



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: June 9, 2015

NEW BUSINESS

SUBJECT: AN APPLICATION BY NEAL WILSON, OWNER TO DEMOLISH ALL STRUCTURES ON A CLASS 3 HISTORIC SITE LOCATED AT 2715 ANZA TRAIL; ZONE R-1-B , (APN #510 140 009) (CASE 3.3879 MAA) (KL).

FROM: Department of Planning Services

SUMMARY

The applicant desires to demolish a small (roughly 1,239 square foot) single family residential structure that was constructed according to building permit records in 1939.

Structures in Palm Springs constructed prior to 1969 are automatically designated a Class 3 historic site. Pursuant to PSMC 8.05.125, upon review by the HSPB, Class 3 sites are eligible for a six month stay of demolition, during which time the Board may initiate studies or actions to recommend designation by the City Council to a higher historic classification. The Board will consider a request to demolish all structures at the subject Class 3 historic site.

RECOMMENDATION:

Take no action and allow the applicant to proceed with completion of the demolition.

BACKGROUND:

As noted above, the modest wood frame residential structure on this site appears to have been constructed in 1939. County records denote the home is roughly 888 square feet, however a recent survey shows the area at roughly 1,239 square feet (the difference may likely be additions that were constructed without permits). The home is a simple structure with a gable roof clad in asphalt shingles. Off the front of the home is a low shed roof over what may have originally been a front porch and off the back, is another shed roof over what appears to be an addition added sometime after the home's initial construction. The home is currently in poor condition. The owner desires to demolish the structure to enable redevelopment of the lot.

The subject home was not identified in any of the City's historic resource inventories.



STREET FRONT VIEW OF 2715 ANZA TRAIL



AERIAL PHOTO SHOWING THE EAST SIDE OF THE SMALL DWELLING UNIT AT 2715 ANZA TRAIL

At the time the dwelling was constructed in the thirties, the area in which this home is located, which is known today as the Araby Commons neighborhood, would have been considered “on the outskirts” of town. As Palm Springs continued to grow, the City built up around the Araby area and today it is mostly developed with a few vacant lots remaining. Small modest cottages similar to this one were constructed in the Araby Commons area on large multi-acre parcels. Over time, the smaller obsolete cottages fell into disuse and deteriorated or were abandoned. Many have been razed and the large Araby area lots have been subdivided to make way for new residential construction.



AERIAL PHOTO SHOWING SITE AND ADJACENT PARCELS

Ownership Record: A full chain of title has not been provided by the applicant, who purchased the home in February 2015.

ANALYSIS:

In considering a request to demolish a Class 3 site, the HSPB may impose a stay of demolition if it feels further study may reveal aspects of historic significance about the site. Municipal Code Section 8.05. provides the definition of a historic site as recognized within the jurisdiction of the City of Palm Springs as follows:

8.05.020 Definitions.

(a) *Historic Site.*

An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:

- (1) *That is associated with events that have made a meaningful contribution to the nation, state or community; or*
- (2) *That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
- (3) *That reflects or exemplifies a particular period of the national, state or local history; or*
- (4) *That embodies the distinctive characteristics of a type, period or method of construction; or*
- (5) *That presents the work of a master builder, designer, artist, or*

- architect whose individual genius influenced his age; or that possesses high artistic value; or*
- (6) *That represents a significant and distinguishable entity whose components may lack individual distinction; or*
 - (7) *That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

As noted above, the home is of no particular architectural style and possesses no known unique characteristics in terms of construction typology or period. The applicant has consulted with the Palm Springs Historical Society which did not have any information on the site. There are no known persons of significance associated with the dwelling and it does not appear to be architecturally or historically significant.

The applicant has obtained building permit history records on the subject parcel which are attached to this staff report.

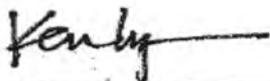
No additional background research is available at this time.

CONCLUSION:

The structure at 2715 Anza Trail appears to be typical of the small wood frame dwellings constructed in the outer edges of the City of Palm Springs in the early part of the last century. The home has no known historic significance and is in poor condition. Thus Staff recommends that the HPSB take no action and allow the applicant to proceed with demolition of the structure.

ENVIRONMENTAL ASSESSMENT

The proposed demolition is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). CEQA allows for a Class 1 Categorical Exemption (*Demolition of existing facilities*) for projects involving demolition of a single family residence in an urbanized area. Therefore, staff proposes a Class 1 Categorical Exemption for the proposed project.



