



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: November 8, 2016 **NEW BUSINESS**

SUBJECT: AN APPLICATION BY BRAVO PROPERTIES, INC, OWNER, TO DEMOLISH THE SINGLE FAMILY DWELLING AT 387 EAST VALMONTE SUR, A CLASS 3 HISTORIC SITE, ZONE R-1-B (CASE 3.3991 MAA).

FROM: Department of Planning Services

SUMMARY:

Bravo Properties, Inc. proposes to demolish the existing structures at 387 East Valmonte Sur in order to construct a new home on the site. According to county records, the structure was originally constructed in 1937, and thus is automatically deemed a Class 3 historic site. Pursuant to Municipal Code Section 8.05.125, the Historic Site Preservation Board may impose up to a six-month stay of demolition. The Board's action could also include making a recommendation to City Council for a higher level of historic classification.

RECOMMENDATION:

Take no action and allow the applicant to proceed with demolition of the structure with the condition that the owner provides to the City Planning Department a photographic record of the building prior to its demolition.

BACKGROUND INFORMATION:

The structure proposed to be demolished is located in an area of large custom built homes north of North Alejo Road and East of North Indian Canyon Drive.

Ownership Record:

A full chain of title has been provided by the applicant. Upon review, there are no recognizable names on the title documents. The applicant also contacted the Palm Springs Historical Society, and in speaking with Ms. Jeri Vogelsang, there were no records of any significant persons or events associated with the subject site on file at the historical society.

Building Permit Research:

Databases from the County of Riverside indicate an original date of construction as 1937, however, no building permit has been found to substantiate that date.

A review of building permits on file with the City Building Department found numerous building permits for various renovations, the construction of the pool, connection to City sewers, and miscellaneous modifications such as a new roof.

Architecture:

The structure proposed to be demolished is a single story frame and stucco dwelling with a hipped roof covered in clay tile. A covered roof deck can be seen in roughly the middle of the house which is accessed from an exterior stair on the back side of the home. A flat-roofed covered carport exists on the west side of the home that appears to have been built in the side yard setback. No permits were found for this carport. An accessory structure exists in the southwest corner of the rear yard. This structure appears to have been constructed without building permits also and is located in the rear yard setback. (Although the applicant wishes to retain this structure and renovate it, the illegal status of the structure may require it to be relocated or removed from the site also.)



AERIAL PHOTO OF 387 EAST VALMONTE SUR



STREET VIEW OF SUBJECT PROPERTY



REAR SIDE - EASTERN HALF



REAR SIDE - WESTERN HALF



NON-PERMITTED CASITA IN BACK YARD

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, nor has there been any information found that would suggest that there were any persons or events of significance associated with the property.

CONCLUSION:

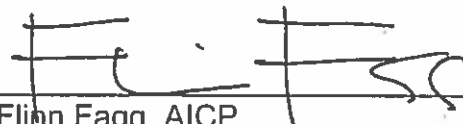
The information provided by the applicant as well as the background research done by staff did not yield any other data about the site that would support an argument that the structure possesses any of the characteristics listed above that would qualify it as a "historic site".

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.

Ken Lyon

From: Mike Mendoza <m23177@aol.com>
Sent: Tuesday, November 01, 2016 2:55 PM
To: Ken Lyon
Subject: Fwd: 387 Valmonte Sur

Please see e-mail from Brady he say he spoke to U earlier about the findings on this house.

All your help greatly appreciate it.

Sent from my iPhone

Begin forwarded message:

From: Brady Sandahl <brady@bradysandahl.com>
Date: November 1, 2016 at 1:00:06 PM PDT
To: Mike Mendoza <m23177@aol.com>
Cc: 'Claudio Bravo' <claudiobravoerazo@gmail.com>
Subject: 387 Valmonte Sur

Hello, Mike

Please share with Ken the following:

On October 26, 2016 we asked associates at the Palm Springs Historical Society to research 387 Valmonte Sur and report back if there is anything historically significant associated with this property. On October 31, 2016, we received confirmation from Jeri Vogelsang that she and her associates were not able to discover anything historically significant about the property.

