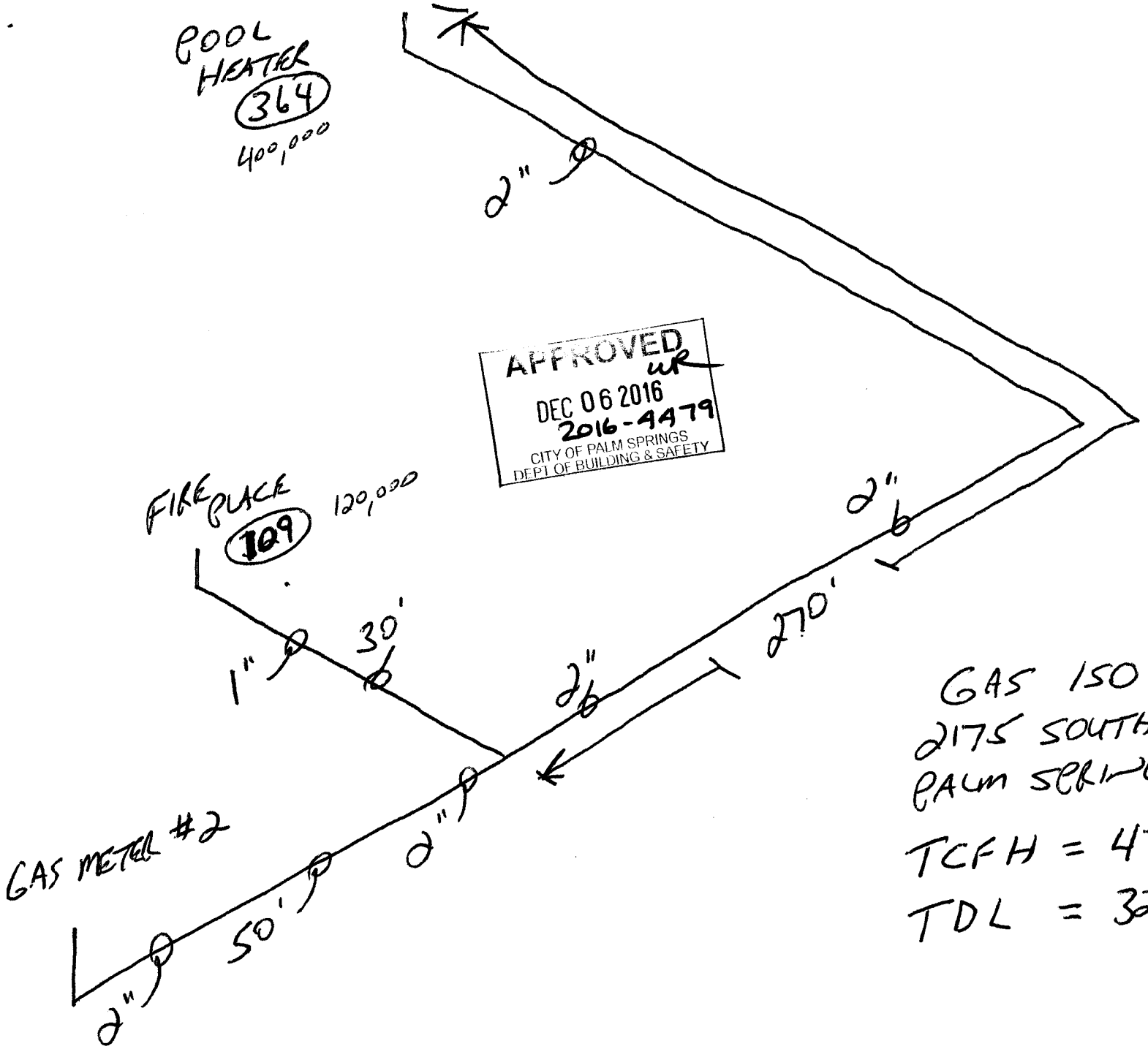
☐ I HAVE AND WILL MAINTAIN A CERTIFICATE TO SELF INSURE for worker's compensation as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I HAVE AND WILL MAINTAIN WORKERS' COMPENSATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: ~~FARMERS~~ AMTRUST INSUR. Policy No. WWC 3169048