Ken Lyon, RA
Associate Planner



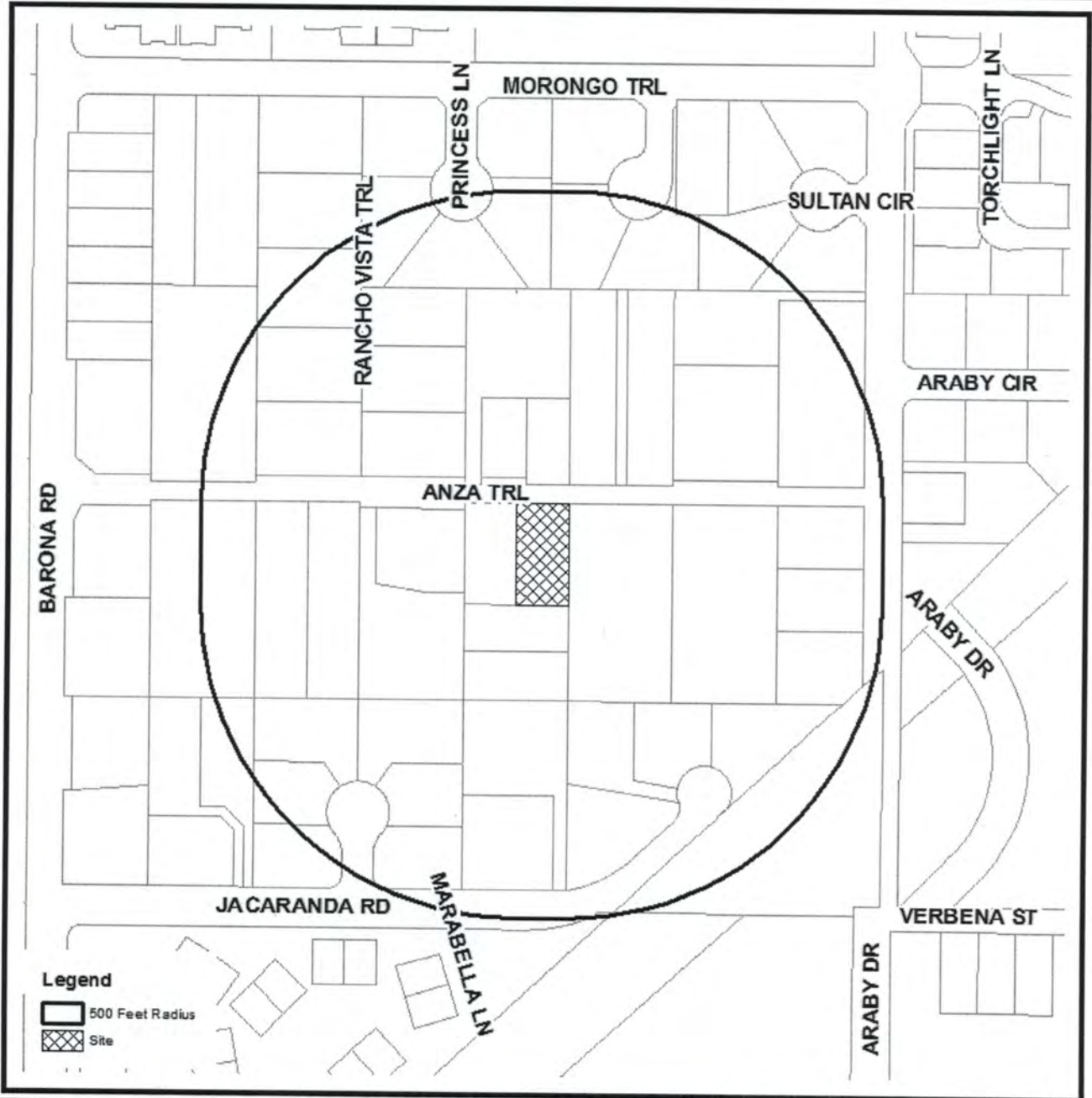
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map.
2. Application materials, existing site photos.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

May 28, 2015

To whom it may concern:

This letter concerns the property at 2715 Anza Trail in Palm Springs, Ca. I purchased this property from Frances Grizzelle several months ago with the intention of demolishing the small house on the property and building a new home. I have checked with the Historical Society and they have no record of any architectural significance or of any famous people either owning the home or living in it. There was asbestos on the inside and outside of the home and that has been appropriately removed by EMS and disposed of in the legal way. There was also lead based paint which was also removed and disposed of by EMS. Documentation is included in our application for a demolition permit. This home is definitely not livable. . Photos of this 888 square foot house are included with this letter. We would like to be granted permission to demolish this house.

Sincerely.