Thank you,

Brady Sandahl
760-409-1540
brady@bradysandahl.com
www.bradysandahl.com



BRADYSANDAHL

760.409.1540

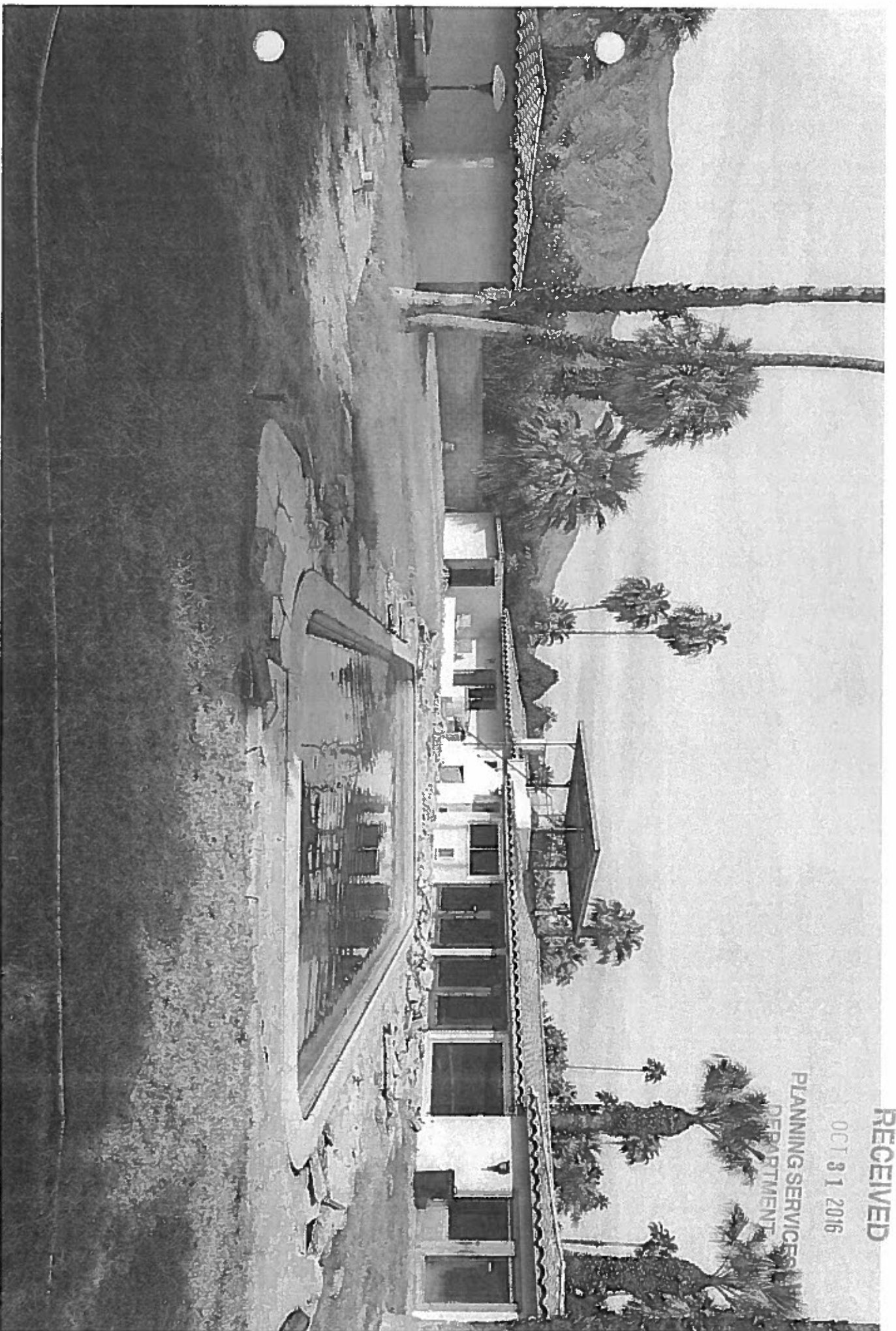
f: 760.841.3161
brady@bradysandahl.com
CalBRE #01416687

