



City Council Staff Report

DATE: December 17, 2008 Consent Calendar

SUBJECT: AGREEMENT FOR PLACEMENT OF ARTWORK ON PRIVATE PROPERTY AND GRANT OF EASEMENT OF PUBLIC ART BETWEEN THE CITY OF PALM SPRINGS AND TAHITI PARTNERS REAL ESTATE DEVELOPMENT CORPORATION AND 111/CAMINO REAL, LLC AND APPROVE THE REIMBURSEMENT OF PUBLIC ART FEES IN THE AMOUNT OF \$11,005 FOR PLACEMENT OF PUBLIC ART AT THE OCEO PROJECT.

FROM: David H. Ready, City Manager

BY: Community and Economic Development

SUMMARY

Tahiti Partners Real Estate Development Corporation and 111/Camino Real, LLC, Owner of the Oceo Project submitted a proposal to the Public Arts Commission on February 9, 2006 and was approved to provide public art at the project. The Owner placed the artwork at the project during the initial construction phase, rather than later as the project is completed since the commercial building was completed first. The Owner is requesting a partial reimbursement of public art fees in the amount of \$11,005. The Owner will seek to be reimbursed in a total amount not to exceed \$22,000 or for the value of the public artwork placed on the site, whichever is less, as allowed by the Ordinance as the remainder of the fees are generated.

RECOMMENDATION:

1. Approve an Agreement for Placement of Artwork on Private Property and Grant of Easement with Tahiti Partners Real Estate Development Corporation and 111/Camino Real, LLC in an amount not to exceed \$22,000 for placement and reimbursement of public art at the Oceo Project.

2. Approve partial payment of the Reimbursement of Public Art Fees in the amount of \$11,005 to Tahiti Partners Real Estate Development Corporation and 111/Camino Real, LLC for placement and reimbursement of public art at the Oceo Project.
3. Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

Tahiti Partners Real Estate Development Corporation and 111/Camino Real, LLC, Owner of the Oceo Project submitted a proposal to the Public Arts Commission on February 9, 2006 to provide public art at a prominent site at the Oceo Community. The Owner proposed placing a work of art within the project during the initial commercial construction and landscaping phase, rather than later as homes are built. The Owner has paid for the acquisition and installation of public art in advance of the actual collection of all the public art fees which will be assessed on the Oceo Project. Once residential construction begins and additional public art fees are generated on the project, the Owner is seeking to be reimbursed the remaining art fee up to a total amount not to exceed \$22,000.00 or for the value of the public artwork placed on the site, whichever is less, as allowed by the Ordinance.

The sculpture *The Architect* by Guy Ferrer is a cast and assembled bronze which is 119" in height and 24" wide, located at the southeast corner of East Palm Canyon and Camino Real. The sculpture is the centerpiece of a very subtle fountain. The cost of the sculpture is \$50,000. The Owner is requesting that the City approve up to a total of \$22,000 of public art fees assessed on the Oceo Project to be reimbursed to them, as established under Ordinance No. 1490, Section 3.37.070 (a), (c) and (d). The \$22,000 request is based on estimated art fee calculations submitted by the Owner. The calculation is based on a quarter percent (.25%) for residential construction and one half of a percent (.50%) on commercial construction for the total building valuation using the City's Building Valuation computation methods, as provided in the Ordinance. All works of art are owned and maintained by the Owner.

The Agreement requires that the Owner accept the risk of acquiring and installing the artwork prior to all of the public art fee collections. The contract amount and reimbursement would only be up to the estimated \$22,000 but may be less based on actual payments of fees from the project.

The Owner agrees that any parcels sold to other builders, whether in bulk or individually, shall not be exempt from paying public art fees assessed on the project. The Owner shall include in their bulk land sales contracts that the "public art fee" on future development for the Oceo Project shall be subject to this Agreement and cannot be waived, deferred or reduced.

Ownership and maintenance of the work of public art will remain with the Oceo Homeowners Association. The project's CC&R's will reflect the maintenance responsibilities and grant of easement for public accessibility.

FISCAL IMPACT:

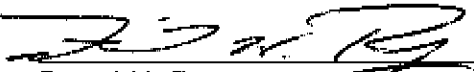
The Finance Department collects and maintains the public art fees collected on all projects with accounting records established to sufficiently identify and control these funds. The reimbursements shall be processed through the City's established warrant payment procedure on a quarterly basis. There is no negative fiscal impact to the City as the Owner is seeking reimbursement for a cost they have incurred and which is allowed by the Ordinance. No General Fund money will be used for this project.



Jennifer Henning
Arts and Special Projects Coordinator



John Raymond, Director of Community
and Economic Development



David H. Ready, Esq., Ph.D.
City Manager



Thomas J. Wilson,
Assistant City Manager

Attachments:

Reimbursement and Placement of Artwork and Grant of Easement Agreement

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

**CITY OF PALM SPRINGS
City Clerk
P.O. Box 2743
Palm Springs, CA 92263-2743**

Space Above this Line Reserved for Use by Recorder

**AGREEMENT FOR PLACEMENT OF ARTWORK ON PRIVATE PROPERTY
AND GRANT OF EASEMENT**

This AGREEMENT FOR PLACEMENT OF ARTWORK ON PRIVATE PROPERTY AND GRANT OF EASEMENT ("Agreement") is made and entered into as of October 1, 2008, by and between the CITY OF PALM SPRINGS, a municipal corporation ("City") and Tahiti Partners Real Estate Development Corporation, its manager, and 111/Camino Real, LLC, a California corporation, hereinafter called OWNER.

RECITALS

WHEREAS, the City established Ordinance NO. 1479, a Public Arts Program and Fund pursuant to Chapters 2.24 and 3.37 (Public Art Ordinance) of the Palm Springs Municipal Code and Section 9311.00 of the Palm Springs Zoning Ordinance; and

WHEREAS, the Public Art Ordinance authorizes the placement of works of art on appropriate private property in a manner which encourages public access and viewing of the artwork; and

WHEREAS, the City has established that under the Public Art Ordinance, artwork may be directly provided by the developer or an "in lieu" fee may be paid; and

WHEREAS, the Owner proposes to install public artwork on publicly accessible sites throughout the development known as the Oceo Project, PD 305, Case No. 5.1022, TTM 32732 attached hereto as Exhibit "A" ("Artwork"); and

WHEREAS, the Owner will install works of art on sites approved by the Palm Springs Public Arts Commission, as part of the master landscaping plan, prior to start of residential development at their sole cost and expense, such work described in Exhibit "B" (Site); and

WHEREAS, the Owner has also submitted a proposal to the City of Palm Springs Public Arts Commission (Commission) seeking reimbursement of public art fees to be paid from the project in an amount equal to the value of the artwork as approved by the Commission but not to exceed \$22,000; and

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in

consideration of the mutual covenants indicated between the City and Owner, it is hereby agreed that:

Chapter 1. Placement of Artwork

1.1 City Representative. The City Manager, or his designee, a Contract Officer of the City ("City Manager"), shall be the City's designated representative with respect to this Agreement. Under the direction of the City Council, the City Manager shall have the authority to give approvals or consents required hereunder and to otherwise act on behalf of the City for purposes of this Agreement.

1.2 Agreement to Commission Work of Art. Owner has commissioned a work of art described and shown on Exhibit "A". Owner is solely responsible with respect to the contract entered into for the commissioning of the Artwork ("Contract") including responsibility for all payments to be made there under.

1.3 Duties of Owner. The Owner owns certain property ("Property") generally known as *Tahiti Partners, Oceo Project*, and has agreed to permanently locate the Artwork on a portion of the Owner's property which portion is generally depicted and described in Exhibit "B". Owner shall provide for the installation of the Artwork on the Site at its sole cost and expense, including, without limitation, constructing any improvements necessary for displaying the Artwork. Upon installation, Owner shall submit a copy of the invoice paid to the Artist and related subcontractors for all works of public art under this Agreement for the purpose of future reimbursement.

1.4 Locations and Removal of Artwork. Each Artwork shall not be removed from the Site without the prior written approval of the Commission, which approval may be withheld in the Commission's sole and absolute discretion. In addition to any other remedies provided herein, in the event that the Artwork is destroyed, removed from the Site or improperly maintained by Owner, the Commission may either require the Owner to (i) pay the art in lieu fee as set forth in Chapter 2.1 below to City or (ii) replace the Artwork with substitute Artwork of a comparable quality and value as determined in the sole discretion of the Commission.

1.5 Identification. The Artwork shall be identified by a plaque stating the artist's name, the title, the date the Artwork was completed and stating that the Artwork was funded through the City of Palm Springs Public Arts Program. The plaque will be placed in an appropriate location near the Artwork that facilitates viewing by the public.

1.6 Ownership. Upon the acceptance of the Artwork and payment therefore, the Artwork and all rights thereto shall be conveyed by Artist to Owner. The Artwork shall remain the property of the Owner, provided, however, that the Owner shall transfer ownership of the Artwork to any successor in interest of the Site.

1.7 Maintenance. Owner shall provide all maintenance necessary as recommended by the artist with respect to the Artwork to preserve such Artwork in first class condition. Owner agrees to maintain the access paths, landscaping and other improvements to the Site in first class condition. Owner shall repair and/or replace any damage to the Artwork within fourteen (14) calendar days of such damage being

discovered. In the event any graffiti is discovered on the Artwork, owner shall remove such graffiti on the day it is discovered. So long as the Artwork remains on the Site, Owner shall keep, maintain, repair and replace the Artwork in a good, clean and first class condition and of the highest quality. Materials used to restore, repair or replace any portion of the Artwork shall be of equal or better quality than the original materials used in the Artwork. When necessary, Owner shall consult the artist or another competent conservationist or restoration specialist to determine the best methods of such restoration or repair. All such maintenance, repair, replacement and restoration shall be at the sole cost of Owner. In addition to all other remedies provided by law, in the event the Owner fails to maintain the Artwork, upon reasonable notice, the City may perform all necessary repairs, maintenance or secure insurance, and charge the Owner for the costs therefor. In the event the Owner fails to reimburse the City for the reasonable costs thereof after reasonable notice, the City may assess its costs against the Property and establish a lien to be collected in the same manner as nuisance abatement liens pursuant to Section 11.72.265 of the Palm Springs Municipal Code.

1.8 Compliance with the Law. Owner hereby agrees to comply with all applicable statutes, ordinances, orders, laws, rules and regulations, and the requirements of all federal, state and municipal governments and appropriate departments, commissions, boards and offices thereof, which may be applicable to the display of Artwork on the Site or to the use or manner of use of the Site. Without in any way limiting the foregoing, Owner agrees to comply with The Visual Artists Rights Act of 1990 (17 U.S.C. 101, *et seq.*).

1.9 Insurance. Owner shall procure and maintain, at its sole cost and expense, in a form and content consistent with industry standards, with an insurer qualified to do business in California and rated "A" or better in the most recent edition of Best Rating Guide with a financial class category of Class VII or better, unless such requirements are waived by the Risk Manager of the City, during the entire term of this Agreement and at all times while the Artwork is located on the Site, the following policies of insurance:

(a) Comprehensive General Liability Insurance. A policy of comprehensive general liability insurance together with a Broad Form CGL Endorsement and insuring against contractually assumed liability, which shall specifically insure Owner's indemnity obligation under Chapter 1.10 below. The policy of insurance shall have a combined single limit liability of One Million Dollars (\$1,000,000.00).

(b) Workers' Compensation Insurance. A policy of Workers' Compensation Insurance in an amount as would fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both Owner and the City against any loss, claim or damage arising from any injuries or occupational hazards or diseases occurring to any worker employed by or any person retained by Owner in the course of carrying out the obligations of this Agreement.