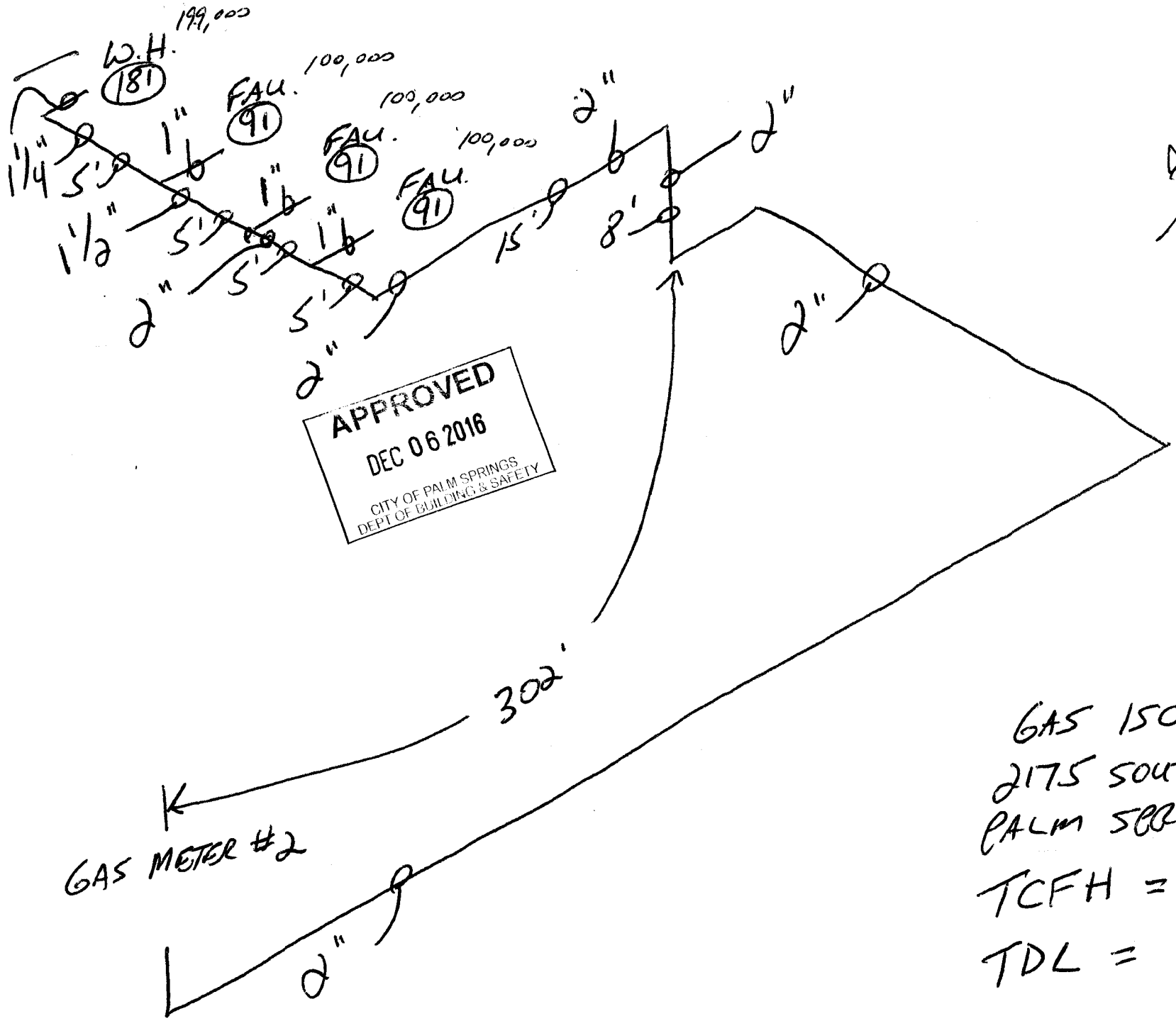
☐ I CERTIFY that in the performance of work for which this permit is issued, I SHALL NOT EMPLOY ANY PERSON, in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall for with comply with those provisions.

Contractor or Agents Signature: _____ Date: _____



GAS 150
2175 SOUTHRIDGE
PALM SPRINGS, CA.

TCFH = 473
TDL = 320'