www.BRADYSANDAHL.com

RECEIVED

OCT 31 2016

PLANNING SERVICES
DEPARTMENT



2.24.11

RECEIVED

OCT 31 2016

PLANNING SERVICES
DEPARTMENT

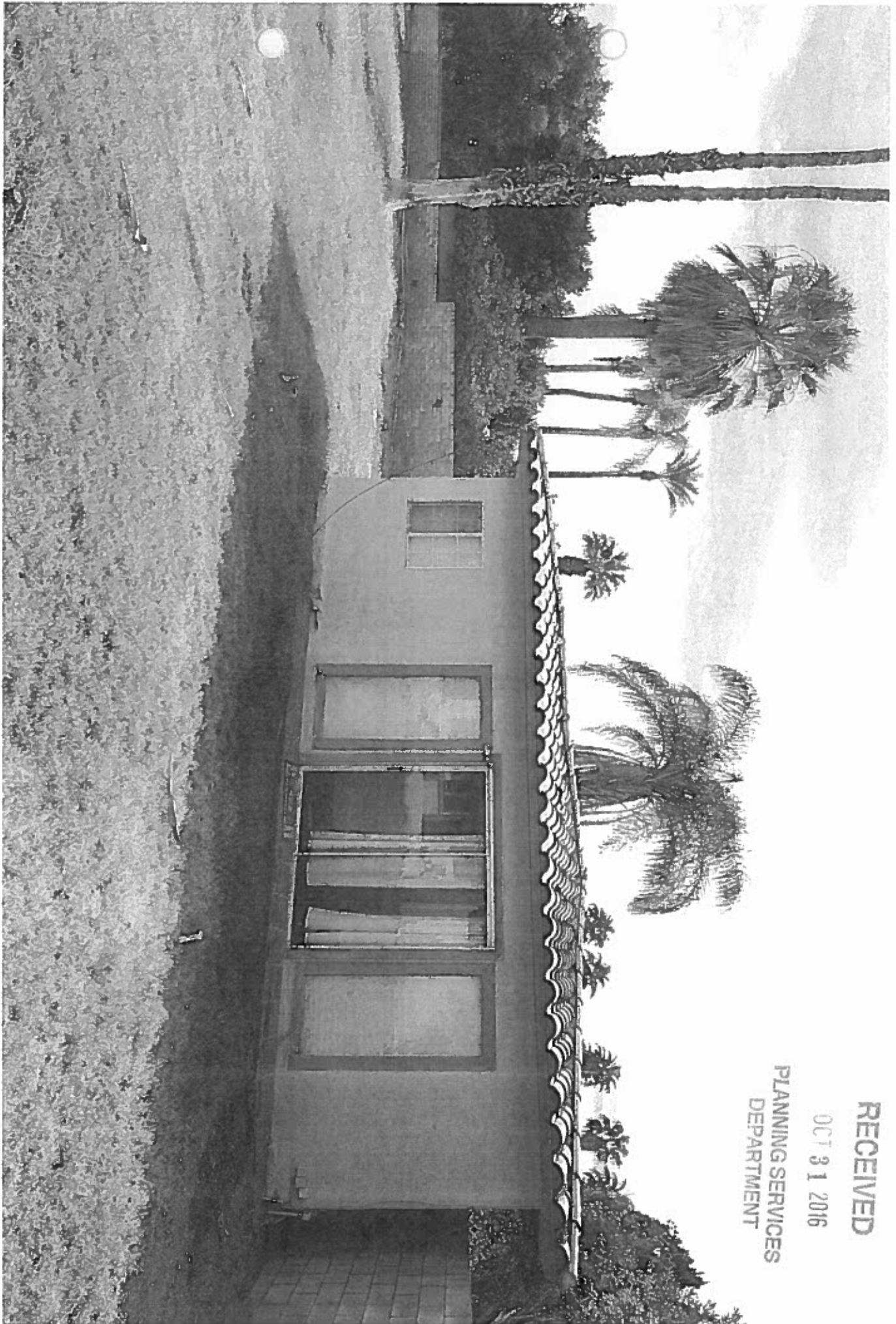


'S. 3441

RECEIVED

OCT 31 2016

PLANNING SERVICES
DEPARTMENT



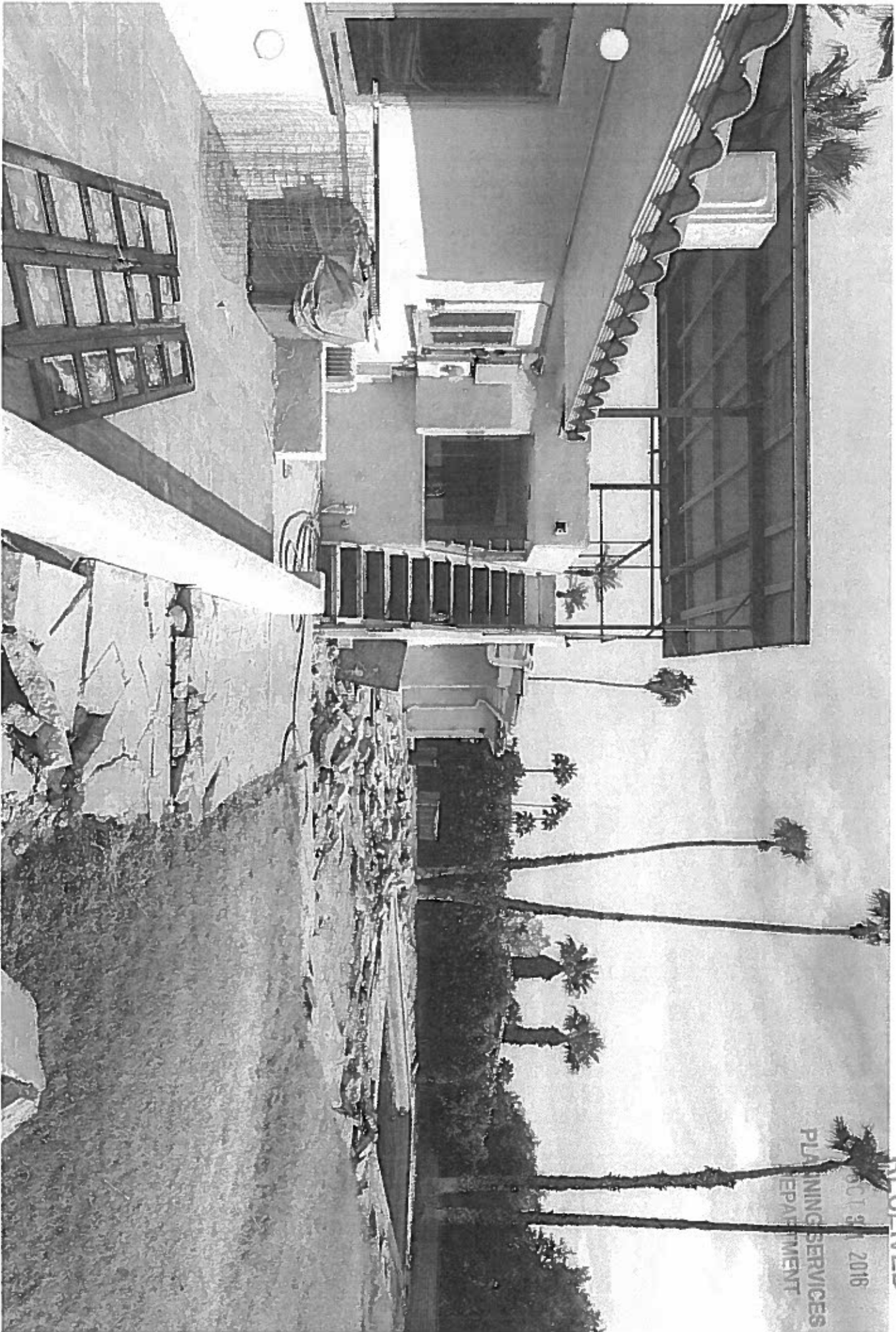
2. 2471

RECEIVED

OCT 31 2016

PLANNING SERVICES
DEPARTMENT





RECEIVED
OCT 31 2016
PLANNING SERVICES
DEPARTMENT

2. 2441

RECEIVED

OCT 31 2016

PLANNING SERVICE
DEPARTMENT



3.3991

RECEIVED

OCT 31 2016

PLANNING SERVICES
DEPARTMENT



RECORDING REQUESTED BY

1940

AND WHEN RECORDED MAIL TO

NAME Mr. & Mrs. Harry H. Brown
ADDRESS 1715 So. Lincoln
CITY & STATE Corona, California 91720

MAIL TAX STATEMENTS TO

NAME Mr. & Mrs. Harry H. Brown
ADDRESS 387 Valmonte Sur
CITY & STATE Palm Springs, California 92262

RECEIVED FOR RECORD
JAN 6 1972
AT 9:48 O'CLOCK A.M.
SECURITY TITLE INSURANCE CO.
Book 1972, Page 1940
Riverside County, California
W.D. Balogh

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 16.50
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances remaining thereon at time of sale.
 Signature of declarant or agent determining tax: *W.D. Balogh*
 Unincorporated area City of Palm Springs

Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JEANNETTE MC KENZIE BUSCEMI, an unmarried woman

hereby GRANT(S) to
HARRY H. BROWN and JEAN C. BROWN, husband and wife as Joint Tenants

the following described real property in the City of Palm Springs
county of Riverside, state of California:

Lot 3 in Block "H" of R. R. BUSH ESTATES, as shown by Map on file in Book 18, Page 71 of Maps, Records of Riverside County, California.
EXCEPTING THEREFROM, the right to any deposits of oil, gas or other hydrocarbon substances and water underlying said land, provided however, that such reservation shall not be deemed to give the said grantors, their successors or assigns, any right to enter upon said premises for the development of any such water, oil, gas, or other hydrocarbon substances, as reserved in deed from F. Colver Nichols and Sallie Stevens Nichols, executors, recorded December 8, 1934 in Book 204, Page 239 of Official Records.