(c) Fine Arts Insurance. Owner shall procure and maintain fine arts insurance on the Artwork an all risk form with limits not less than \$50,000.00 and

a deductible not to exceed ONE THOUSAND DOLLARS (\$1,000.00) for each loss. The payment of any deductible amount shall be the responsibility of Owner

All of the above policies of insurance shall be primary insurance and shall name the City, its officers, employees and agents as additional insureds. The insurer shall waive all rights of subrogation and contribution it may have against the City, its officers, employees and agents and their respective insurers. All such policies shall provide that such insurance may not be amended or canceled without providing thirty (30) days written notice by registered mail to the City. Cancellation clause shall read "**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY SHALL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT**". In the event any of such policies are canceled, Owner shall, prior to the cancellation date, submit new evidence of insurance in conformance with the requirements of this Chapter 1.9. Owner shall provide the Commission with Certificates of Insurance evidencing the insurance coverages and policies required hereunder. Owner agrees that the existence of any insurance shall not limit or otherwise affect Owner's obligations under this Agreement.

In the event the Risk Manager of City determines that the work or services to be performed under this Agreement creates an increased or decreased risk or loss to the City, the Owner agrees that the minimum limits of the insurance policies required by this Chapter 1.9 may be changed accordingly upon receipt of written notice from the Risk Manager, provided that the Owner shall have the right to appeal a determination of increased coverage by the Risk Manager to the City Council of City within 10 days of receipt of notice from the Risk Manager.

1.10 Indemnification. Owner hereby agrees to Indemnify, defend and hold harmless the City, its officers, agents and employees from and against any and all actions, suits, claims, damages, losses, costs, penalties, obligations, errors, omissions or liabilities (collectively "Claims or Liabilities") arising out of or in any way connected with any act, omission or negligence of Owner, its agents, employees or contractors, or from the existence of the Artwork on the Site, or related to this Agreement, including, without limitation, bodily injury to or death of persons, injury or damage to property and attorneys' fees, but excluding such Claims or Liabilities resulting solely from the willful misconduct of the City, its officers, agents, representatives or employees who are directly responsible to the City.

1.11 Rights to Artwork. All copyrights to the Artwork shall be transferred to the Owner together with the Artwork. Artist and Owner shall share copyright to the Artwork with the City in accordance with the terms and conditions set forth in Exhibit "E" attached hereto ("Copyright Agreement").

Chapter 2. Reimbursement of Art Fee

2.1 Refund of Art Fee. The Owner shall be reimbursed Public Art Fees in an amount not to exceed \$22,000. The Owner has submitted a proposed Art Fee Calculation Schedule attached as Exhibit "C" which estimates total art fees paid by the project of approximately \$22,000. In the event the Owner installs works of public art

with a value approved by the Commission of less than the maximum of \$22,000, the remaining (surplus) funds stay in the Public Arts Fund Account to be available for other public art projects located in the City of Palm Springs. If the Owner installs works of public art and the total cost exceeds the maximum \$22,000, the Owner shall be responsible for the excess amount and only reimbursed up to the maximum amount allowed under this Agreement.

2.2 Term. The Term of this Agreement shall be Ten (10) years from the date of execution or until a cumulative amount of \$22,000 in public art fees is generated by the project and reimbursed to Owner, whichever is sooner. If, during the term of this Agreement, the cumulative amount of art fees paid by all phases of the project are less than \$22,000, the Owner shall be reimbursed only up to the amount paid in art fees on the project but not more than \$22,000.00.

2.3 Reimbursement Request. Upon commencement of commercial and residential development and the collection of Public Art Fees, Owner shall submit quarterly reimbursement requests to the Public Arts Administrator. The amount of the reimbursement request shall not exceed the public art fees collected for the project for the quarterly statement period. The Owner's request for reimbursement shall be submitted only after the Artwork is installed and approved by the Public Arts Commission. The request for reimbursement shall be in writing and include (i) a copy of the permits set forth in Exhibit "C" attached hereto ("Permits") clearly showing the art fee and (ii) a copy(s) of the invoice Exhibit "D" attached hereto ("Invoice") paid to the Artist and related subcontractors if any.

2.4 Sale of Property. The Owner agrees and acknowledges that all parcels sold to other builders, whether in bulk or individually, shall not be exempt from paying Public Art Fees incurred for any development in which a public art fee is assessed on the *Tahiti Partners, Oceo Project*.

2.5 Privatization of Site. Should any of the works of public art subject to this Agreement be placed on property that becomes gated, walled, restricted or otherwise inaccessible to the public, then the value of such piece as determined in this Agreement shall be reimbursed by the Owner to the Public Arts Fund. If the Owner has not yet received reimbursement from the City subject to the Public Arts Ordinance and this Agreement, the total amount of reimbursement due to the Owner shall be reduced by that amount.

2.6 Accounting. The City Finance Department shall maintain the public art fees collected on the *Tahiti Partners, Oceo Project* with accounting records established to sufficiently identify and control these funds. The reimbursements shall be processed through the city's established warrant payment procedure quarterly.

Chapter 3. General Provisions

3.1 Default Cure Rights. In the event of any default or breach of any of the covenants or conditions contained in this Agreement by Owner, City shall have all rights and remedies permitted at law or in equity including, without limitation, the remedy of specific performance. Additionally, in the event that Owner has not cured any curable default hereunder within thirty (30) days after written notice from City of such default,

City shall have the right to cure such default and charge Owner with the cost thereof, including all costs incurred in connection with enforcing this Agreement or in collecting such amounts from Owner.

3.2 Mortgage Protection. No violation of this Agreement shall defeat or render invalid the lien of any mortgage or deed of trust given in good faith and for value. All of the covenants and conditions contained herein shall be binding and effective against any party whose interest is derived through foreclosure, trustee sale, deed in lieu of foreclosure or otherwise provided, however, that any mortgagee or beneficiary who takes title to the Site pursuant to foreclosure or deed in lieu of foreclosure or any purchaser at a foreclosure or trustee sale shall take title free of any claims against Owner arising under this Agreement which became due and payable prior to the date such mortgagee, beneficiary or purchaser takes title hereto.

3.3 Successors and Assigns. The obligations of Owner under this Agreement shall be binding on Owner's successors and assigns and shall burden the Site and shall run with the land and be binding upon all successors and assigns acquiring any right, title and interest in and to the Site.

3.4 Attorneys' Fees. In the event that any action or proceeding is instituted for the interpretation or enforcement of this Agreement, the prevailing party in such action or proceeding shall be entitled to recover from the other party, all costs and expenses related to such action or proceeding, including, without limitation all attorneys' fees and expert witness fees, both at trial and on appeal.

3.5 Integration. This Agreement and other documents expressly incorporated herein by reference contain the entire and exclusive understanding and agreement between the parties relating to the matters contemplated hereby and all prior or contemporaneous negotiations, agreements, understandings, representations and statements, oral or written, are merged herein and shall be of no further force or effect.

3.6 Modifications. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made by written instrument or endorsement thereon and in each such instance executed on behalf of each party hereto.

3.7 Counterparts. This Agreement may be executed in counterparts which when taken together, shall constitute one executed document as though all signatures appeared on one copy.

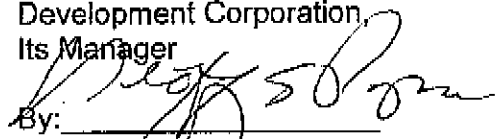
[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first above written.

"OWNER"

111/Camino Real, LLC,
a California limited liability
company

By: Tahiti Partners Real Estate
Development Corporation,
Its Manager


By: _____
Geoffrey S. Payne,
President

Date: June 19, 2008

"CITY"

CITY OF PALM SPRINGS,
a municipal corporation

ATTEST:

By: _____
Name: _____
City Clerk

By: _____
Name: _____
City Manager

APPROVED AS TO FORM:


Name: _____
City Attorney

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____, Notary Public,
personally appeared _____ 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.

(SEAL)

Notary Public

EXHIBIT A

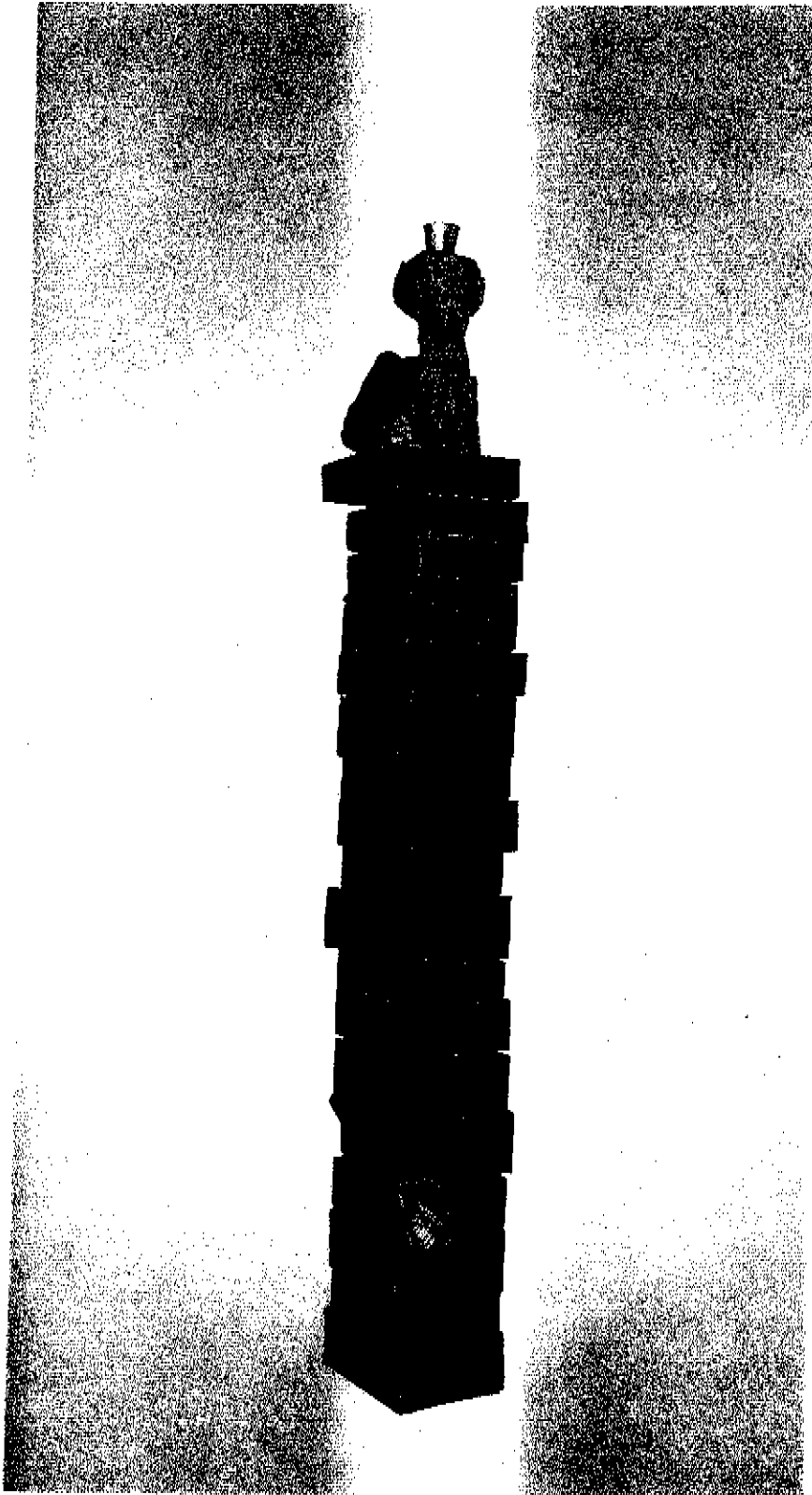


EXHIBIT B-1
PUBLIC ACCESS EASEMENT
SECTION 26, T. 4 S., R. 4 E., S.B.M.

LEGAL DESCRIPTION

THAT PORTION OF LOT 2 OF TRACT NO. 32732, AS FILED IN BOOK 417, AT PAGES 47 THROUGH 49, INCLUSIVE, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

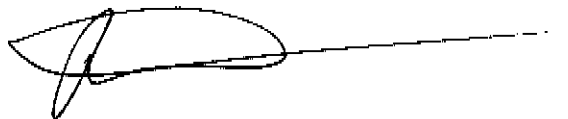
BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT A OF SAID TRACT; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, NORTH 40°05'12" EAST, 30.87 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTH 04°28'31" WEST, 9.47 FEET; THENCE SOUTH 09°48'07" EAST, 13.36 FEET; THENCE NORTH 89°31'32" WEST, 16.01 FEET; THENCE SOUTH 26°43'23" WEST, 2.70 FEET; THENCE NORTH 73°10'35" WEST, 4.38 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINS 223.54 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B-2" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

THIS DOCUMENT WAS PREPARED BY
ME OR UNDER MY DIRECTION,
BASED ON RECORD INFORMATION.