Neal Wilson

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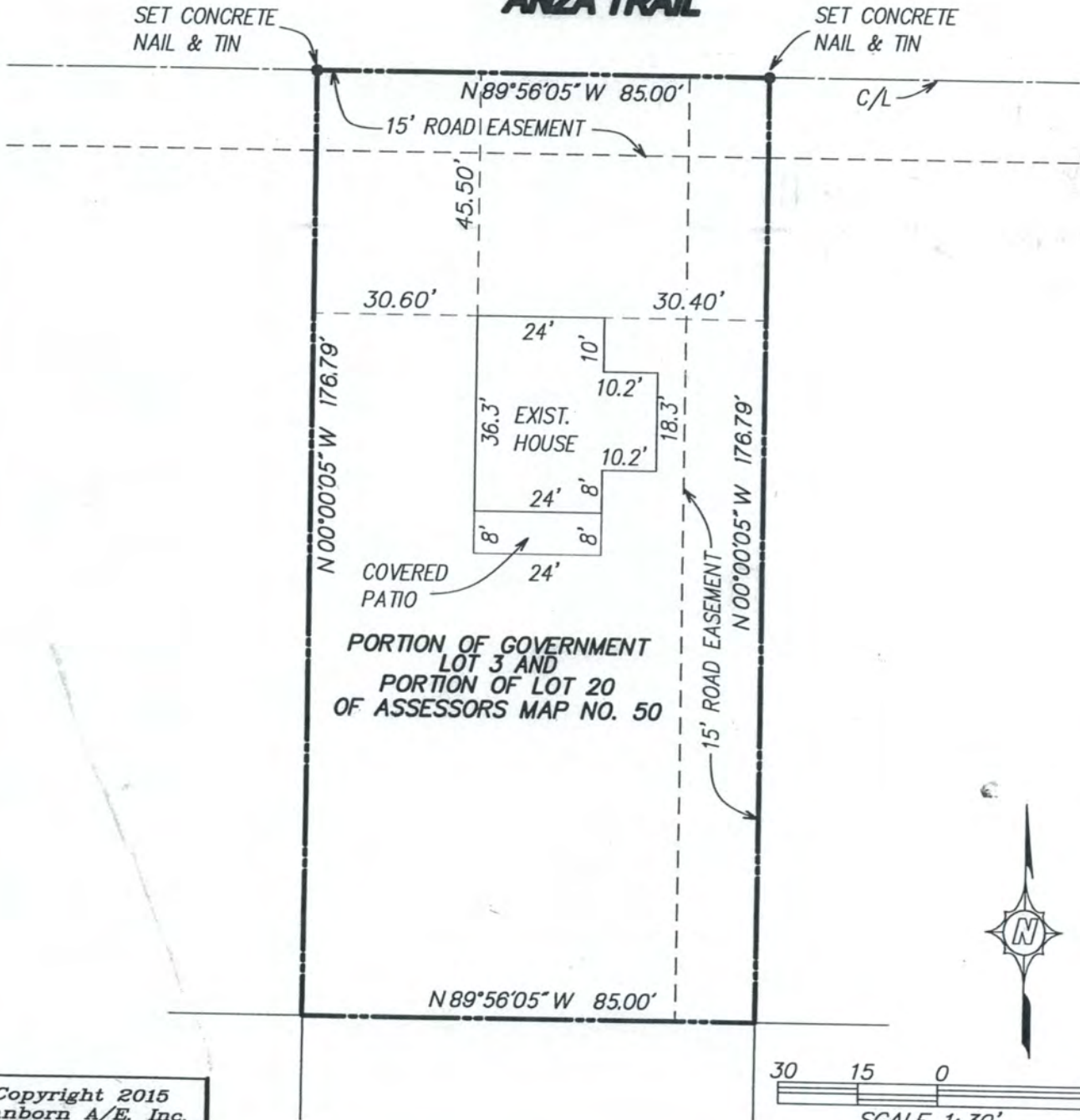
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PLANNING SERVICES
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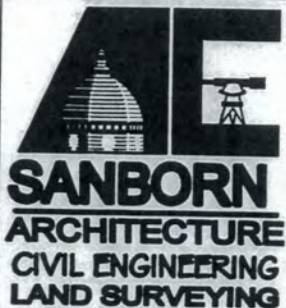
For LISA @ SCE

ANZA TRAIL



PORTION OF GOVERNMENT LOT 3 AND PORTION OF LOT 20 OF ASSESSORS MAP NO. 50

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SANBORN A/E INC.

PROFESSIONAL LAND SURVEYOR
JOHN L. SANBORN
L.S. 4146
EXP. 6/30/16
STATE OF CALIFORNIA

JOHN L. SANBORN
P.L.S.