SUBJECT TO: Any covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

Dated November 8, 1971

Jeannette M. McKenzie Buscemi
Jeannette M. McKenzie Buscemi

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On November 8, 1971 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeannette Mc Kenzie Buscemi

knows to me to be the person who subscribed to the within instrument and acknowledged that she executed the same.

Judith B. Hitt
Signature of Notary
JUDITH B. HITT
Name (Typed or Printed) of Notary

FOR NOTARY SEAL OR STAMP

JUDITH B. HITT
NOTARY PUBLIC
RIVERSIDE COUNTY
CALIFORNIA
My Commission Expires January 4, 1975

Title Order No. _____ Parcel No. 242 - 9637

356424-6

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

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

152948

NAME Charles W. Neilan and Frank M. Stover
 ADDRESS 407 East Mountain Drive
 CITY & STATE ZIP Glendale, Ca.

Title Order No. Estrow No 44405

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

RECEIVED FOR RECORD AUG 8 1977 AT 9:00 O'CLOCK A.M. As Notary of CALIFORNIA LAND TITLE CO. Book 1977, Page 152943 Recorded in Official Records of Riverside County, California

W.D. Balogh Notary Public

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 92.95 and is computed on the full value of the interest or property conveyed, or is computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in unincorporated area city of _____

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

HARRY H. BROWN and JEAN C. BROWN

hereby GRANT(S) to

CHARLES W. NEILAN, a single man and FRANK M. STOVER, an unmarried man as Joint Tenants the following described real property in the CITY OF ANIM SPRINGS county of Riverside, state of California:

Lot 3, Block H of R R Bush Estates as shown by map on file in Book 18, Page 71 of Maps, Records of Riverside County, California.

EXCEPTING THEREFROM the right of any deposits of oil, gas or other hydrocarbon substances and water underlying said land providing however that such reservation shall not be deemed to give said grantors, the successors, or assigns any right to enter upon said premises for development of any such water, oil, gas or hydrocarbon substances reserved in deed from F. Culver Nichols and Sally Stevens Nichols, executors, recorded December 8, 1934 in Book 204, Page 239 of Official Records.

SUBJECT TO:
 General and Special taxes not delinquent
 Covenants, conditions, reservations, restrictions, rights, rights of way and easements now of record.

Dated May 2, 1977

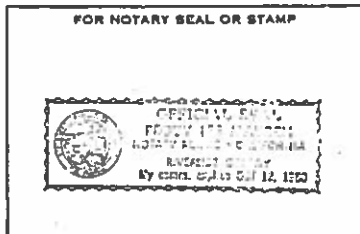
Harry H. Brown
 Harry H. Brown

Jean C. Brown
 Jean C. Brown

STATE OF CALIFORNIA }
 COUNTY OF Riverside } SS
 On May 10, 1977 before me, the undersigned, a Notary Public in and for said County and State, personally appeared HARRY H. BROWN and JEAN C. BROWN

Known to me to be the person s whose name s subscribed to the within instrument and acknowledged that they executed the same.

Peggy Lee Madden
 Signature of Notary
 Peggy Lee Madden



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____

L-1 (05) (Rev. 4-75) 8 pt.

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

133207
 RECORDING REQUESTED BY
 TRANSAMERICA TITLE
 AND WHEN RECORDED MAIL TO
 Name: David R. Smith and Del Turner
 Street Address: Box 1
 City: Laguna Beach, Ca. 92652

RECEIVED FOR RECORD
 AT 1400 COLLEGE AVE.
 RIVERSIDE, CALIF. 92503
 JUN 27 1979
 133207
 Book 1979, Page 133207
 Recorded in Office of the
 County Recorder, California
 Donald D. Sullivan
 REC 133

MAIL TAX STATEMENTS TO
 Name: SAME AS ABOVE
 Street Address:
 City: State: Zip:

SPACE ABOVE THIS LINE FOR RECORDER'S USE
 Parcel #507-193093-4
 DOCUMENTARY TRANSFER TAXES \$9.10
 -- COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
 -- OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING AT TIME OF SALE
 Transamerica Title Co.
 Signature of Declarant of Agent determining tax Firm Name

GRANT DEED 903954-B
(Exempt No.)