PHILLIP K. FOMOTOR, P.L.S.
EXP. 12/31/08

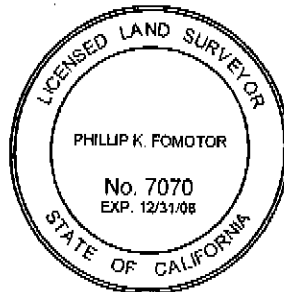


EXHIBIT B-2

SHEET 1 OF 1 SHEET



NORTH
SCALE 1"=10'

EAST PALM CANYON DRIVE

N89°37'05"E

50'

CAMINO REAL
N107°16'35"W

LOT A

P.O.B.

44'

N89°31'32"W 16.01'

N26°43'23"E
2.70'

N73°10'35"W
4.38'

LOT 2

TRACT 32732
MB 417/47-49

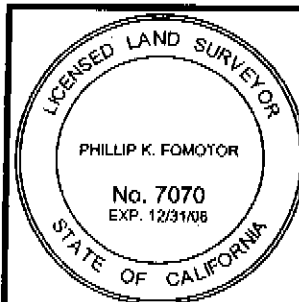
N40°05'12"E 35.65'
30.87'

N04°28'31"E 9.47'
N09°48'07"W 13.36'

4.78'

LEGEND

- EXISTING LOT LINE
- - - EXISTING CENTERLINE
- PUBLIC ACCESS EASEMENT



THIS DOCUMENT WAS PREPARED
BY ME OR UNDER MY DIRECTION,
BASED ON RECORD INFORMATION.

PHILLIP K. FOMOTOR, P.L.S.
EXP. 12/31/08

**PUBLIC ART FEE
EXHIBIT C**

**Tract # 32732
Oceo, Palm Springs
25 Attached Homes
9 Single Family Homes
Commercial Building**

Owner: 111/Camino Real, LLC
5305 E. Second Street, Suite 204
Long Beach, California 90803

Builder: TP Builders, Inc
5305 E. Second Street. #204
Long Beach, California 90803

Lot#	Unit #	Building	Plan Number	Address	Notes	Public Art Fee Not Paid*	Public Art Fee Paid*
2	2	-	Commercial Building	1700 South Camino Real			\$3,034.82
3	3	-	5	861 Oceo Circle South	Trailer	\$662.38	
4	4	-	5	873 Oceo Circle South	Model		\$662.38
5	5	-	5	883 Oceo Circle South			\$662.38
6	6	-	5	897 Oceo Circle South		\$662.38	
7	7	-	5	915 Oceo Circle South		\$662.38	
8	8	-	5	923 Oceo Circle South		\$662.38	
9	9	-	5	941 Oceo Circle South		\$662.38	
10	10	-	5	959 Oceo Circle South		\$662.38	
11	11	-	5	985 Oceo Circle South		\$662.38	
1	10	D	1	862 Oceo Circle South	Model		\$487.13
1	11	D	2	870 Oceo Circle South	Model		\$505.34
1	12	D	4	878 Oceo Circle South	Model		\$549.68
1	13	D	4X	886 Oceo Circle South			\$537.09
1	14	D	4R	894 Oceo Circle South			\$549.68
1	15	D	2R	906 Oceo Circle South			\$505.34
1	16	D	1R	914 Oceo Circle South			\$487.13
1	17	C	1	930 Oceo Circle South		\$487.13	
1	18	C	2	938 Oceo Circle South		\$505.34	
1	19	C	4	946 Oceo Circle South		\$549.68	
1	20	C	4R	954 Oceo Circle South		\$549.68	
1	21	C	2R	962 Oceo Circle South		\$505.34	
1	22	C	1R	970 Oceo Circle South		\$487.13	
1	23	B	1XR	863 Oceo Circle North		\$478.92	
1	24	B	3R	875 Oceo Circle North		\$507.47	
1	25	B	3	885 Oceo Circle North		\$507.47	
1	26	B	3R	893 Oceo Circle North		\$507.47	
1	27	B	3	905 Oceo Circle North		\$507.47	
1	28	B	3XR	913 Oceo Circle North		\$515.41	
1	29	A	3X	935 Oceo Circle North			\$515.41
1	30	A	3R	939 Oceo Circle North			\$507.47
1	31	A	3A	943 Oceo Circle North			\$507.47
1	32	A	3AR	951 Oceo Circle North			\$507.47
1	33	A	3A	963 Oceo Circle North			\$507.47
1	34	A	1X	975 Oceo Circle North			\$478.92
SUB TOTAL						\$10,745.17	\$11,005.18

*All fees calculated by the City of Palm Springs

TOTAL FOR PROJECT

\$21,750.35



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		PERMITS B E M P EP HP X X X X X		
Owner 111/CaminoReal LLC		Address 5305 2nd St. Long Beach, Ca		Phone 562) 433-1286		State Ca		Lic. Number		
Contractor T.P. Builders		Address 5305 2nd St. Long Beach, Ca		Phone 562) 433-1286		State Ca		Lic. Number 846283		
Architect L.G.S. Arch		Address 2444 Dupont, Irvine, Ca		Total value of work \$ 206,165.00		Sewer Agreement #		School Fee See Receipt		
Engineer Gouvis Eng.		Address 4400 Campus, Newport		Fixture Units 0		Building Permit 001-32201		674.24		
Lot #	Block #	Tract 32732	Building Address 0913 OCBO CIRCLE NORTH			Plan Check 001-34301		305.78		
Lot Size	Zone	Height	Occupancy R3/UL	A.A. No. 5.10222	Total Area 2570	SNIP Tax 001-37111		20.62		
Setbacks As Constructed	Front	Side	Side	Rear	Parcel Number 511-042-012	Microfilm 001-34308		15.00		
Square Footage	Building 1934	Garage/Carport 496		Roofed Patio/Porch 140		Permit Issuance 001-32204		97.40		
Use of building Condominiums	SNIP Type 1	Permit Type CND	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew Cr 1	Construction Tax 001-31601		1,028.00	
Class of Work X	Additions	Alterations	Repair	Remodel	Removal	Replace	Dbl. Fee/Rmw/Misc. 001-32210		0.00	
Describe work in detail: 2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.							Construction Permit 001-32203		0.00	
Special Conditions: Plan 3X							Sewer Inspection 001-32202		46.00	
<p>IMPORTANT:</p> <p>BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF PERMITS AND FINAL INSPECTION.</p> <p>DO NOT CONCEAL OR COVER ANY OBSTRUCTIONS UNTIL THE WORK IS INSPECTED.</p>							Sewer Main 001-32205		0.00	
							Sewer Main 001-32206		0.00	
<p>INSPECTION REQUIRED</p> <p>Inspections must be called 24 hours in advance of our "Inspection Ready" date.</p> <p>760-323-8243</p>							Change Connection Fee 420-38703		3,000.00	
							Drainage Fee 135-32403		994.67	
<p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>							TUMF Fee 134-33110		1,290.24	
							Misc. Filing Fee		0.00	
<p>OWNER/CONTRACTOR/AGENT: Phil Joff</p> <p>DATE: 6/19/07</p> <p>ISSUED BY: A. LaFrance</p> <p>This is a Building when properly filled out, signed and validated, and is not transferable.</p> <p style="text-align: center;">CUSTOMER'S COPY</p>							Public Arts Fee 150-34990		515.41	
							Planning Fee 001-34303		375.00	
<p style="text-align: right;">PERMIT NUMBER C 19238</p>							Technology Fee 261-32214		268.01	
							General Plan Maint. Fee 001-34310		125.76	
<p>152-347000 South 5,139.00</p>							<p>TOTAL FEE</p>		<p>13,895.13</p>	



City of Palm Springs BUILDING PERMIT

Permit Technician: **Angela LaFrance**

DATE SUBMITTED 3/13/2006	PLAN CHECK NUMBER 2924	PLAN CHECK FEE 88.23	CASE NUMBER 5.1022	B E M P E P H P PERMITS X X X X X
Owner 111/CaminoReal LLC	Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286	State Ca
Contractor T.P. Builders	Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286	Lic. Number 846283
Architect L.G.S. Arch	Address 2444 Dupont, Irvine, Ca		Total value of work \$ 202,988.00	
Engineer Gouvis Eng.	Address 4400 Campus, Newport		Sever Agreement # See Receipt	

Lot #	Block #	Tract 32732	Building Address 0905 OCEO CIRCLE NORTH			Building Permit 001-32201	669.34		
Lot Size	Zone	Height	Occupancy R3/U1	A.A. No. 5.10222	Total Area 2497	Plan Check 001-34901	305.78		
Setbacks As Constructed	Front	Side	Side	Rear	Parcel Number 511-042-012	SMIP Tax 001-37111	20.30		
Square Footage	Building 1910	Garage/Carport 496		Roofed Patio/Porch 91		Microfilm 001-34308	15.00		
Use of Building Condominiums	SMIP Type 1	Permit Type CND	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew Ch 1	Permit Issuance 001-32204	97.40	
Class of Work	New X	Additions	Alterations	Repair	Remodel	Removal	Replace	Construction Tax 001-31601	998.80

Describe work in detail:
2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.

Special Conditions:
Plan 3

BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION

INSPECTION REQUESTS
 Inspections must be called 24 hours in advance on or "Inspection Recorder"
760-323-8243

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.

[Signature]
 OWNER/CONTRACTOR/AGENT

6/19/07
 DATE

[Signature]
 ISSUED BY

This is a Building when properly filled out, signed and validated, and is not transferable.

CUSTOMER'S COPY

School Fee	See Receipt
Fixtures Units	0
Building Permit	669.34
Plan Check	305.78
SMIP Tax	20.30
Microfilm	15.00
Permit Issuance	97.40
Construction Tax	998.80
Obi. Fee/Rmw/Misc.	0.00
Construction Permit	0.00
Sewer Inspection	46.00
Sewer Main	0.00
Sewer Agreement	0.00
Sewer Connection Fee	3,000.00
Drainage Fee	994.67
TUMF Fee	1,290.24
Misc. Filing Fee	0.00
Public Arts Fee	507.47
Planning Fee	375.00
Technology Fee	263.88
General Plan Maint. Fee	123.82
TOTAL FEE	13,846.70

PERMIT NUMBER **C 19237**



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FCC 88.23		CASE NUMBER 5.1022		<small>S E M P E P H P</small> PERMITS X X X X X	
Owner lll/CaminoReal LLC Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State		Lic. Number	
Contractor T.P. Builders Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State		Lic. Number 846283	
Architect L.G.S. Arch Address 2444 Dupont, Irvine, Ca				Total value of work \$ 202,988.00		Sewer Agreement #			
Engineer Gouvis Eng. Address 4400 Campus, Newport				School Fee See Receipt		Fixture Units 0			
Lot #	Block #	Tract		Building Address		Building Permit			
		32732		0893 OCEO CIRCLE NORTH		001-32201		669.34	
Lot Size		Zone	Height	Occupancy	A.A. No.	Total Area		Plan Check	
				R3/U1	5.10222	2497		001-34301 305.78	
Setbacks As Constructed		Front	Side	Side	Rear	Parcel Number		SMIP Tax	
						511-042-012		001-37111 20.30	
Square Footage		Building		Garage/Carport		Roofed Patio/Porch		Microfilm	
1910		1910		496		91		001-34306 15.00	
Use of building		SMIP Type	Permit Type	Const. Type	Fire Sprinkler	Units	New Sew Cr	Permit Issuance	
Condominiums		1	CND	VN	Y	1	1	001-32204 97.40	
Class of Work		New	Additions	Alterations	Repair	Remodel	Removal	Replace	
		X						001-31601 998.80	
Describe work in detail: 2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.						Dbl.Fee/Rmw/Misc.			
						001-32210		0.00	
Special Conditions: Plan 3						Construction Permit			
						001-32203		0.00	
						Sewer Inspection			
						001-32202		46.00	
						Sewer Main			
						001-38704		0.00	
						Sewer Agreement			
						TBA		0.00	
						Sewer Connection Fee			
						428-38703		3,000.00	
						Drainage Fee			
						135-32403		994.67	
						TUMF Fee			
						134-33110		1,290.24	
						Misc. Filing Fee			
								0.00	
						Public Arts Fee			
						150-34390		507.47	
						Planning Fee			
						001-34303		375.00	
						Technology Fee			
						261-32214		263.88	
						General Plan Maint. Fee			
						001-34310		123.82	
						152-347000 South		5,139.00	
						TOTAL FEE		13,846.70	
<p>IMPORTANT</p> <p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>				<p style="text-align: center;">INSPECTION REQUEST</p> <p>Inspections must be called 24 hours in advance or "Inspection Recorder" 760-323-8248</p>		<p style="text-align: center;">DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED</p>			
<p><i>[Signature]</i> OWNER/CONTRACTOR/AGENT</p>				<p>6/19/07 DATE</p>		<p><i>[Signature]</i> ISSUED BY</p>			
<p>This is a Building when property filled out, signed and validated, and is not transferable.</p>									
CUSTOMER'S COPY									
								PERMIT NUMBER C 19236	