71-780 SAN JACINTO DR.
SUITE "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

LOT SURVEY PLAT
for
2715 ANZA TRAIL
SECTION 25, T.4S., R.4E., S.B.B.#M.

DESIGN BY: J.L.S.	SCALE: 1" = 30'	FILE NO.:
CHECKED BY: J.L.S.	W.O. # 15 MAY 28 2015	SHEET NO.: 2 OF 2

PLANNING SERVICES DEPARTMENT

Ken Lyon

From: Vickki Schlappi <psvickki@aol.com>
Sent: Thursday, May 28, 2015 1:40 PM
To: Ken Lyon
Subject: Fwd: 2715 Anza Trail

Thank you for all your help and guidance today. Here is a letter from the historical society.
Thank you,
Vickki

Vickki Schlappi
BRE# 01459494
Windermere Real Estate
2465 E Palm Canyon Dr Suite #605 Palm Springs, CA 92264
Mobile: 760 219-7535 Fax: 760-325-9092

“All terms of any offer, counter-proposals, addendum or other potential agreement between the respective principals involving the sender or recipient of this e-mail must be reduced to writing and signed by the respective principals. Oral communications, e-mails, texts, faxes or other communications alone, without signatures by the respective principals shall be in no manner binding upon the aforementioned parties.”

Begin forwarded message:

From: Palm Springs Historical Society <pshistoricalociety@gmail.com>
Date: May 28, 2015 at 1:36:36 PM PDT
To: psvickki@aol.com
Subject: 2715 Anza Trail

Dear Ms. Schlappi,

Per your request we have searched our archive database for 2715 Anza Trail. We did not find anything in our archives relating to this address.

Jeri Vogelsang
Director Palm Springs Historical Society

Property Detail Report for:



2715 ANZA TRL, PALM SPRINGS, CA, 92264-4812

Owner Information:

Owner Name: **WILSON, NEAL B WILSON, JENNIFER F**
 Mailing Address: **922 E LA VERNE WAY, PALM SPRINGS, CA, 92264-9021**
 Vesting Code: **HUSBAND AND WIFE** Phone Number:

Location Information:

Legal Description: **POR LOT 20 AM 001/050 ASSESSORS MAP 50**
 County: **RIVERSIDE** FIPS Code: **06065** Census Trct/Blk: **044807 / 1**
 APN: **510-140-009** Alternative APN: Map Ref: **H5-786**
 Twship-Rnge-Sect: **- -** Legal Book/Page: Tract No:
 Legal Lot: **20** Legal Block:
 Subdivision:

Last Market Sale Information:

Sale Date: **9/1/2008** Sale Price: 1st Mtg Amount:
 Sale Doc No: **2008-0509803** Price Per SqFt: 1st Mtg Int Type:
 Transfer Doc No: **2015-0076623** Price Per Acre: 2nd Mtg Amount:
 1st Mtg Doc No: 2nd Mtg Int Type:
 Sale Type:
 Deed Type:
 Title Company:
 Lender:
 Seller Name:

Property Characteristics:

Building Area: **888** Total Rooms: Construction:
 Living Area: **888** Bedrooms: **1** Heat Type:
 Garage Area: Baths: **1** Air Cond: **CENTRAL**
 Basement Area: Fireplace:
 Parking Type: No of Stories: **1** Roof Type:
 Yr Built/Effective: **1939 /** Quality: Roof Material: **GRAVEL/ROCK**
 Pool Code: Style:

Tax and Value Information:

Assessed Value: **\$136,074** Assessed Year: **2014** Est Market Val: **\$1,342,000**
 Land Value: **\$103,932** Property Tax: **\$1,792** Assessor Appd Val:
 Improvement Value: **\$32,142** Improvement %: **23.62**
 Total Taxable Value: Tax Exemption: **CA HOMEOWNER**

Site Information:

Assessor Acres: **0.31** Zoning: Land Use Code: **163**
 Assessor Lot SqFt: **13,504** No of Buildings: Land Use Desc: **SFR**
 Lot W/D: **/** Res/Comm Units: **1** County Use Code: **R1**
 Calculated Acres: **0.3163** Sewer Type:
 Calculated Lot SqFt: **13,778** Water Type:

2715 Anza Trail

Harold George-Owner

510-140-009

25

Lot

3-8-66

Harold G. George
2-7-77

3879

IVED

8 2015

SERVICES
MENT

Air Conditioning replacement G. K.'d Perry
10-26-67

~~XXXXXXXXXX~~
Need est.

11-24-67 P.N.