By this instrument dated May 10, 1979 for a valuable consideration,
 Frank M. Stover, an unmarried man, and Charles W. Neilan, a single man


hereby GRANTS to David R. Smith, a single man, and Del Turner, a single man,
 as joint tenants

the following, described Real Property in the State of California, County of Riverside
 City of Pain Springs

Lot 3, Block "H" R.R. BUSH ESTATES, as shown by map on file in book 18,
 page 71 of Maps, Records of Riverside County, California
 EXCEPTING THEREFROM, the right of any deposits of oil, gas or other hydrocarbon
 substances and water underlying said land providing however that such
 reservation shall not be deemed to give said grantors, their successors, or
 assigns any right to enter upon said premises for development of any such water,
 oil, gas or hydrocarbon substances reserved in deed from P. CULVER NICHOLS AND SALLY
 STEVENS NICHOLS, Executors, recorded December 8, 1934, in book 204, page 2
 of Official Records.

Frank M. Stover
 FRANK M. STOVER
Charles W. Neilan
 CHARLES W. NEILAN

STATE OF CALIFORNIA } On May 31 1979, before me, the undersigned, a Notary Public in and for said
 COUNTY OF Riverside } ss. County and State, personally appeared FRANK M. STOVER AND
CHARLES W. NEILAN known to me to be the
 person S. whose name are subscribed to the within instrument, and acknowledged to me that he executed the same
 Notary's Signature *Linda J Embrey*

 OFFICIAL SEAL
 LINDA I EMBREY
 NOTARY PUBLIC - CALIFORNIA
 RIVERSIDE COUNTY
 My Comm. Expires JUN 23, 1982

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

RECORDING REQUESTED BY
Transamerica Title Ins.
 AND WHEN RECORDED MAIL TO
 David R. Smith, Dal Turner
 and Gene P. Allen
 387 Valmonte Sur
 Palm Springs, CA 92262

RECEIVED FOR RECORD
 AT 9:00 O'CLOCK A.M.
 ON SEPTEMBER 27 1979
 BOOK 1979, PAGE 207768
 OCT 2 - 1979
 Approved in Official Records
 of Riverside County, California
 [Signature]

MAIL TAX STATEMENTS TO
 Name Same As Above
 Street Address
 City State

DOCUMENTARY TRANSFER TAX: NONE
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
 OR COMPUTED ON FULL VALUE LESS LIENS AND
 ENCUMBRANCES REMAINING AT TIME OF SALE.
 Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

(Exem No 2909140)

By this instrument dated September 27, 1979 for a valuable consideration,

David R. Smith, a single man, and Dal Turner, a single man,
 as joint tenants

hereby GRANTS to David R. Smith, a single man, Dal Turner, a single man,
 and Gene P. Allen, a married man, all as joint tenants

the following described Real Property in the State of California, County of Riverside
 City of Palm Springs

Lot 3, Block "H" R.R. Bush Estates, as shown by map on file in
 Book 18, page 71 of maps, Records of Riverside County, California
 EXCEPTING THEREFROM, the right of any deposits of oil, gas or other
 hydrocarbon substances and water underlying said land providing
 however that such reservation shall not be deemed to give said
 grantors, their successors, or assigns any right to enter upon
 said premises for development of any such water, oil, gas or
 hydrocarbon substances reserved in deed from F. CULVER NICHOLS
 AND SALLY STEVENS NICHOLS, Executors, recorded December 8, 1934, in
 book 204, page 2 of official records.

David R. Smith
 DAVID R. SMITH
Dal Turner
 DAL TURNER

STATE OF CALIFORNIA On Sept. 28, 1979, before me, the undersigned, a Notary Public in and for said
 COUNTY OF Riverside County and State, personally appeared David R. Smith and Dal Turner
 known to me to be the
 person S, whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary's Signature *Blanca L. Chattle*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME Jeffrey L. Glassman, Esq.
 Pacht, Ross, Warne,
 Bernhard & Sears, Inc.
 1500 Ave. of the Stars
 Suite 500
 Los Angeles, CA 90067

228509

STREET ADDRESS

CITY STATE ZIP

TITLE OR DEED AND

RECORD NO

PAID

Doc. Transfer Tax

DONALD D. SULLIVAN

CLY. CL. RECORDER

RECEIVED FOR RECORD

DEC 11 1980

At 11:00 AM

Gene Allen

228509

DEC - 5 1980

Recorded in Official Records of Riverside County, California

1980

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 22.00

computed on full value of property conveyed or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which I hereby acknowledge, David R. Smith a single man,

herby GRANT(S) to Gene P. Allen, a married man, as his separate property, an undivided one-third interest in

the following described real property in the

County of Riverside, State of California

Lot 3, Block "H" R.R. Bush Estates, as shown by map on file in Book 18, page 71 of maps, Records of Riverside County California