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		B E M P E P H P PERMITS X X X X X			
Owner l11/CaminoReal LLC		Address 5305 2nd St. Long Beach, Ca		Phone 562) 433-1286		State Ca		Lic. Number			
Contractor T.P. Builders		Address 5305 2nd St. Long Beach, Ca		Phone 562) 433-1286		State		Lic. Number 846283			
Architect L.G.S. Arch		Address 2444 Dupont, Irvine, Ca		Total value of work \$ 202,988.00		Sewer Agreement #		School Fee see Receipt			
Engineer Gouvis Eng.		Address 4400 Campus, Newport		Picture Units 0		Building Permit 001-32201		669.34			
Lot #	Block #	Tract 32732		Building Address 0885 OCEO CIRCLE NORTH		Plan Check 001-34301		305.78			
Lot Size	Zone	Height	Occupancy R3/U1	AA. No. 5.10222	Total Area 2497	SHIP Tax 001-37111		20.30			
Setbacks As Constructed	Front	Side	Side	Rear	Parcel Number 511-042-012	Microfilm 001-34308		15.00			
Square Footage	Building 1910	Garage/Carport 496		Roofed Patio/Porch 91		Permit Issuance 001-32204		97.40			
Use of building Condominiums	SHIP Type 1	Permit Type CND	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew Cr 1	Construction Tax 001-31601		998.80		
Class of Work	New X	Additions	Alterations	Repair	Remodel	Removal	Replace	Dbl. Fee/Rmwr/Misc. 001-32210		0.00	
Describe work in detail: 2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.							Construction Permit 001-32203		0.00		
Special Conditions: Plan 3							Sewer Inspection 001-32202		46.00		
<p style="text-align: center;">IMPORTANT</p> <p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>							Sewer Main 420-38704		0.00		
							Sewer Agreement T&M		0.00		
<p style="text-align: center;">DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED</p>							Sewer Connection Fee 420-38703		3,000.00		
							Drainage Fee 135-32403		994.67		
<p style="text-align: center;">INSPECTION REQUEST</p> <p>Inspections must be called 24 hours in advance on "Inspection Recorder" 760-323-8243</p>							TUMF Fee 134-33110		1,290.24		
							Misc. Filing Fee		0.00		
<p style="text-align: center;">CUSTOMER'S COPY</p>							Public Arts Fee 150-34390		507.47		
							Planning Fee 001-34303		375.00		
<p style="text-align: center;">PERMIT NUMBER C 19235</p>							Technology Fee 251-32214		263.88		
							General Plan Maint. Fee 001-34310		123.82		
<p style="text-align: center;">TOTAL FEE</p>							152-347000 South		5,139.00		
							TOTAL FEE		13,846.70		
OWNER/CONTRACTOR/AGENT		DATE 6/19/07		ISSUED BY							



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		PERMITS B E M P EP HP X X X X X		
Owner 111/CaminoReal LLC		Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State Ca		Lic. Number		
Contractor T.P. Builders		Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State Ca		Lic. Number 846283		
Architect L.G.S. Arch		Address 2444 Dupont, Irvine, Ca		Total value of work \$ 202,988.00		Sewer Agreement #				
Engineer Gouvis Eng.		Address 4400 Campus, Newport		School Fee See Receipt		Fixture Units 0				
Lot #	Block #	Tract 32732	Building Address 0875 OCEO CIRCLE NORTH			Building Permit 001-32201		669.34		
Lot Size	Zone	Height	Occupancy R3/U1	A.A. No. 5.10222	Total Area 2497	Plan Check 001-34301		305.78		
Setbacks As Constructed	Front	Side	Side	Rear	Parcel Number 511-042-012	SNMP Tax 001-37111		20.30		
Square Footage	Building 1910	Garage/Carport 496		Roofed Peta/Porch 91		Microfilm 001-34308		15.00		
Use of building Condominiums	SNMP Type 1	Permit Type CND	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew On 1	Permit Issuance 001-32204		97.40	
Class of Work X	New	Additions	Alterations	Repair	Remodel	Removal	Replace	Construction Tax 001-31601		998.80
Describe work in detail: 2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.						Dbl. Fee/Rmw/Misc. 001-32210		0.00		
<p>SPECIAL CONDITIONS: BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION.</p> <p style="text-align: center;">DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED</p>						Construction Permit 001-32203		0.00		
						Sewer Inspection 001-32202		46.00		
						Sewer Main 420-38704		0.00		
						Sewer Agreement T&A		0.00		
						Sewer Connection Fee 420-38703		3,000.00		
<p style="text-align: center;">IMPORTANT</p> <p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>						Drainage Fee 135-32403		994.67		
						TUMF Fee 134-33110		1,290.24		
						Misc. Filing Fee		0.00		
						Public Arts Fee 150-34390		507.47		
						Planning Fee 001-34303		375.00		
						Technology Fee 261-32214		263.88		
						General Plan Maint. Fee 001-34310		123.82		
						152-347000 South		5,139.00		
						TOTAL FEE		13,846.70		
						OWNER/CONTRACTOR/AGENT <i>[Signature]</i>		DATE 6/19/07		ISSUED BY <i>[Signature]</i>

[Signature]
OWNER/CONTRACTOR/AGENT

6/19/07
DATE

[Signature]
ISSUED BY

This is a Building when properly filled out, signed and validated, and is not transferable.

CUSTOMER'S COPY

PERMIT NUMBER **C 19234**



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK PFE 88.23		CASE NUMBER 5.1022		B E M P E P H P PERMITS X X X X X						
Owner Ill/CaminoReal LLC		Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State Ca		Lic. Number				
Contractor T.P. Builders		Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State Ca		Lic. Number 846283				
Architect L.G.S. Arch		Address 2444 Dupont, Irvine, Ca				Total value of work \$		191,570.90		Sewer Agreement #				
Engineer Gouvis Eng.		Address 4400 Campus, Newport				School Fee		See Receipt		Fixture Units 0				
Lot #	Block #	Tract 32732		Building Address 0863 OCEO CIRCLE NORTH		Building Permit 001-32201		664.44		Plan Check 001-34301				
Lot Size		Zone	Height	Occupancy R3/U1	A.A. No. 5.10222	Total Area 2373		SMIP Tax 001-37111		19.16				
Setbacks As Constructed		Front	Side	Side	Rear	Parcel Number 511-042-012		Microfilm 001-34306		15.00				
Square Footage		Building 1799		Garage/Carport 470		Roofed Patio/Porch 104		Permit Issuance 001-32204		97.40				
Use of building Condominiums		SMIP Type 1	Permit Type CND	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew Ch 1	Construction Tax 001-31601		949.20				
Class of Work		New X	Additions	Alterations	Repair	Remodel	Removal	DBL Fee/RmW/Misc. 001-32210		0.00				
Describe work in detail:		2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.							Construction Permit 001-32203		0.00			
Special Conditions: Plan 1X		BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION. <small>DO NOT CHANGE OR REMOVE FINALS UNTIL THE WORK IS INSPECTED</small>							Sewer Inspection 001-32202		46.00			
									INSPECTION REQUESTS Inspections must be called 24 hours in advance of the "Inspection Recorder" 760-323-8243		Sewer Plan 001-32201		0.00	
											Sewer Agreement 001-32201		0.00	
											Sewer Connection Fee 001-32201		3,000.00	
<p style="text-align: center;">IMPORTANT</p> <p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>		Drainage Fee 135-32403		994.67		TUMF Fee 134-33110		1,290.24						
		Mbc. Filing Fee		0.00		Public Arts Fee 150-34390		478.92						
		Planning Fee 001-34303		375.00		Technology Fee 261-32214		249.04						
		General Plan Maint. Fee 001-34310		116.86		152-347000 South		5,139.00						
		TOTAL FEE		13,740.71										
		OWNER/CONTRACTOR/AGENT		DATE		ISSUED BY								
		This is a Building when property filled out, signed and validated, and is not transferable.												
		CUSTOMER'S COPY												
								PERMIT NUMBER C 19233						



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		PERMITS X X X X X	
Owner 111/CaminoReal LLC Address 5305 2nd St. Long Beach, Ca				Phone 562) 433-1286		State		Lic. Number	
Contractor T.P. Builders Address 5305 2nd St. Long Beach, Ca				Phone 562) 433-1286		State		Lic. Number 846283	
Architect L.G.S. Arch Address 2444 Dupont, Irvine, Ca				Total value of work \$ 194,852.00		Sewer Agreement #			
Engineer Gouvis Eng. Address 4400 Campus, Newport				School Fee See Receipt		Fixture Units 0			
Lot #	Block #	Tract	Building Address			Building Permit			
		32732	0862 OCEO CIRCLE SOUTH			001-32201		664.44	
Lot Size	Zone	Height	Occupancy	A.A. No.	Total Area	Plan Check			
			R3/U1	5.10222	2495	001-34301		305.78	
Setbacks As Constructed	Front	Side	Side	Rear	Parcel Number	SNIP Tax			
					511-042-012	001-37111		19.49	
Square Footage	Building	Garage/Carport		Roofed Patio/Porch		Microfilm			
	1799	592		104		001-34308		15.00	
Use of building	SNIP Type	Permit Type	Conrt. Type	Fire Sprinkler	Units	New Sew On	Permit Issuance		
Condominiums	1	CND	VN	Y	1	1	001-32204		97.40
Class of Work	New	Additions	Alterations	Repair	Remodel	Removal	Construction Tax		
	X						001-31601		998.00
Describe work in detail: 2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.						Dbl. Fee/Rmw/Misc.			
						001-32210		0.00	
						Construction Permit			
						001-32203		0.00	
<p style="text-align: center;">INSPECTION REQUESTS</p> <p>Inspections must be called 24 hours in advance of "Inspection Recorder" 760-323-8243</p>						Sewer Inspection			
						001-32202		46.00	
						Sewer Main			
						001-32704		0.00	
Special Conditions: Plan 1						Sewer Agreement			
						T&A		0.00	
DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED						Sewer Connection Fee			
						420-38703		3,000.00	
IMPORTANT						Drainage Fee			
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.						135-32403		994.67	
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.						TUMF Fee			
The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.						134-33110		1,290.24	
This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.						Misc. Filing Fee			
						0.00			
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.						Public Arts Fee			
						150-34390		487.13	
						Planning Fee			
						001-34303		375.00	
						Technology Fee			
						261-32214		253.31	
						General Plan Mkt. Fee			
						001-34310		118.86	
						152-347000 South			
								5,139.00	
						TOTAL FEE		13,804.32	
OWNER/CONTRACTOR/AGENT 				DATE 6/19/07		ISSUED BY 			
This is a Building when properly filled out, signed and validated, and is not transferable.									
CUSTOMER'S COPY						PERMIT NUMBER C 19225			



