

**APPRAISAL OF**



**LOCATED AT:**

824 Avenue A  
Redondo Beach, CA 90277

**FOR:**

Equity Development  
20969 Ventura Blvd # 206  
Woodland Hills, CA, 91364

**BORROWER:**

Pcg Holdings Inc

**AS OF:**

September 27, 2017

**BY:**

Ronald Weeks

Appraisal 2U  
Equity Development  
20969 Ventura Blvd # 206  
Woodland Hills, CA, 91364

File Number: 824 Avenue A

In accordance with your request, I have appraised the real property at:

824 Avenue A  
Redondo Beach, CA 90277

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of September 27, 2017 is:

\$2,500,000  
Two Million Five Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Ronald Weeks

Appraiser

# Uniform Residential Appraisal Report

File No. 824 Avenue A

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address <b>824 Avenue A</b>	City <b>Redondo Beach</b>	State <b>CA</b> Zip Code <b>90277</b>
Borrower <b>Pcg Holdings Inc</b>	Owner of Public Record <b>Pcg Holdings Inc</b>	County <b>Los Angeles</b>
Legal Description <b>Tract # 2546 Lot 14.</b>		
Assessor's Parcel # <b>7509-015-014</b>	Tax Year <b>2016</b>	R.E. Taxes \$ <b>6,194</b>
Neighborhood Name <b>Redondo Beach</b>	Map Reference <b>702-B5</b>	Census Tract <b>6214.00</b>
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ <b>0</b>	<input type="checkbox"/> PUD HOA \$ <b>0</b> <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) <b>Estimate Future Value</b>		
Lender/Client <b>Equity Development</b> Address <b>20969 Ventura Blvd # 206, Woodland Hills, CA 91364</b>		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). <b>The subject property has is not or has not been for sale for the last 12 months.</b>		

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid. _____

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE One-Unit <b>85 %</b>	
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs) 2-4 Unit <b>5 %</b>	
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	<b>1,830</b> Low <b>1</b> Multi-Family <b>5 %</b>	
Neighborhood Boundaries <b>The subject is located from Torrance Boulevard- North, Catalina Avenue - West, Pacific Coast Highway- South and Anza Avenue -East.</b>		<b>2,595</b> High <b>60</b> Commercial <b>5 %</b>	
Neighborhood Description <b>The subject property is located in City of Redondo Beach. The subject is close to public transportation, employment, public utilities, schools and parks and recreation.</b>		<b>2,450</b> Pred. <b>50</b> Other <b>%</b>	

Market Conditions (including support for the above conclusions) **The Subject's market area appears typical of competing communities in the county and City. No adverse conditions were observed or are anticipated. FHA, VA, and conventional financing is utilized in the market place. Conventional financing is more common due to the predominant neighborhood value. See attached market conditions addendum.**

Dimensions <b>40'X152'</b>	Area <b>6080 sf</b>	Shape <b>Rectangular</b> View <b>B;CtySky;</b>
Specific Zoning Classification <b>RBR-1</b> Zoning Description <b>Single Family Residence</b>		
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>See Attached Addendum.</b>		

Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements—Type Public Private
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street <b>Asphalt</b> <input checked="" type="checkbox"/> <input type="checkbox"/>
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley <b>Asphalt</b> <input checked="" type="checkbox"/> <input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <b>X</b> FEMA Map # <b>06037C1909F</b> FEMA Map Date <b>09/26/2008</b>		
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.		
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.		

FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone <b>X</b>	FEMA Map # <b>06037C1909F</b> FEMA Map Date <b>09/26/2008</b>
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.		
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.		

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls <b>Cncrt slab/Avg.</b>	Floors <b>Crt.TI/WD/Ave</b>
# of Stories <b>2</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls <b>Vynle. Side/Avg.</b>	Walls <b>Drywall/WD/Avg.</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>0</b> sq. ft.	Roof Surface <b>Cmp.Shngl/Avg.</b>	Trim/Finish <b>Wood/Avg.</b>
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>0 %</b>	Gutters & Downspouts <b>Metal/Avg.</b>	Bath Floor <b>Cert.Tile/Avg.</b>
Design (Style) <b>DT2;Craftman</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type <b>Dbl.Pane /Avg</b>	Bath Wainscot <b>Cert.Tile/Avg.</b>
Year Built <b>2017</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated <b>Alum/Avg</b>	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) <b>0</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens <b>Alum/Avg</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #0	Driveway Surface <b>Concrete</b>
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel <b>Gas</b>	<input checked="" type="checkbox"/> Fireplace(s) # <b>3</b> <input checked="" type="checkbox"/> Fence <b>Mason/A</b>	<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>Yes/N</b> <input checked="" type="checkbox"/> Porch <b>Cncrt/Avg</b>	<input type="checkbox"/> Carport # of Cars <b>0</b>
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other <b>None</b>	<input checked="" type="checkbox"/> Pool <b>None</b> <input type="checkbox"/> Other <b>None</b>	<input checked="" type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)			