12/8/67 A 02402 ✓ 12-26-67 AM.
will call when ready
Final - 1-12-68 P.N.

George, Harold

2715 Anza Trail

Air Comfort Eng

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4-14-66 nothing done - b.b.
6-1-66 " " - b.b.

Elec. permit, A 1627, 3-7-66

Permit Expired

George Harold

2715 Anza Trail

owner

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ACCOUNT NO.
11-223

CITY OF PALM SPRINGS BUILDING PERMIT

450-P-P
8-37 B-37

CONTRACTOR
Air Comfort Engineer

OWNER

JOB LOCATION
2715 Ansa Trail

Harold George

LOT NO.

Sec. 15

BLOCK

TRACT

LOT SIZE

ZONE

FIRE ZONE

HEIGHT

SET BACKS

FRONT

SIDE

SIDE

REAR

on to construct the herein described building is hereby granted. Building to be constructed in accordance with the regulations of Palm Springs. No work to be done without inspection.

USE

AREA

no add see above

THIS PERMIT MUST BEAR
CITY TREASURER'S VALIDATION

DESCRIPTION OF WORK

Air Conditioning permit to replace an existing cooler

REMARKS & CONDITIONS OF PERMIT

THIS PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN (60) SIXTY DAYS.

TOTAL VALUE OF WORK \$ **950.00**

TOTAL FEE \$ **6.00**

OWNER OR CONTRACTOR

ACTOP

BUILDING DEPT.

DATE

10-26-67

B 10456

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CITY OF PALM SPRINGS ELECTRICAL PERMIT

OWNER: *James George* JOB LOCATION: *2715 ~~777~~ Green Trail* CONTRACTOR: *Oliver*

MOTORS	
NOT OVER 1 HP	\$1.00
1 HP to 3 HP	\$1.50
3 HP to 6 HP	\$2.00
6 HP to 15 HP	\$2.50
15 HP to 50 HP	\$3.00
50 HP to 100 HP	\$5.00
MINIMUM PERMIT FEE	<u>\$4.00</u>

THIS PERMIT MUST BEAR CITY TREASURER'S VALIDATION

OUTLETS INCLUDING SWITCH & LIGHT OUTLETS	.20 ea.
LIGHT FIXTURES	.20 ea.
METER LOOP	\$2.00 ea. <i>200</i>
TEMPORARY SERVICE	\$4.00 ea.
220 VOLT OUTLETS	\$1.00 ea.
ALL FIXED APPLIANCES 110-VOLT	.50 ea.
EACH TRAILER SPACE	\$2.00

OWNER OR CONTRACTOR: *James George* BUILDING DEPT.: *H. Betz* DATE: *3/7/66* TOTAL FEE: *400*

A 1627

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450-B-57
Rev. 5-63

CITY OF PALM SPRINGS SEWER PERMIT

Chickering Construction
CONTRACTOR

OWNER
Thompson

JOB LOCATION
77th Street

Bathtubs	# 2 Units	
Lavatories	1 "	
Toilets	6 "	
Laundry Trays	2 "	
Showers	2 "	
Sinks	2 "	
Automatic Washers	2 "	
Dish Washers	2 "	
Drinking Fountain	1 "	
Urinal	2 "	
Garb. Disp. Resid.	6 "	
Garbage Disp. Com.	12 "	
Total Fixture Units		13

THIS PERMIT MUST BEAR
CITY TREASURER'S VALIDATION

SEWER AGREEMENT NO. _____

Front Ft. @ _____
 Street Main Chg. #22-3642
 Lateral Installation fee #22-3643
 Sewer Insp. Fee #11-3214
 Cesspool Pumping Fee #11-3214
 Sewer Conn. Fee #22-3641
 Single Dw'g. F.U. *(400)*
 Apartment F.U. _____
 Hotels F.U. _____
 Commercial F.U. _____

TOTAL FEE \$ *2.22*

Date _____
Owner or Plumber _____

Department of Planning & Development, Building Div.

[Signature]

A 5054

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CITY OF PALM SPRINGS ELECTRICAL PERMIT

OWNER
Harold Deane

JOB LOCATION
2715 Buys Drive

CONTRACTOR
W. Kuper

MOTORS

NOT OVER 1 HP	\$1.00
1 HP to 3 HP	\$1.50
3 HP to 8 HP	\$2.00
8 HP to 15 HP	\$2.50
15 HP to 50 HP	\$3.00
50 HP to 100 HP	\$5.00
MINIMUM PERMIT FEE	\$4.00

THIS PERMIT MUST BEAR CITY TREASURER'S VALIDATION

OUTLETS INCLUDING SWITCH & LIGHT OUTLETS	.20 ea.	
LIGHT FIXTURES	.20 ea.	
METER LOOP	\$2.00 ea.	<i>2 ea</i>
TEMPORARY SERVICE	\$4.00 ea.	
220 VOLT OUTLETS	\$1.00 ea.	<i>1 ea</i>
ALL FIXED APPLIANCES 110 VOLT	.50 ea.	
EACH TRAILER SPACE	\$2.00	
TOTAL FEE		<i>4.00</i>

OWNER OR CONTRACTOR
G. R.