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		B E M P E P HP PERMITS X X X X X			
Owner 111/CaminoReal LLC Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State		Lic. Number			
Contractor T.P. Builders Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State		Lic. Number 846283			
Architect L.G.S. Arch Address 2444 Dupont, Irvine, Ca				Total value of work \$ 202,139.00		Sewer Agreement #		School Fee See Receipt			
Engineer Gouvis Eng Address 4400 Campus, Newport Beach				Picture Units 0		Building Permit 001-32201		669.00			
Lot #	Block #	Tract	Building Address			Plan Check 001-34301		305.78			
		32732	0870 OCEO CIRCLE SOUTH								
Lot Size	Zone	Height	Occupancy	A.A. No.	Total Area	SMIP Tax 001-37111		20.21			
			R3/UI	5.10222	2481	Microfilm 001-34308		15.00			
Setbacks As Constructed	Front	Side	Side	Rear	Parcel Number	Permit Issuance 001-32204		97.40			
					511-042-012	Construction Tax 001-31601		992.40			
Square Footage	Building	Garage/Carport		Roofed Patio/Porch		Dbl.Fee/Rmw/Misc. 001-32210		0.00			
	1902	503		76		Construction Permit 001-32203		0.00			
Use of building	SMIP Type	Permit Type	Const. Type	Fire Sprinkler	Units	New Sewer	Sewer Inspection 001-32202		46.00		
Condominiums	1	CND	VN	Y	1	1	Sewer Main 001-38704		0.00		
Class of Work	New	Additions	Alterations	Repair	Remodel	Removal	Replace	Sewer Agreement TBA		0.00	
	X							Sewer Connection Fee 420-38703		3,000.00	
Describe work in detail: Construct 2-story 1 bedroom, 1 1/2 bath townhome with great room, fireplace, kitchen, family room, patio, deck, attached guest casita with bath.						Drainage Fee 135-32403		994.67			
<p>Special Conditions: Plan 2</p> <p>BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION.</p> <p style="text-align: center;">IMPORTANT</p> <p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>						TUMF Fee 134-33110		1,290.24			
						Misc. Filing Fee		0.00			
						Public Arts Fee 150-34390		505.34			
						Planning Fee 001-34303		375.00			
						Technology Fee 261-32214		262.78			
						General Plan Maint. Fee 001-34310		123.30			
						152-347000 South		5,139.00			
						TOTAL FEE		13,836.12			
OWNER/CONTRACTOR/AGENT <i>[Signature]</i>				DATE 6/19/07		ISSUED BY <i>[Signature]</i>		PERMIT NUMBER C 19226			
This is a Building when property filled out, signed and validated, and is not transferable.											
CUSTOMER'S COPY											

INSPECTION REQUESTS
 Inspections must be called
 24 hours in advance on call
 "Inspection Recorder"
760-323-8243



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		B E M P E P H P PERMITS X X X X X	
Owner 111/CaminoReal LLC Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State		Lic. Number	
Contractor T.P. Builders Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State		Lic. Number 846283	
Architect L.G.S. Arch Address 2444 Dupont, Irvine, Ca				Total value of work \$ 219,872.00		Sewer Agreement #			
Engineer Gouvis Eng. Address 4400 Campus, Newport				School Fee See Receipt		Fixture Units 0			
Lot #	Block #	Tract	Building Address			Building Permit			
		32732	0878 OCEO CIRCLE SOUTH			001-32201		679.14	
Lot Size		Zone	Height	Occupancy	A.A. No.	Total Area		Plan Check	
				R3/U1	5.10222	2673		001-34301 305.78	
Setbacks As Constructed		Front	Side	Side	Rear	Parcel Number		SMIP Tax	
						511-042-012		001-37111 21.99	
Square Footage		Building		Garage/Carport		Roofed Patio/Porch		Micro/Min	
2079		2079		479		115		001-34308 15.00	
Use of building		SMIP Type	Permit Type	Const. Type	Fire Sprinkler	Units	New Sew On	Permit Issuance	
Condominiums		1	CND	VN	Y	1	1	001-32204 97.40	
Class of Work		New	Additions	Alterations	Repair	Remodel	Removal	Replacement	
X								001-31601 1,069.20	
Describe work in detail: 2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.						Dbl. Fee/Rmwy/Misc.		001-32210 0.00	
Special Conditions: Plan 4 BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION. DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED						Construction Permit		001-32203 0.00	
						Sewer Inspection		001-32202 46.00	
						Power Main		420-38704 0.00	
						Sewer Agreement		TSA 0.00	
						Sewer Connection Fee		420-38703 3,000.00	
						Drainage Fee		135-32403 994.67	
						TUMF Fee		134-33110 1,290.24	
						Misc. Filing Fee		0.00	
						Public Arts Fee		150-34390 549.68	
						Planning Fee		001-34303 375.00	
						Technology Fee		261-32214 285.83	
						General Plan Maint. Fee		001-34310 134.12	
						152-347000 South		5,139.00	
						TOTAL FEE		14,003.05	
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.				<div style="border: 1px solid black; padding: 5px; display: inline-block;"> INSPECTION REQUESTS Inspections must be called 24 hours in advance on our "Inspection Recorder" 760-323-8243 </div>					
Signature: OWNER/CONTRACTOR/AGENT				Date: 6/19/07 DATE					
This is a Building when properly filled out, signed and validated, and is not transferable.				Issued By: ISSUED BY					
CUSTOMER'S COPY				PERMIT NUMBER C 19227					



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		B E M P E P H P PERMITS X X X X X			
Owner 111/CaminoReal LLC		Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State Ca		Lic. Number			
Contractor T.P. Builders		Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State Ca		Lic. Number 846283			
Architect L.G.S. Arch		Address 2444 Dupont, Irvine, Ca		Total value of work \$ 214,839.00		Sewer Agreement # See Receipt		School Fee 0			
Engineer Gouvis Eng.		Address 4400 Campus, Newport		Picture Units 0		Building Permit 001-32201		679.14			
Lot #	Block #	Tract 32732		Building Address 0886 OCEO CIRCLE SOUTH		Plan Check 001-34301		305.78			
Lot Size	Zone	Height	Occupancy R3/U1	A.A. No. 5.10222	Total Area 2497	SMP Tax 001-37111		21.48			
Setbacks As Constructed	Front	Side	Side	Rear	Parcel Number 511-042-012	Microfilm 001-34308		15.00			
Square Footage	Building 2079		Garage/Carport 303		Roofed Patio/Porch 115		Permit Issuance 001-32204		97.40		
Use of building Condominiums	SMP Type 1	Permit Type CND	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew Ch 1	Construction Tax 001-31601		998.80		
Class of Work X	New	Additions	Alterations	Repair	Remodel	Removal	Replace	Cbl. Fee/Rmw/Misc. 001-32210		0.00	
Describe work in detail: 2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.						Construction Permit 001-32203		0.00			
Special Conditions: Plan 4X						<div style="border: 1px solid black; padding: 5px; width: fit-content;"> INSPECTION Inspections must be called 24 hours in advance in our "Inspection Recorder" 760-323-6243 </div>		<div style="border: 1px solid black; padding: 5px; width: fit-content;"> INSPECTION Inspections must be called 24 hours in advance in our "Inspection Recorder" 760-323-6243 </div>		<div style="border: 1px solid black; padding: 5px; width: fit-content;"> INSPECTION Inspections must be called 24 hours in advance in our "Inspection Recorder" 760-323-6243 </div>	
BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION.						Sewer Connection Fee 420-38703		3,000.00			
DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED						Drainage Fee 135-32403		994.67			
IMPORTANT						TUMF Fee 134-33110		1,290.24			
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.						Misc. Filing Fee		0.00			
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.						Public Arts Fee 150-34390		537.09			
The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.						Planning Fee 001-34303		375.00			
This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.						Technology Fee 261-32214		279.29			
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.						General Plan Maint. Fee 001-34310		131.05			
<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> OWNER/CONTRACTOR/AGENT </div> <div style="text-align: center;"> 6/19/07 DATE </div> <div style="text-align: center;"> ISSUED BY </div> </div>						152-347000 South		5,139.00			
						TOTAL FEE		13,909.94			
This is a Building when property filled out, signed and validated, and is not transferable.						PERMIT NUMBER		C 19228			

CUSTOMER'S COPY



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		B E M P EP HP PERMITS X X X X X		
Owner lll/CaminoReal LLC		Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State		Lic. Number		
Contractor T.P. Builders		Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State		Lic. Number 846283		
Architect L.G.S. Arch		Address 2444 Dupont, Irvine, Ca		Total value of work \$ 219,872.00		Sewer Agreement #		School Fee See Receipt		
Engineer Gouvis Eng.		Address 4400 Campus, Newport		Fixture Units 0						
Lot #	Block #	Tract	Building Address			Building Permit				
		32732	0894 OCEO CIRCLE SOUTH			001-32201		679.14		
Lot Size		Zone	Height	Occupancy	A.A. No.	Total Area	Plan Check			
				R3/U1	5.10222	2673	001-34301		305.78	
Setbacks As Constructed		Front	Side	Side	Rear	Parcel Number	SMIP Tax			
						511-042-012	001-37111		21.99	
Square Footage		Building		Garage/Carport		Roofed Patio/Porch		Microfilm		
2079		479		115				001-34308		
Use of Building		SMIP Type	Permit Type	Const. Type	Fire Sprinkler	Units	New Sew On	Permit Issuance		
Condominiums		1	CND	VN	Y	1	1	001-32204		
Class of Work		New	Additions	Alterations	Repair	Remodel	Removal	Replace	Construction Tax	
X									001-31501	
Describe work in detail:		2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.						Dist.Fee/Rmw/Misc.		
								001-32210		0.00
								Construction Permit		
								001-32203		0.00
								Sewer Inspection		
								001-32202		46.00
Special Conditions:		Plan 4						Call for Main		
								001-32204		0.00
								Sewer Agreement		
								TAX		0.00
								Sewer Connection Fee		
								420-38703		3,000.00
								Drainage Fee		
								135-32403		994.67
								TUMF Fee		
								134-33110		1,290.24
								Misc. Filing Fee		
										0.00
								Public Arts Fee		
								150-34350		549.68
								Planning Fee		
								001-34303		375.00
								Technology Fee		
								261-32214		285.83
								General Plan Maint. Fee		
								001-34310		134.12
								152-347000 South		5,139.00
								TOTAL FEE		14,003.05

INSPECTION REQUIRED
Inspections must be called 24 hours in advance
"Inspection Record"
760-323-8243

BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION.

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.

[Signature]
OWNER/CONTRACTOR/AGENT

6/19/07 *[Signature]*
DATE ISSUED BY

This is a Building when properly filled out, signed and validated, and is not transferable.

CUSTOMER'S COPY

PERMIT NUMBER C 19229



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		B E M P E P H P PERMITS X X X X X	
OWNER 111/CaminoReal LLC				Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State Lic. Number	
Contractor T.P. Builders				Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State Lic. Number 846283	
Architect L.G.S. Arch				Address 2444 Dupont, Irvine, Ca		Total value of work \$ 194,852.00		Sewer Agreement #	
Engineer Gouvis Eng.				Address 4400 Campus, Newport		School Fee See Receipt		Fixture Units 0	
Lot #	Block #	Tract 32732		Building Address 0914 OCEO CIRCLE SOUTH		Building Permit 001-32201		664.44	
Lot Size		Zone	Height	Occupancy R3/U1	AA. No. 5.10222	Total Area 2495		Plan Check 001-34301 305.78	
Setbacks As Constructed		Front	Side	Side	Rear	Parcel Number 511-042-012		SMIP Tax 003-37111 19.49	
Square Footage		Building 1799		Garage/Carport 592		Roofed Patio/Porch 104		Microfilm 001-34308 15.00	
Use of Building Condominiums		SMIP Type 1	Permit Type CND	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew On 1	Permit Issuance 001-32204 97.40	
Class of Work X		New	Additions	Alterations	Repair	Remodel	Removal	Replace Construction Tax 001-31601 998.00	
Describe work in detail: 2-story, 2 bedroom 2 bath townhome with great room, fireplace, dining room, kitchen, laundry, garage, patio, deck, 2nd story guest casita with bath.						Obi. Fee/Rmw/Misc. 001-32210 0.00			
<p style="text-align: center;">BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAYBE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION.</p> <p style="text-align: center;">INSPECTION REQUESTS Inspections must be called 24 hours in advance of "Inspection Recorder" 760-323-8248</p>						Construction Permit 001-32203 0.00			
						Sewer Inspection 001-32202 46.00			
						Sewer Main 001-32704 0.00			
						Sewer Agreement 001-32704 0.00			
Special Conditions: Plan 1						Sewer Connection Fee 001-32703 3,000.00			
<p style="text-align: center;">IMPORTANT</p> <p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>						Drainage Fee 135-32403 994.67			
						TUMF Fee 134-33110 1,290.24			
						Misc. Filing Fee 0.00			
						Public Arts Fee 150-34390 487.13			
						Planning Fee 001-34300 375.00			
						Technology Fee 261-32214 253.31			
						General Plan Maint. Fee 001-34310 118.86			
						152-347000 South 5,139.00			
						TOTAL FEE 13,804.32			
						OWNER/CONTRACTOR/AGENT <i>[Signature]</i>		DATE 6/19/07	
This is a Building when properly filled out, signed and validated, and is not transferable.									

