

For Ian - 319 Hot Springs Road

Background

This property was destroyed at approximately 4 am on January 9th, 2019 by a "[1 in 200-year event](#)", in which a debris flow took the lives of its occupants, James & Alice Mitchell.

A neighbor who lived on higher ground took this photo of the property at dawn: <https://www.dropbox.com/s/lrggunvj3rsc8i/Jan9th2018.jpg?dl=0>

As shown, the entire contents of the house were wiped out, leaving only part of the foundation. The debris flow continued down its path for over a mile until it reached the ocean. One piece of Alice's jewelry that happened to be sealed in a zip-lock baggie was found [floating on the seaside shore a few days later](#). Other than that, only a few remnants of the Mitchell's property was recovered along down the path of the flow.

Summary of Property Pre-2018

A Zillow estimate just before the disaster:

https://www.dropbox.com/s/a6qm64nkdous367/Zillow_319_Early2018_Zestimate.png?dl=0

The property was a single-story, ~3,500 sq. ft. Spanish style residence built in 1970 on a 33,541 sq. foot lot. Located in an exclusive neighborhood of Santa Barbara called Montecito which is widely known for its distinctive array of architecture and luxurious estates, lush floral gardens, and tree lined landscapes. 319 Hot Springs was no exception.

View from front gate entry (pre2018):

<https://www.dropbox.com/s/i06728k0si6fkzb/Front.png?dl=0>

Pool:

<https://www.dropbox.com/s/d8ts3nl6w9ux0a9/pool.jpg?dl=0>

An aerial view using Google Earth (pre-2018):

<https://www.dropbox.com/s/qczo0u4esllp08m/319Aerial.jpg?dl=0>

To properly help the MFT establish a fair market value prior to the catastrophe, an appraisal was initiated by its Corporate Trustee:

<https://www.dropbox.com/s/t6mkco9ti4s93yd/Appraisal%20of%20319%20Hot%20Springs%20%243MM%20.pdf?dl=0>

Note in the appraisal the recent property upgrades (including significant landscaping improvements) performed during its last several years. Kelly Weimer can elaborate on these if needed.

Additional documentation regarding the property:

<https://www.dropbox.com/sh/uprgncvbqs0mpkp/AAD2w21148xCWAqNDVxzUF3ca?dl=0>

We have simplified the property layout based on Floor Plans (found in the link above), photos we have gathered so far (provided below), and memories. We have labeled each primary room/area, and have **emboldened** the names we use for each category in our report.

https://www.dropbox.com/s/18mq3zwwn4f7tcb/319_PropertyLayout.pdf?dl=0

319 Photos/Docs

In 2014 Kelly Weimer helped Alice and Jim begin major cleanup, renovation and remodeling projects. During the beginning of this she took photos with her phone of the contents and areas as they were being moved. Her main purpose was to document what was being rearranged and revamped as the first part of a "before and after" set. Sadly she never got to do the "after" set as the remodeling completed well into 2017.

Thus although many of the photos here are not esthetic, they have been beneficial for purposes of itemizing insured and uninsured losses.

The following link is to a dropbox location containing folders of photos for each room/area of the house based on our simplified property layout discussed in the previous section. Note it also includes some documents/photos that are directed to State Farm for personal property loss insurance purposes):

<https://www.dropbox.com/sh/e6ybaq5qcxfhjto/AADf4zzAEK6Al48ERrVMXcyva?dl=0>

This is a work in progress as we continue to review and search for more photos.

Edited: 9/14/19 12:38PM