BUILDING DEPT.
John

DATE
12 5 67

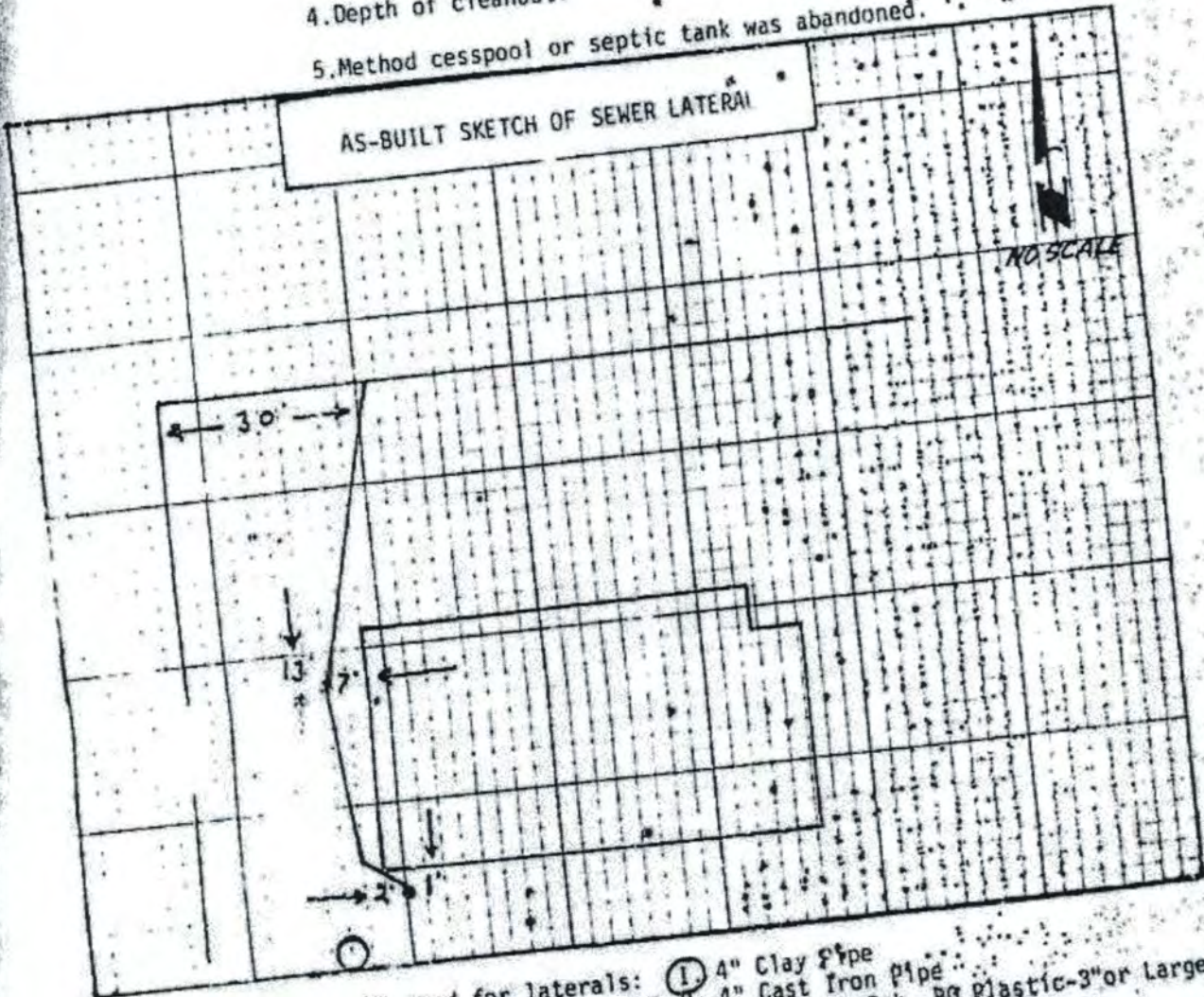
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CITY OF PALM SPRINGS SEWER PERMIT

<small>OWNER</small> HAROLD GEORGE	<small>JOB LOCATION</small> 2715 ANZA TR.	<small>CONTRACTOR</small> BANNER BELL SERVICES
<small>DATE</small> 2/7/77	<small>PERMIT NO.</small> A-5054	<small>TOTAL FEE \$</small> 30⁰⁰

- Indicate:
1. Building shape and location.
 2. Cleanout and lateral to nearest 6"
 3. Distances from P/L and from building.
 4. Depth of cleanout.
 5. Method cesspool or septic tank was abandoned.