CUSTOMER'S COPY



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		B E M P EP HP PERMITS X X X X X	
Owner 111/CaminoReal LLC		Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State Ca		Lic. Number	
Contractor T.P. Builders		Address 5305 2nd St. Long Beach, Ca		Phone 562)433-1286		State Ca		Lic. Number 846283	
Architect L.G.S. Arch		Address 2444 Dupont, Irvine, Ca		Total value of work \$		264,952.00			
Engineer Gouvis Eng.		Address 4400 Campus, Newport		Sewer Agreement #		See Receipt			
Lot # 4	Block #	Tract 32732	Building Address 0873 OCEO CIRCLE SOUTH			Building Permit 001-32201		703.00	
Lot Size 7522		Zone	Height	Occupancy R3/U1	A.A. No. 5.10222	Total Area 3275		Plan Check 001-34301 305.78	
Setbacks As Constructed		Front	Side	Side	Rear	Parcel Number 511-042-012		SMIP Tax 001-37111 26.50	
Square Footage		Building 2608		Garage/Carport 490		Roofed Patio/Porch 177		Microfilm 001-34308 15.00	
Use of building Single Fam Res		SMIP Type 1	Permit Type SFD	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew Cn 1	Permit Issuance 001-32204 97.40	
Class of Work		New X	Additions	Alterations	Repair	Remodel	Removal	Replace	
Describe work in detail:		Construct 2-story 3 bedroom, 3 1/2 bath single family dwelling with great room, fireplace, dining room, kitchen, laundry, garage, patios.						Dbl. Fee/Rmw/Misc. 001-32210 0.00	
Special Conditions: Plan 5		<p style="text-align: center;">IMPORTANT</p> <p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>						Construction Permit 001-32203 83.00	
								Sewer Inspection 001-32202 46.00	
		Sewer Main 420-38704 0.00							
		Sewer Agreement T&A 0.00							
		Sewer Connection Fee 420-38703 3,000.00							
		Drainage Fee 135-32403 1,255.42							
		TUMF Fee 134-33110 1,837.44							
		Misc. Filing Fee 0.00							
		Public Arts Fee 150-34390 662.38							
		Planning Fee 001-34303 375.00							
		Technology Fee 261-32214 344.44							
		General Plan Maint. Fee 001-34310 161.62							
		152-347000 South 5,139.00							
		TOTAL FEE 15,361.98							
OWNER/CONTRACTOR/AGENT <i>[Signature]</i>		DATE 6/19/07		ISSUED BY <i>[Signature]</i>		PERMIT NUMBER C 19223			
This is a Building when properly filled out, signed and validated, and is not transferable.									
CUSTOMER'S COPY									



City of Palm Springs BUILDING PERMIT

Permit Technician **Angela LaFrance**

DATE SUBMITTED 3/13/2006		PLAN CHECK NUMBER 2924		PLAN CHECK FEE 88.23		CASE NUMBER 5.1022		B E M P EP HP PERMITS X X X X X	
Owner 111/CaminoReal LLC Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State		Lic. Number	
Contractor T.P. Builders Address 5305 2nd St. Long Beach, Ca				Phone 562)433-1286		State		Lic. Number 846283	
Architect L.G.S. Arch Address 2444 Dupont, Irvine, Ca				Total value of work 264,952.00		Sewer Agreement #			
Engineer Gouvis Eng. Address 4400 Campus, Newport				School Fee see receipt		Fixture Units 0			
Lot # 5	Block #	Tract 32732	Building Address 0883 OCEO CIRCLE SOUTH			Building Permit 001-32201		703.00	
Lot Size 7039		Zone	Height	Occupancy R3/U1	A.A. No. 5.10222	Total Area 3275		Plan Check 001-34301 305.78	
Setbacks As Constructed		Front	Side	Side	Rear	Parcel Number 511-042-012		SNIP Tax 001-37111 26.50	
Square Footage		Building 2608		Garage/Carport 490		Roofed Patio/Porch 177		Microfilm 001-34308 15.00	
Use of building Single Fam Res		SNIP Type 1	Permit Type SFD	Const. Type VN	Fire Sprinkler Y	Units 1	New Sew Ch 1	Permit Issuance 001-32204 97.40	
Class of Work X		New	Additions	Alterations	Repair	Remodel	Removal	Replace	
Describe work in detail: Construct 2-story 3 bedroom, 3 1/2 bath single family dwelling with great room, fireplace, dining room, kitchen, laundry, garage, patios.						Dbl. Fee/Rew/Misc. 001-32210		0.00	
Special Conditions: Plan 5						Construction Permit 001-32203		83.00	
						Sewer Inspection 001-32202		46.00	
<p style="text-align: center;">INSPECTION REQUESTS</p> <p>Inspections must be called 24 hours in advance on "Inspection Recorder" 760-323-8243</p>						Sewer Main 001-38704		0.00	
						Sewer Agreement TBA		0.00	
<p style="text-align: center;">IMPORTANT</p> <p>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.</p> <p>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.</p> <p>The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground.</p> <p>This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.</p> <p>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.</p>						Sewer Connection Fee 420-38703		3,000.00	
						Drainage Fee 135-32403		1,174.80	
TUMF Fee 134-33110		1,837.44							
Misc. Filing Fee		0.00							
Public Arts Fee 150-34390		662.38							
Planning Fee 001-34303		375.00							
Technology Fee 261-32214		344.44							
General Plan Maint. Fee 001-34310		161.62							
152-347000 South		5,139.00							
TOTAL FEE						15,281.36			
OWNER/CONTRACTOR/AGENT				DATE 6/19/07		ISSUED BY			
This is a Building when properly filled out, signed and validated, and is not transferable.									
CUSTOMER'S COPY					PERMIT NUMBER C 19224				

Oceo, Palm Springs
 TM 32732
 Public Art Costs
 Exhibit D

Public Art Sculpture				
	Invoice 110	The Architect, by Guy Ferrer, Bronze	\$ 50,000.00	
Identification				
	Estimate 12828	Boulder and plaque	\$ 958.98	
Fountain				
	PO 20600	Cobble and rock for base of fountain	\$ 1,701.68	
	PO 20582/Invoice 807	Pump, water line, gunnite, etc.	\$ 16,600.00	
	PO 20583/Invoice 2539	Water line internal modification	\$ 1,955.91	
Engineering and Design				
	20% of contract dated March 7, 2008			
		Design development	\$ 560.00	
		Construction drawings	\$ 920.00	
	Inv 1430 and 1444	Additional services	\$ 540.00	
Fees				
		Plan check fees	\$ 518.00	
		Total		\$ 73,764.57

AMBROGI / CASTANIER GALLERY

AMBROGI/CASTANIER GALLERY
300 north Robertson Boulevard
West Hollywood, CA 90048
310 652 5511 off.
310 652 5515 fax.

INVOICE 110

To: Tahiti Partners Real Estate Development Corp.
111/Camino Real, LLC
5305 East Second Street
Suite 204
Long Beach, CA 90803

Date: 4/15/08

Item	Artist	Description	Price
1.	G. Ferrer	<i>The Architect</i> (Bronze Sculpture, Edition 1/4)	\$50,000
Total:			\$50,000

Payment Mode:

First Payment (12/30/05):	-\$10,000
Second Payment (2/25/06):	-\$10,000
Third Payment (4/28/06):	-\$10,000
Fourth Payment (6/15/06):	-\$10,000
Fifth Payment (7/26/06):	-\$10,000

Total : \$ 50,000
PAID IN FULL

NO REFUND - EXCHANGE ONLY



SIGN-A-RAMA

Estimate No.
Estimate Printed On

12828
7/11/2008

111/Camino Real, LLC
Attn: Jennifer Conrad
by Tahiti Partners Real Estate
Development Corp.
5305 E. Second Street, Suite 204
Long Beach, CA 90803

Acct #: 18513
Terms: 50% Down / COD
Phone: (562)433-4842 /
Fax: (562)433-8926
E-Mail: jconrad@tahitipartners.com

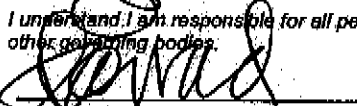
Prepared For Jennifer Conrad,

Thank you for taking time to speak with me about your signage needs! Listed below is the quotation on the item we discussed. If you have any questions, please do not hesitate to give me a call at 760-776-9907.

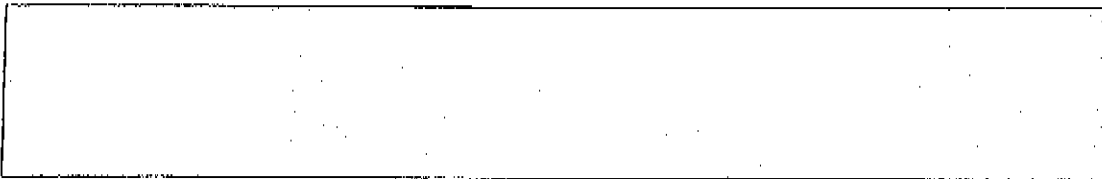
Estimate Description							
Boulder and Installation							
Product Code	Color	Quantity	Vert	Horiz	Depth	Price @	Total:
MISC 2		1.00	0.00	0.00	0.00	\$ 125.00	\$125.00
Description	(1) quarter ton boulder (for plaque)						
Product Code	Color	Quantity	Vert	Horiz	Depth	Price @	Total:
MISC 2		1.00	0.00	0.00	0.00	\$ 300.00	\$300.00
Description	Delivery to site						
Product Code	Color	Quantity	Vert	Horiz	Depth	Price @	Total:
MISC 2		1.00	0.00	0.00	0.00	\$ 390.00	\$390.00
Description	Placement of boulder per SWB (\$195 per hour, 2 hour minimum)						
Product Code	Color	Quantity	Vert	Horiz	Depth	Price @	Total:
MISC 2		1.00	0.00	0.00	0.00	\$ 75.00	\$75.00
Description	Install plaque on boulder at the site.						
Product Code	Color	Quantity	Vert	Horiz	Depth	Price @	Total:
Customer Approv		1.00	0.00	0.00	0.00	\$ 0.00	\$0.00
Description	PROOF & APPROVAL TO PROCEED						

I request do not request review of proof before production of signage.
(If additional proofs are required, I understand that this may delay production up to 2 days) Limit of 1 free proof per order. Additional proofs are \$40.00 each and are added to invoice total. Any changes or corrections after approval of proof will be billed additionally.
IT IS ALSO UNDERSTOOD THAT ALL WORK DONE BY SIGN-A-RAMA IS THE PROPERTY OF SIGN-A-RAMA UNTIL PAYMENT IN FULL IS RECEIVED.