EXCEPTING THEREFROM, the right of any deposits of oil, gas or other hydrocarbon substances and water underlying said land providing however that such reservation shall not be deemed to give said grantors, their successors, or assigns any right to enter upon said premises for development of any such water, oil, gas or hydrocarbon substances reserved in deed from F. CULVER NICHOLS AND SALLY STEVENS NICHOLS, Executors, recorded December 8, 1934, in book 204, page 2 of official records.

Dated Dec. 2, 1980

David R. Smith
 DAVID R. SMITH

STATE OF CALIFORNIA }
 COUNTY OF Riverside } ss

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared David R. Smith

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

Signature Helen M. Adams

HELEN M. ADAMS
 NOTARY PUBLIC - CALIFORNIA
 RIVERSIDE COUNTY
 My Commission Expires August 12, 1984

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

Order No.
Escrow No. 116411
Loan No.

20010

WHEN RECORDED MAIL TO:
GENE PAUL ALLEN
A Circle A Ranch
Nicasio, CA 94946

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1982, Page 20010
FEB - 8 1982
Recorded in Official Records
of Riverside County, California
D. J. [Signature]
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
Same as the above
AP#507-193-003-4
Code No. 011-003

DOCUMENTARY TRANSFER TAX \$ -0-
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE
Determined by Applicant of a report determining tax - Firm Name
DAL TURNER

QUITCLAIM DEED

1611640-4

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DAL TURNER, a single man

do ~~ES~~ hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

GENE PAUL ALLEN AND ROBIN ALLEN, husband and wife, as Joint Tenants

the real property in the City of PALM SPRINGS
County of RIVERSIDE

State of California, described as

LOT 3, in Block "H" of R.R. Bush Tract, as shown by Map on filed in Book
18 page 71 of Maps, records of Riverside County, California;

EXCEPTING therefrom the right to any deposits of oil, gas or other
hydrocarbon substances and water underlying said land, provided, however,
that such reservations shall not be deemed to give the said Grantors,
their successors or assigns, any right to enter upon said premises for
the development of any such water, oil, gas or other hydrocarbon
substances, as reserved in Deed from F. Culver Nichols and Sallie Stevens
Nichols, Executors, recorded December 8, 1934 in Book 204 page 239 of
Official Records of Riverside County, California.

Dated November 11th, 1981

STATE OF CALIFORNIA
COUNTY OF

San Francisco

[Signature of Dal Turner]

DAL TURNER

On January 15, 1982

before me, the undersigned, a Notary Public in and for said
State, personally appeared Dal Turner

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

WITNESS my hand and official seal.

Signature Janice Cerny



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1085 (10/80)

Order No.
Escrow No. 116411
Loan No.

WHEN RECORDED MAIL TO:
GENE PAUL ALLEN
A CIRCLE A RANCH
NICASIO VALLEY ROAD
NICASIO, CA 94946

20011

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
FIRST ASSISTANT CLERK
OF RECORDER
Book 1982, Page 20011
FEB - 9 1982
Notary Public
of Riverside County, California
Rudy L. Tulipani

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
AP#507-193-003-4
Same as the above
TAX CODE AREA 011-003

DOCUMENTARY TRANSFER TAX \$ -0-
Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
existing at the time of sale.
Signature of Grantor(s) or Agent determining tax - Firm Name
FATCO

GRANT DEED

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

GENE PAUL ALLEN AND ROBIN ALLEN, husband and wife

hereby GRANT(S) to GENE PAUL ALLEN AND ROBIN ALLEN, husband and wife, as Joint Tenants, as to an undivided 50% INTEREST AND LOIS ALLEN, a single woman, as to an undivided 50% interest

the real property in the City of PALM SPRINGS
County of RIVERSIDE State of California, described as

Lot 3 in Block "H" of R. R. Bush Tract, as shown by Map on file in Book 18 page 71 of Maps, Records of Riverside County, California;

EXCEPTING therefrom the right to any deposits of oil, gas or other hydrocarbon substances and water underlying said land, provided, however, that such reservations shall not be deemed to give the said Grantors, their successors or assigns, any right to enter upon said premises for the development of any such water, oil, gas or other hydrocarbon substances, as reserved in Deed from F. Culver Nichols and Sallie Stevens Nichols, Executors, recorded December 8, 1934 in Book 204 page 219 of Official Records of Riverside County, California.