NOTE: The following may be used for laterals:

1. 4" Clay Pipe
2. 4" Cast Iron Pipe
3. Sch. 40 or Sch. 80 Plastic-3" or Larger.

<small>DATE</small>	<small>WORK COMPLETED</small>	
6-2	C.O. To Grade - C.P. BACKFILLED	RECEIVED

JOB COMPLETED **6-2-77** Date INSPECTOR *Tom Whitaker* Signature FIELD SUPERVISOR *[Signature]* Signature

MAY 28 2015
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WFG National Title Company®
a Williston Financial Group company

PRELIMINARY REPORT

Branch:

WFG National Title Company of California
650 E. Hospitality Lane #300
San Bernardino, CA 92408
(866) 912-7710
Fax (866) 696-7127
E-mail: LNNorthcutt@wfgtitleco.com

Title Officer: Lori Northcutt

ORDER NO. 7109415-LN

Ref. No.:

WFG Title Company of California
1555 S. Palm Canyon, Suite H-106
Palm Springs, CA 92264
Attn.: Sarah Ortiz

Property Address:
2715 Anza Trail
Palm Springs, CA 92264
APN: 510-140-009-0

In response to the above referenced application for a policy of title insurance, this Company reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms. The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit B attached.

Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land. This report (and any supplements hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The form of policy of title insurance contemplated by this report is:

ALTA 2006 Extended Loan Policy
ALTA 2013 Homeowner's Policy
Issued by WFG National Title Insurance Company

Dated as of **February 11, 2015** at **7:30 a.m.**

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

Frances Grizzelle, Successor Trustee of the Harold George 2002 Trust dated November 26, 2002

The land referred to in this Report is situated in the State of California, County of **Riverside** and is described as follows:

(See "Legal Description" Exhibit A attached hereto and made a part hereof)

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DEPARTMENT**

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**Exhibit A
Legal Description**

All that certain real property in the County of Riverside, State of California, described as follows:

All that portion of Government Lot 2 in Section 25, Township 4 South, Range 4 East, San Bernardino Base and Meridian, in the City of Palm Springs, County of Riverside, State of California, as shown by United States Government Survey approved October 11, 1895; particularly described as follows:

Commencing at the center of said Section 25; thence North 0° 1' 30" East along the Westerly line of said Lot 2, 661.10 feet; thence South 89° 55' 30" East, 832.95 feet for the point of beginning; thence North 89° 55' 30" West, 85 feet; thence due South 176.79 feet; thence South 89° 55' 30" East 85 feet, more or less, to a point on the Easterly line of that certain parcel of land conveyed to Bell B. Hager by Deed filed for record December 22, 1936 in the office of the County Recorder of Riverside County, California; thence North 0° 0' 22-1/2" West along the Easterly line of said parcel, 176.79 feet to the point of beginning.

Excepting therefrom an easement for road purposes over the Northerly 15 feet and the Easterly 15 feet thereof for road purposes. Said property is also shown on Licensed Land Surveyors Map on file in Book 10, Page 57 of Records of Survey, records of Riverside County, California.

Also shown as a portion of Lot 20 of Assessor's Map #50.

APN: **510-140-009-0**

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At the date hereof exceptions to coverage in addition to the printed exceptions and Exclusions contained in said policy would be as follows:

1. General and special taxes and assessments for the fiscal year 2015-2016, a lien not yet due or payable.

1a. General and special taxes for the fiscal year 2014-2015, not yet delinquent.

First installment: \$896.07, paid
Second installment: \$896.07, open
Penalty: \$127.11, due after April 10, 2015
Tax Rate Area: 011-018
A. P. No.: 510-140-009-0

The above includes a homeowner's exemption.

1b. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

1c. Assessments, for community facility districts, if any, affecting said land which may exist by virtue of assessment maps or notices filed by said districts.

2. Water rights, claims or title to water, whether or not shown by the public records.

3. Rights of the public in and to any portion of said land lying within any lawfully established streets, roads or highways.