 Signature 7-16-08 Date

I understand I am responsible for all permits and approvals as requested by property owners, city, county or other governing bodies.
 Signature

ANY CHANGES TO THIS ORDER REQUESTED BY THE CUSTOMER AFTER THE WORK HAS STARTED, WILL BE BILLED BY SUPPLEMENTARY INVOICE. ALL DEPOSITS ARE NON-REFUNDABLE.



Sub-Total	\$890.00
Sales Tax	\$68.98
Shipping	\$0.00
Total:	\$958.98

Yours Sincerely,

Drew Wemhoff

TP BUILDERS, INC.
EXTRA WORK AND BACKCHARGE REQUEST FORM

NUMBER 20600

EXISTING CONTRACT:

Yes TP Builders, Inc. ("Contractor") and "Subcontractor" identified below entered into that certain Construction Agreement ("Agreement") which provided for Subcontractor to perform Work in connection with Contractor's construction of the Community identified below. As used herein, and except as hereby expressly provided, all capitalized words and phrases shall have the same meanings as defined in the Agreement. Contractor and Subcontractor hereby agree to amend the Agreement as more particularly set forth below. The Agreement remains in full force and effect, as amended hereby. Hereinafter, all referenced to the Agreement shall be deemed to refer to the Agreement as amended by this document. If Subcontractor's Work Order is attached, and there is a conflict between the Work Order and the Agreement, the terms of the Agreement shall prevail.

CONTRACT # _____

No _____ The following materials are subject to terms as stated below and in that certain TP Builders', Inc. Construction Agreement, a copy of which can be obtained upon request, in connection with the Community identified below.

DATE: 6-24-08

COMMUNITY: OCEO
 TRACT#: 32732

PHASE: Pool
 BLDG: _____

SITE EXTRA WORK PERFORMED / REASON

ADDITIONAL COST ABOVE BID FOR POOL IN
Fountain AREA

BID ALLOWANCE WAS \$400.00 - DIFFERENCE IN COST 1701.68

TOTAL HOURS _____
 HOURLY RATE _____
 TOTAL LABOR COST _____
 MATERIAL COST _____
 TOTAL \$1701.68

Cost Codes	
Coding: _____	<u>3940-10</u>
Job # _____	Cost Code _____
See general instructions for cost codes	

SITE BACKCHARGE Yes _____ No

SUBCONTRACTOR: _____

CONTACT PERSON / DATE NOTIFIED: _____

AUTHORIZED BY: Phil Jay

Printed Name: Phil Larsen

OFFICE APPROVAL OVER \$1,000 _____

DATE: 6-20-08

DATE: _____

SUBCONTRACTOR: Platinum Pools

SIGNATURE: _____

DATE: _____

PRINTED NAME _____

FAX DATE FAX 6-24-08

SUBCONTRACTOR WORK ORDER ATTACHED Yes _____ No _____



67-825 Canyon Plaza
 Conleydale City, GA 30284
 (760) 326-5877 Fax: (760) 326-9708
<http://www.southwestboulder.com>

DELIVERY SLIP

ORDER NUMBER: 0116957
 ORDER DATE: 6/11/2008
 TERMS: O.G.O.
 SALESPERSON: Irene Morrey
 CUSTOMER NO: PLATD3
 SHIP VIA:

SEND TO:

Platinum Pools & Spas
 77564 Country Club Dr. Ste. 108
 Palm Desert, CA 92260

SHIP TO:

Koff
 Hwy 111 and Camino Del Rey
 West of Sunrise across from
 the Billmore
 Palm Springs, CA 92284

Customer Phone: (760) 772-4274
 Customer Fax: (760) 772-4264
 Attention: CHARLENE

CUSTOMER

Page 1 of 1

ITEM NO	DESCRIPTION	UNIT	ORDERED	SHIPPED
47652	Sacramento Blue Ledge	TN	0.96	.96
47653	Sacramento Blue Random	TN	1.96	1.96
34015	Mexican Beach, Mixed (1/2"-1")	TN	0.72	.72
42400	Cresta Negra (2'-4") Palletized	TN	1.08	1.08

10075 Delivery

Request DELIVERY Friday 06-13-08 Final scheduling by dispatch.

Confirm to Mike 343-6173

First Landed:

715

Material

870

2000

1000

Net Order:

\$2,229.94

Sales Tax:

172.74

Less Deposit:

0.00

Order Balance:

\$2,401.68

I hereby agree not to hold Southwest Boulder or any of its employees liable for damages inside curb or property line caused by any of their equipment, as I have requested delivery on that property for the materials listed and hereby acknowledge receipt of same.

Placement is based on crane rental charge billed hourly with a two hour minimum, billed in 15 minute increments after the information has been met. Trucks are allowed 15 minutes to offload. Stand-by time will be charged at \$95.00/hr, billed in 15 min. increments after the arrival of load site.

Received by:

Signature

Date:

Signature

Date:

ULTIMATE METAL PRODUCTIONS

3148 E. LA PALMA AVE # G
 ANAHEIM CA. 92806
 (714) 632-3104
 FAX (714) 632-0451

Invoice

Number: 2539
 Date: June 02, 2008

Bill To:

TAHITI PARTNERS
 5305 E. SECOND ST. STE. 204
 LONG BEACH, CA 90803

Ship To:

JOB #7008

PO Number	Terms	Ship Via
20583	N-30	WILL CALL

Date	Description	Quantity	Price	Tax 1	Amount
6-02-08	DRILL BRONZE SCULPTURE FOR FOUNTAIN PLUMBING. AS PER PHIL LARSEN		1,955.00		1,955.00
ATTN: PHIL LARSEN					
THANK YOU					

Sub-Total \$1,955.00

Sales Tax 7.75% on 0.00 0.00

Total \$1,955.00

1,955.91
Phil

Jalila

TP BUILDERS, INC. EXTRA WORK AND BACKCHARGE REQUEST FORM

NUMBER 20583

CP

EXISTING CONTRACT:

Yes TP Builders, Inc. ("Contractor") and "Subcontractor" identified below entered into that certain Construction Agreement ("Agreement") which provided for Subcontractor to perform Work in connection with Contractor's construction of the Community identified below. As used herein, and except as hereby expressly provided, all capitalized words and phrases shall have the same meanings as defined in the Agreement. Contractor and Subcontractor hereby agree to amend the Agreement as more particularly set forth below. The Agreement remains in full force and effect, as amended hereby. Hereinafter, all referenced to the Agreement shall be deemed to refer to the Agreement as amended by this document. If Subcontractor's Work Order is attached, and there is a conflict between the Work Order and the Agreement, the terms of the Agreement shall prevail.

CONTRACT # _____

No This following materials are subject to terms as stated below and in that certain TP Builders, Inc. Construction Agreement, a copy of which can be obtained upon request, in connection with the Community identified below.

DATE: 5-28-08

COMMUNITY: OCEO
TRACT#: 32732

PHASE: POST
BLDG: _____

SITE EXTRA WORK PERFORMED / REASON

*LABOR ONLY to DRILL 1 1/4" hole through slatua to accommodate water line. * WORK WAS PERFORMED * OFF SITE. **

TOTAL HOURS
HOURLY RATE
TOTAL LABOR COST
MATERIAL COST

Cost Codes	
Coding: _____	<u>3940-10</u>
Job # _____	Cost Code _____
See general instructions for cost codes	

1955.91
1955.91 TOTAL

SITE BACKCHARGE Yes _____ No

SUBCONTRACTOR: _____

CONTACT PERSON / DATE NOTIFIED: _____

AUTHORIZED BY: *Phil Larsen*
Printed Name: PHIL LARSEN
OFFICE APPROVAL OVER \$1,000 _____

DATE: 5-28-08

SUBCONTRACTOR: ULTIMATE METAL PRODUCTIONS
SIGNATURE: *Ken Van Laarhoven*
PRINTED NAME: KEN VAN LAARHOVEN
DATE: _____

SUBCONTRACTOR WORK ORDER ATTACHED Yes _____ No _____

not enrolled in WRAF work done at their location

PLATINUM POOLS & SPAS
 77-564 Country Club Drive
 Suite 108
 Palm Desert, CA 92211
 760-772-4264
 Lic # 890670

Invoice

Date	Invoice #
06/02/08	807

Bill to **TP BUILDERS, Inc.**
5305 E. Second Street
Suite 204
Long Beach, CA 90803

RE: **OCEO**
Tract 32732
Palm Springs, CA
Fountain

P. O. Number	Terms	Project
20582	net	Phase One

Item	Quantity	Description	Rate	Amount
POOL CONSTRUCTION		FOUNTAIN CONSTRUCTION PER PO# (attached)		\$16,600.00

Date Rec'd	Project #
6/5/08	OCEO
Contracts:	Cost Code:
Work Completed-Superintdnt	Date
Invoice Appvd-Proj Mgr	Date
Invoice Appvd-Owner	Date 6-7-08
Comments:	

THANK YOU FOR YOUR BUSINESS

Total

\$16,600.00

TP BUILDERS, INC.
EXTRA WORK AND BACKCHARGE REQUEST FORM

NUMBER 20582

GR

EXISTING CONTRACT:

as TP Builders, Inc. ("Contractor") and "Subcontractor" identified below entered into that certain Construction Agreement ("Agreement") which provided for Subcontractor to perform Work in connection with Contractor's construction of the Community identified below. As used herein, and except as hereby expressly provided, all capitalized words and phrases shall have the same meanings as defined in the Agreement. Contractor and Subcontractor hereby agree to amend the Agreement as more particularly set forth below. The Agreement remains in full force and effect, as amended hereby. Hereinafter, all referenced to the Agreement shall be deemed to refer to the Agreement as amended by this document. If Subcontractor's Work Order is attached, and there is a conflict between the Work Order and the Agreement, the terms of the Agreement shall prevail.

CONTRACT # _____

No _____ The following materials are subject to terms as stated below and in that certain TP Builders', Inc. Construction Agreement, a copy of which can be obtained upon request, in connection with the Community identified below.

DATE: 5-27-08

COMMUNITY: OCEO
 TRACT#: 32737

PHASE: REST
 BLDG: _____

SITE EXTRA WORK PERFORMED / REASON

LABOR & materials to install artwork in fountain
LABOR & materials to Build and install rocks in
fountain w/ artwork / Proposed Dates 5-16-08

TOTAL HOURS
 HOURLY RATE
 TOTAL LABOR COST
 MATERIAL COST
 TOTAL

114,600.00

Cost Codes
 Coding: 3940-10
 Job # _____ Cost Code _____
 See general instructions for cost codes

SITE BACKCHARGE Yes _____ No

SUBCONTRACTOR: _____

CONTACT PERSON / DATE NOTIFIED: _____

AUTHORIZED BY: *Phil Larsen*
 Printed Name: PHIL LARSEN
 OFFICE APPROVAL OVER \$1,000 _____

DATE: 5-27-08

DATE: _____

SUBCONTRACTOR: Platinum Pools
 SIGNATURE: _____

DATE: _____

PRINTED NAME
 FAX DATE 5-27-08

SUBCONTRACTOR WORK ORDER ATTACHED Yes _____ No _____

**Randy Purnel
Landscape Architects**

70390 Hwy. 111
Suite A
Rancho Mirage, Ca. 92270
phone 760.324.2682 fax 760.202.7012
www.rpla.net



Invoice

Date	Invoice No.
3/20/2006	985

Bill To:
111/Camino Real, LLC Tahiti Partners REal Estate Development Corporation 5305 E. Second Street, Suite 204 Long Beach, CA. 90803

Terms
Due on receipt

Description	Fee/Hr	Hours	Amount
<p>This invoice refers to Landscape Architectural Services provided for the Ocoo Project in Palm Springs, Ca.</p> <p>PHASE 1: Design Development stage complete: Task C: Restaurant Site</p> <p>04-420020RP 04-13 Restaurant</p> <p><i>Randy Purnel</i> 3/26/06</p>	2,800.00		2,800.00

Total	\$2,800.00
Balance Due	\$2,800.00

[Handwritten signature]

Randy Purnel Landscape Architecture

70390 Hwy. 111, Suite A
 Rancho Mirage, CA 92270
 (760) 324-2682
 (760) 202-7012 Fax

Invoice

Date	Invoice #
7/28/2008	1500

Bill To
111/Camino Real, LLC Tahiti Partners Real Estate Development Corporation 5305 E. Second Street, Suite 204 Long Beach, Ca. 90803

Terms	Project Name
Due on receipt	Oceo-Restaurant

Date of Plan Sub...	Contracted Service Completed	Amount
9/14/2006	Phase 2: Construction Documents: Task C: Restaurant Site (Oceo-TTM32732 Project- Commercial) -See Additional Service Contract dated 3/7/06 for a detailed list of services completed.	4,600.00

Thank you for your business.	Total	\$4,600.00
------------------------------	--------------	------------



RANDY PURNEL LANDSCAPE ARCHITECTS

March 7, 2006

Tahiti Partners
Phil Larsen
5305 E. Second Street
Suite 204
Long Beach, CA.
90803
Phone 562.433.1286
Fax 562.433.8926

Re: Additional Services for Oceo Project

Dear Phil,

This letter is a request for approval to complete Additional Services associated with the Oceo project located in Palm Springs, CA. Based upon our past conversations we understand that you would like to include the restaurant in the upcoming PD submittal to the City of Palm Springs. Our current contract excludes any development of the restaurant site. In order for RPLA to complete drawings the following work will be required:

Phase 1:

Design Development:

Task C: Restaurant site

- Hardscape design defining vehicular and pedestrian paving, interior and perimeter walls and gates, water feature and trash enclosure.
- Planting design displaying proposed locations of all plant materials, including a plant legend with botanical names, common names and sizes.
- Landscape accent lighting design indicating fixture use, manufacturer model number, finishes, locations, quantities and means of operation.
- Rendered plan as required by the City of Palm Springs.
- Preliminary Cost Estimate of Probable Landscape Construction Costs.

