

SADDLEROCK ESTATES, PALM SPRINGS, CA 92264

A Successor Lease proposal was presented directly by Native American Landowner William Ulysses McGlamary, via the law office of David Earl Jacobs, to some Saddlerock Estates homeowners June 21, 2025.

This offer bypassed participation with Hallview Management, the existing Middle Lease Lessor and successor to One-Eleven Corporation for Saddlerock Estates, Saddlerock Gardens and The Diplomat.

All three properties were developed in the 1970s in a 50/50 land lease rental agreement by both Hallview's predecessor One-Eleven Corporation and Mr. McGlamary's Father, in order to develop the three existing condominium properties. This Lease agreement expires May 31, 2042.

The cost demand presented to owners for acquiring a new additional 35 year Successor Lease:

Pay \$100,000 to Tribal Landowner, Master Lessor, William Ulysses McGlamary II

Pay \$2,500 (approx.) to Agua Caliente Band of Cahuilla Indians

Pay \$15,000 to Landowner's Lawyer David Earl Jacobs

Pay an additional rent of \$5,400 annually to Master Lessor McGlamary, in addition to current lease of \$2,045 annually to Middle Lease Lessor Hallview Management.

Offer expires after December 31, 2025.

SADDLEROCK GARDENS, PALM SPRINGS, CA 92264

A Successor Lease proposal was presented directly by Native American Landowner William Ulysses McGlamary, via the law office of David Earl Jacobs, to some Saddlerock Gardens homeowners October 4, 2025.

Again, this offer bypassed participation with Hallview Management, the existing Middle Lease Lessor and successor to One-Eleven Corporation for Saddlerock Estates, Saddlerock Gardens and The Diplomat.

The cost demand presented to owners for acquiring a new additional 35 year 7 month Successor Lease:

Pay \$100,000 to Tribal Landowner, Master Lessor, William Ulysses McGlamary II

Pay \$2,000 to Agua Caliente Band of Cahuilla Indians

Pay \$15,000 to Landowner's Lawyer David Earl Jacobs

Pay Double Rent: Pay \$4200 annually directly to Master Lessor McGlamary, in addition to current \$4055/ annual lease with Middle Lease Lessor Hallview Management.

The current 2026 Hallview Management Land lease to Saddlerock Gardens homeowners is \$4055 per year, with a CPI adjustment every 5 years, through lease term ending May 31, 2042. **This demand would cost each homeowner approx. \$300,000 in addition to existing commitments by the end of the lease in 2042.**

Pay immediately \$117,000 (within 5 months) the "signing fee" for your Successor Leases, and double your land lease rental from \$4055/ year to \$8255/ year or – "the compensation to the landowner will be the ownership of your home in 198 months." Thereafter a successor lease may not be offered.