4. Covenants, conditions, restrictions and easements in the document recorded May 28, 1935 in Book 235, page 48 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, marital status, source of income (as defined in subdivision (p) of Section 12955), or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

5. An easement for the purposes shown below and rights incidental thereto, as set forth in a document.

Purpose: road
Recorded: in Book 305, Page 583 of Official Records
Affects: the Northerly 15 feet of said land

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6. An easement for the purposes shown below and rights incidental thereto, as set forth in a document.

Purpose: road
Recorded: in Book 407, Page 172 of Official Records
Affects: the Northerly 15 and the Easterly 15 feet of said land

7. An easement for the purposes shown below and rights incidental thereto, as set forth in a document.

Granted to: Nevada-California Electric Corporation
Purpose: utilities
Recorded: April 20, 1939 in Book 415, Page 26 of Official Records
Affects: said land more particularly described therein

Reference is made to said document for full particulars.

8. The effect of a "Grant Deed" which purports to convey title to said land

Dated: September 17, 2008
Grantor: The Harold George 2002 Trust dated November 26, 2002
Grantee: Frances Grizzelle
Recorded: September 18, 2008 as Instrument No. 2008-0509803, Official Records

9. NOTE: Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

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REQUIREMENTS:

Req. No. 1: Statements of information from all parties to the transaction.

Req. No. 2: With respect to the Harold George 2002 Trust dated November 26, 2002:

- a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
- b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
- c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

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NOTES:

- Note No. 1: This report does not reflect requests for notice of default, requests for notice of delinquency, subsequent transfers of easements, and similar matters not germane to the issuance of the policy of title insurance anticipated hereunder.
- Note No. 2: If this company is requested to disburse funds in connection with this transaction, Chapter 598 of 1989 Mandates of the California Insurance Code requires hold periods for checks deposited to escrow or sub-escrow accounts. Such periods vary depending upon the type of check and anticipated methods of deposit should be discussed with the escrow officer.
- Note No. 3: No endorsement issued in connection with the policy and relating to covenants, conditions or restrictions provides coverage for environmental protection.
- Note No. 4: Special recordings: Due to a severe budget shortfall, many county recorders have announced that severe limitations will be placed on the acceptance of "special recordings."
- Note No. 5: Homeowners association: if the property herein described is subject to membership in a homeowners association, it will become necessary that we be furnished a written statement from the said homeowners association of which said property is a member, which provides that all liens, charges and/or assessments levied on said land have been paid. Said statement should provide clearance up to and including the time of closing. In order to avoid unnecessary delays at the time of closing, we ask that you obtain and forward said statement at your earliest convenience.
- Note No. 6: Demands: This company requires that all beneficiary demands be current at the time of closing. If the demand has expired and a current demand cannot be obtained it may be necessary to hold money whether payoff is made based on verbal figures or an expired demand.
- Note No. 7: Line of credit payoffs: If any deed of trust herein secures a line of credit, we will require that the account be frozen and closed and no additional advances be made to the borrower. If the beneficiary is unwilling to freeze the account, we will require you submit to us all unused checks, debit vouchers, and/or credit cards associated with the loan along with a letter (affidavit) signed by the trustor stating that no additional advances will be made under the credit line. If neither of the above is possible, it will be necessary to hold any difference between the demand balance and the maximum available credit.
- Note No. 8: Maps: The map attached hereto may or may not be a survey of the land depicted thereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. WFG National Title Company of California expressly disclaims any liability for alleged loss or damages which may result from reliance upon this map.
- Note No. 9: The Homeowner's Policy applies only if each insured named in Schedule A is a Natural Person (as Natural Person is defined in said policy). If each insured to be named in Schedule A is not such a Natural Person, then a CLTA Owners Policy will be issued.
- Note No. 10: In the event of cancellation or if the transaction has not closed within 90 days from the date hereof, the rate imposed and collectable shall be a minimum of \$360.00, pursuant to Section 12404 of the Insurance code, unless other provisions are made.
- Note No. 11: A **Preliminary Change of Ownership Report (PCOR)** must be filed with each conveyance in the County Recorder's office for the county where the property is located. If a document evidencing a change in ownership is presented to the Recorder for recordation without the concurrent filing of a PCOR, the Recorder may charge an additional recording fee of twenty dollars (\$20). State law also provides for a penalty of be levied if the Change of Ownership Report is not returned to the Assessor within a timely filing period. The penalty for failure to file a Change in Ownership Statement is \$100 or 10% of the new tax bill, whichever is greater, but not to exceed \$2,500.

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Note No. 12: This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference **a single family residence**

known as **2715 Anza Trail, City of Palm Springs, County of Riverside, California.**

Note No. 13: According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None.

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PLANNING SERVICES
DEPARTMENT
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