Dated DECEMBER 10, 1981

STATE OF CALIFORNIA
COUNTY OF Marin

On January 20th, 1982

before me, the undersigned, a Notary Public in and for said State, personally appeared GENE PAUL ALLEN AND ROBIN ALLEN

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

[Handwritten Signature: Gene Paul Allen]
GENE PAUL ALLEN

[Handwritten Signature: Robin Allen]
ROBIN ALLEN



(This area for official notarial seal)

RUDY L. TULIPANI MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (11/09)

1611644-2

RECORDING REQUESTED BY
First American Title Company-Riverside
AND WHEN RECORDED MAIL TO:

RICHARD GORDON CORMIE
ANDREW R. GROMNICKI
387 E. VALMONTE SUR
PALM SPRINGS, CA 92262

DOC # 2008-0527137
09/25/2008 08:00A Fee:18.00
Page 1 of 4 Dec T Tax Paid
Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder



Order No.: 3108743-30
Escrow No.: 00003181-DD
A.P.N.: 507-193-003-4
TVA 011-003

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					V.M.T. 11		CTY	UNI	001

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS 5770.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 unincorporated area city of PALM SPRINGS

18
T
034

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,
GENE PAUL ALLEN AND ROBIN ALLEN, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED 50%
INTEREST AND LOIS ALLEN, A SINGLE WOMAN AS TO AN UNDIVIDED 50% INTEREST

hereby GRANT(S) to RICHARD GORDON CORMIE, A SINGLE MAN and ANDREW R. GROMNICKI, A SINGLE MAN
AS JOINT TENANTS

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

LOT 3 IN BLOCK "H" OF R.R BUSH TRACT, AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 71 OF MAPS,
RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

Document Date: September 15, 2008

STATE OF CALIFORNIA)
COUNTY OF Marin)
On 09/15/2008 before me, Stacy Lynn Colteaux
A NOTARY PUBLIC, personally appeared Robin Allen, Gene
Paul Allen

Gene Paul Allen
GENE PAUL ALLEN

Robin Allen
ROBIN ALLEN

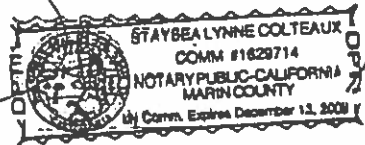
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s)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

SIGNED IN COUNTERPART
LOIS ALLEN

WITNESS my hand and official seal.

Signature _____



MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below
RICHARD GORDON CORMIE 387 VALMONTE SUR PALM SPRINGS, CA 92262
Name Street Address City & State

RECORDING REQUESTED BY
First American Title Company-Riverside
AND WHEN RECORDED MAIL TO:

RICHARD GORDON CORMIE
ANDREW R. GROMNICKI
387 E. VALMONTE SUR
PALM SPRINGS, CA 92262

Order No.:
Escrow No.: 00003181-DD

A.P.N.: 507-193-003-4

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area city of PALM SPRINGS

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,
GENE PAUL ALLEN AND ROBIN ALLEN, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED 50%
INTEREST AND LOIS ALLEN, A SINGLE WOMAN AS TO AN UNDIVIDED 50% INTEREST

hereby GRANT(S) to RICHARD GORDON CORMIE, A SINGLE MAN and ANDREW R. GROMNICKI, A SINGLE MAN
AS JOINT TENANTS

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

LOT 3 IN BLOCK "H" OF R.R BUSH TRACT, AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 71 OF MAPS,
RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

Document Date: September 15, 2008

STATE OF CALIFORNIA)SS
COUNTY OF Los Angeles)
On September 22, 2008 before me, JACKLYNN C. MILLER
A NOTARY PUBLIC, personally appeared Lois ALLEN

SIGNED IN COUNTERPART

GENE PAUL ALLEN

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

SIGNED IN COUNTERPART

ROBIN ALLEN

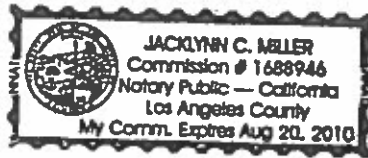
I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

Lois Allen

LOIS ALLEN

WITNESS my hand and official seal.

Signature: Jacklynn C. Miller



MAIL TAX STATEMENTS TO: SAME AS ABOVE or Address Noted Below
RICHARD GORDON CORMIE 387 VALMONTE SUR PALM SPRINGS, CA 92262
Name Street Address City & State