APPROVED
DEC 06 2016
CITY OF PALM SPRINGS
DEPT OF BUILDING & SAFETY

499
60
399
60
99
60
199
199
0

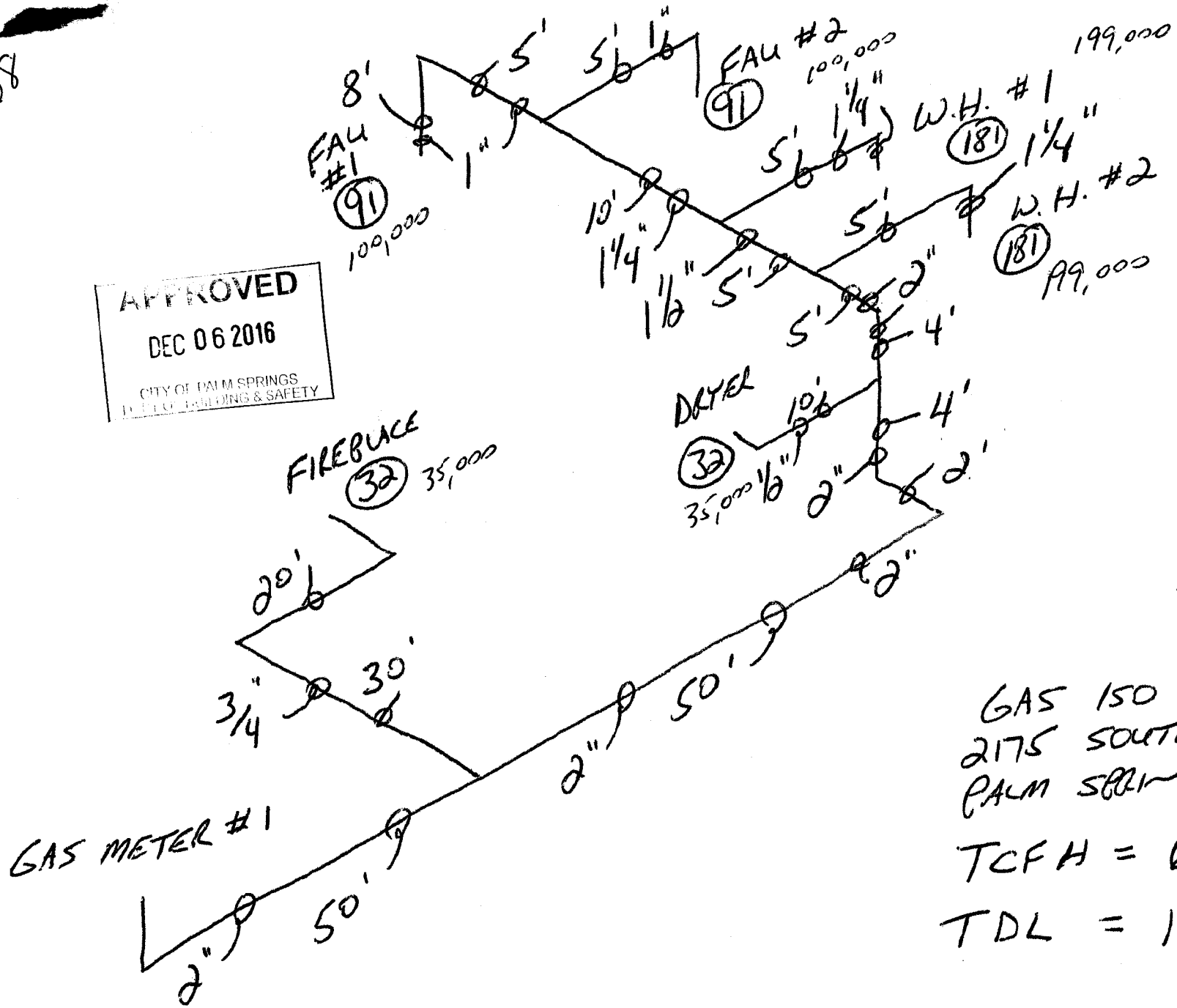
GAS 150
2175 SOUTHRIDGE
PALM SPRINGS, CA.

TCFH = 454

TDL = 345'

[redacted]

668



APPROVED
DEC 06 2016
CITY OF PALM SPRINGS
BUILDING & SAFETY

668
35
653
35
598
199
399
100
299
100
100
100

GAS 150
2175 SOUTHRIDGE
PALM SPRINGS, CA.

TCFH = 608

TDL = 143'

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Attachment F:
Notarized Letter from Property Owner

Elrod Residence
2175 Southridge Drive

Palm Springs, CA

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To Whom it May Concern,

I am writing this letter to confirm that I, Jeremy Scott, owner of the Elrod House at 2175 Southridge Drive in Palm Springs, CA enthusiastically support the designation of my home as a Historic Resource.

Sincerely,

Jeremy Scott

Jeremy Scott
7144 Hockey Trail Drive
Los Angeles, CA 90068

see attached

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On June, 25, 2020 before me, E. Golriz, Notary Public,
(Here insert name and title of the officer)

personally appeared Jeremy Scott,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

E. Golriz
Notary Public Signature (Notary Public Seal)

E. GOLRIZ
Commission No. 2264142
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires OCTOBER 25, 2022
NCC1 NCC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

To whom it may concern
(Title or description of attached document)

Elroad House at 2175 southridge Dr.
(Title or description of attached document continued)

Number of Pages 1 Document Date 6/25/2020

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.