Restaurant site to be incorporated with the entire project site plan and submitted to the City of Palm Springs as a Plan Development Submittal.

Phase 2:

Construction Documents:

Task C: Restaurant site

- Hardscape layout plan locating vehicular and pedestrian pavements, interior and perimeter walls and gates, water feature and trash enclosure.
- Construction details and specifications indicating material sizes, finishes and manufacturers.
- Landscape irrigation plan showing identification, location, and sizing of irrigation systems and their component parts.
- Landscape planting plan showing plant locations and a plant materials schedule indicating all plant types in botanical and common names, sizes, and quantities.

- Landscape accent lighting plan indicating fixture use, manufacturer model number, finishes, location, quantities, means of operation, and general circuiting/zoning.
- Assist Civil Engineers in Grading and Drainage design.

By signing this letter, you are authorizing Randy Pumel Landscape Architects to commence work immediately for a fee of:

Phase 1: Design Development	
Task C: Restaurant Site-	\$2,800.00
Phase 2: Construction Documents	
Task C: Restaurant Site-	\$4,600.00

This fee does not include reimbursable expenses which will be billed at cost plus 15% for book keeping and handling and does not include meetings with Restaurant Tenants or City Officials.

The contract conditions of existing Agreement dated August 24, 2005 shall be binding on these additional services unless modified herein. The following is a summary of the fees associated with this effort.

Original Contract Amount:	\$43,400.00
Additional Services Amount:	\$ 7,400.00
Total New Contract Amount:	\$50,800.00

Please call me at 760.324.2682 if you have any questions regarding this request for additional services.

Thank you,


Stefanie Campbell
Office Manager

Randy Purnel Landscape Architects
Additional Services dated March 7, 2006 for Oceo TTM32732 Project -- Commercial
Page 3 of 3

111/Camino Real, LLC,
a California limited liability company

By: Tahiti Partners Real Estate Development
Corporation,
Its Manager

Date: 3-8-06

By: 
Geoffrey S. Payne, President

INVOICE

0390 Hwy. 111, Suite A
 Rancho Mirage, CA 92270
 (760) 324-2682
 (760) 202-7012 Fax

Date	Invoice #
3/6/2008	1430

Date Rec'd: 3/10/08	Project ID: OCEO
Contract#:	Cost Code: 4200-20
Work Completed-Super/tdnt	Date:
Invoice Appvd-Prj Mgr [Signature]	Date: 3/20/08
Invoice Appvd-Owner	Date:
Comments:	

Bill To
 111/Camino Real, LLC
 Tahiti Partners Real Estate
 Development Corporation
 5305 E. Second Street, Suite 204
 Long Beach, Ca. 90803

Terms	Project Name
Due on receipt	Oceo

Date of Service	Additional Services	# of Hours	Rate	Amount
	Section V. Additional Fees may include, but are not limited to: revisions made after the approval of plans as well as onsite construction observation- Please see individual contract for exclusions & additional.			
1/9/2008	Meeting with Platinum pools	1.5	180.00	270.00
1/10/2008	Coordinate & email info for water feature *** Per Randy *** No Charge***	0.5		0.00
1/14/2008	review plan concern for planter *** No Charge***	0.5		0.00
1/15/2008	review pool detail w/ Randy *** No Charge***	0.25		0.00
1/16/2008	onsite w/ Geoff, Phil, John re: water feature *** Per Randy	1.5	180.00	270.00 *
2/7/2008	On site to review water feature & planting @ streetscape due to curb realignment *** Per Randy	0.5	180.00	90.00 *
2/11/2008	Project coordination per Ruben *** No Charge***	1	0.00	0.00
2/13/2008	Project coordination per Ruben *** No Charge***	0.5	0.00	0.00
2/14/2008	on site to discuss site plan errors w/ Phil & proposed paver alternates *** Per Randy	1	180.00	180.00
2/14/2008	review site arch/civil changes *** Per Mike	1	60.00	60.00
2/18/2008	Revisions to base plan due to Arch. footprint change *** Per Randy	1.75	180.00	315.00

It's been a pleasure to continue to serve you. **Total**

RECEIPT

RECEIVED FROM (Print)

Robyn M. Kellams

ZONING FEES ACCT. #001-32212

PERMIT CENTER
CITY OF PALM SPRINGS

No 24456

PROJECT NAME/ID
OSED Canyon Real Estate Palm Canyon

DESCRIPTION/ADDRESS
S. 1022 LPL

PLAN CHECK OR CASE NO.

PUBLIC WORKS & ENGINEERING DEPT. FEES

Change of Zone Application Fee

Conditional Use Permit

Planned Development District Application Fee

Variance Application Fee (includes sign variance)

Vacation of Right-of-Way # 001-34309

Improvement Plans # 001-34302

Grading Plans # 001-34302

Encroachment Agreements # 001-34304

MISCELLANEOUS FILING FEES ACCT. #001-34303

Architectural Approval

Administrative Minor Modification

Miscellaneous *Landscaping Plan check* 578

Environmental Impact Report Review

Fire Plan Check #001-34210

Bldg. Permit #001-32201

Plan Check Deposit #001-34301

Plan Check Deposit #001-34307

Code Compliance Insp./Resale Insp. #001-32209

Renewal & Reinspection #001-32210

Microfilm/Miscellaneous #001-34308

SUBDIVISION FEES ACCT. #001-32213

a. Tentative Maps

b. Final Maps

c. Lot Line Adj./Cert. of Compliance

TOTAL FEE 578

The acceptance of an application or of a fee is not an entitlement for a permit to construct, change or alter any portion of the property described in the application.

RECEIVED FROM (Sign)

Robyn Kellams

PERMIT CENTER

DATE

11/14/06

PERMIT NO.

To: Jennifer
& Pages

ROBYN M. KELLAMS
P.O. BOX 618 PH. 760-202-7099
PALM SPRINGS, CA 92263

3058

99-4278/1222
0810004914

DATE

11/13/06

PAY TO THE ORDER OF

City of Palm Springs \$ 578.00

Five Hundred-Eighteen

DOLLARS



CANYON National Bank
NATIONALLY OPERATED BANK AND TRUST COMPANY, CALIFORNIA
10000 CANYON AVENUE, PALM SPRINGS, CA 92263

MEMO *ocean - Canyon Areas RESTAURANT*

R. Kellams

Fountain @ Rest

GENERAL BUILDING INSPECTIONS



JOB CARD
Building & Safety
City of Palm Springs

Owner: Tahiti Partners
Address: 1700 CAMINO REAL SOUTH
Permit #: C 21659
Date: 4/22/2008

SWIMMING POOLS

Steel Bonding Seals
Underground Pipes (E103)
5-7-08 R. Van Tye
Fuel, Gas Pres. Housing, Energy
Roof Final
Fireplace BB
Masonry Wall BB

Temp Pole	Lath
Sebacks	Insulation
Pad Certification	Drywall
Ground Plumbing	Gas Pres
Footings	Sewer (Sketch on reverse side)
Roof Nail	Planning Release DN-624-08
Outside Wrap	Fire Release
A.C./Rig Ducts	Eng. Release
Top-Out Plumbing	Final Gas
Rough Electric	Final Electric
Framing	C.O. Issued
	Final 624-08 R. Van Tye

EXHIBIT E

COPYRIGHT AGREEMENT

This COPYRIGHT AGREEMENT ("Agreement") is entered into as of October 1, 2008 by and between the CITY OF PALM SPRINGS, a municipal corporation ("City"), Guy Ferrer ("Artist") and 111/Camino Real, LLC, ("Owner") by Tahiti Partners Real Estate Development Corporation, its manager.

Owner has purchased a work of art ("Artwork") created by the Artist and more particularly described in that certain Agreement for Placement of Art on Private Property and Grant of Easement dated October 1, 2008, by and between the City and Owner ("City Agreement"). Artist hereby acknowledges the City Agreement. Artist has delivered the completed Artwork to Owner and Owner has accepted the Artwork.

Pursuant to the City Agreement, Artist has transferred all rights under applicable copyright laws to the Artwork to Owner. Artist and Owner hereby agree to share copyright to the Artwork and hereby transfer, convey and assign to the City the right to make reproductions, photographs and other two dimensional, less than full-scale, non-exact reproductions of the Artwork for both commercial and non-commercial purposes.

The Artist warrants that the work is unique and the edition 1 of 4 pursuant to the City approval letter of February 24, 2006 of the Public Arts Commission presentation on February 9, 2006. The Artist will not execute or authorize another to execute another work of substantially the same design as the Artwork. The covenants and warranties of the Artist shall be binding on the Artist's heirs and assigns.

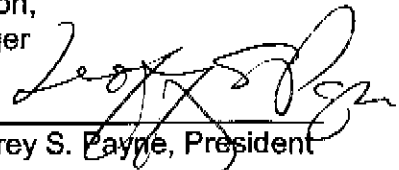
Due to the nature of the Artwork and the Site on which it is to be placed and the public interest of the City, Artist and his/her agents, heirs, successors and assigns hereby waive any and all rights they may have under the California Art Preservation Act, as set forth in California Civil Code Section 987. The Artist, his/her agents, heirs, successors and assigns also agree to attempt to defeat this waiver by cooperating with any other person or organization which seeks to bring an action under California Civil Code Section 989.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first above written.

OWNER

111/Camino Real, LLC,
a California limited liability company

By: Tahiti Partners Real Estate Development
Corporation,
Its Manager

By: 
Geoffrey S. Payne, President

Date: _____

ARTIST

Date: _____

Guy Ferrer

CITY

CITY OF PALM SPRINGS,
a municipal corporation

ATTEST:

By: _____
Name: _____
City Clerk

By: _____
Name: _____
City Manager

APPROVED AS TO FORM:

By: _____
Name: _____
City Attorney

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first above written.

OWNER

111 Camino Real, LLC,
a California limited liability company

By Tahiti Partners Real Estate Development
Corporation,
Its Manager

Date: _____

By: _____
Geoffrey S. Payne, President

ARTIST

Date: August 21, 08

Guy Ferrer

CITY

CITY OF PALM SPRINGS,
a municipal corporation

ATTENT:

By: _____
Name: _____
City Clerk

By: _____
Name: _____
City Manager

APPROVED AS TO FORM:

By: _____
Name: _____
City Attorney

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On August 26, 2008 before me, Ashley Robertson, Notary Public, personally appeared Geoffrey S. Payne 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.

Ashley Robertson
Notary Public

[Notary Seal]