Finished area above grade contains: <b>12</b> Rooms	3 Bedrooms	4.0 Bath(s)
3,360 Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.) <b>Energy efficiency above average. The subject property plans show smoke and carbon monoxide detectors, earthquake strapped water heater, forced heating and AC unit.</b>		
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) <b>C1;Kitchen-remodeled-less than one year ago;Bathrooms-remodeled-less than one year ago;No functional obsolescence noted in the future plans. The subject property is new construction. Square feet, bedroom and bath count was derived from plans. (See Plans and Redering)</b>		

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. <b>New construction.</b>
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Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>The subject and all comparables have similar construction, design, style, utility and condition. A reasonable exposure time for the subject property developed independently from the stated marketing time is: 60-180 days.</b>
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# Uniform Residential Appraisal Report

File No. 824 Avenue A

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,800,000 to \$ 2,450,000  
 There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,830,000 to \$ 2,595,000

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
824 Avenue A Address Redondo Beach, CA 90277		502 S Francisca Ave Redondo Beach, CA 90277		406 S Gertrude Ave Redondo Beach, CA 90277		223 Avenue G Redondo Beach, CA 90277	
Proximity to Subject		0.59 miles NW		0.62 miles NW		0.57 miles SW	
Sale Price	\$	\$ 1,830,000		\$ 2,400,000		\$ 2,400,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 472.87 sq. ft.		\$ 721.37 sq. ft.		\$ 1,062.89 sq. ft.	
Data Source(s)		CRMLS#IN17152733MR;DOM		CRMLS #SB16763356MR;DOM 187		CRMLS #IN15235165MR;DOM 9	
Verification Source(s)		Doc#1036459		Doc#977725		Doc#381553	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s09/17;c08/17		s08/17;c08/17		s07/17;c07/17	
Location	N;Res;	N;Res;		N;Res;		B;Res;	-100,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6080 sf	4974 sf	9,100	6260 sf	-1,500	6033 sf	400
View	B;CtySky;	B;Ocean;	-30,000	B;Ocean;CtySky	-50,000	B;Ocean;	-30,000
Design (Style)	DT2;Craftman	DT2;Mediterran		DT2;Mediterran		DT1;Cape Cod	0
Quality of Construction	Q1	Q2	20,000	Q2	20,000	Q4	30,000
Actual Age	~1	22	-2,200	10	-1,000	55	5,500
Condition	C1	C3	30,000	C3	30,000	C3	30,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	14,000
Room Count	11 5 4.0	11 5 4.0		12 5 5.0	-6,000	7 3 3.0	6,000
Gross Living Area 78	3,360 sq. ft.	3,870 sq. ft.	-39,800	3,327 sq. ft.	2,600	2,258 sq. ft.	86,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC		FAU/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd2dw	2ga2dw	0	2ga2dw	0	2gd2dw	
Porch/Patio/Deck	Yes/Yes/Yes	Yes/Yes/No	20,000	Yes/Yes/Yes		Yes/Yes/No	20,000
Pool/Spa	None	None		None		None	
Fireplace	3 Fireplace	3 Fireplace		1 Fireplace	6,000	2 Fireplace	3,000
Driveway	Driveway	Driveway		Driveway		Alley	-30,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,100	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 100	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 34,900
Adjusted Sale Price of Comparables		Net Adj. 0.4% Gross Adj. 8.3%	\$ 1,837,100	Net Adj. 0.0% Gross Adj. 4.9%	\$ 2,400,100	Net Adj. 1.5% Gross Adj. 14.8%	\$ 2,434,900

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain The comparables used are the most compatible sales and listings available at this time. Adjustments was made for differences in GLA, lot size, room count, and utility. See Attached Addendum

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) MLS/ Public Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) MLS/Public Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	08/26/2016	02/28/2017	07/01/2016	11/14/2008
Price of Prior Sale/Transfer	1,072,000	1,480,000	1,836,000	1,275,000
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	09/27/2017	09/27/2017	09/27/2017	09/27/2017

Analysis of prior sale or transfer history of the subject property and comparable sales See Attached Addendum

Summary of Sales Comparison Approach. The appraiser chose comparables that are compatible in location, GLA, room count, utility and location. See attached addendum for further comments on the adjustments made and analysis of the Sales Comparison Approach to Value. Exposure 60-180 days. No list to sale price ratio adjustment warranted as there are other listings and comparables that was not chosen because they are not compatible to the subject property. Therefore, no location adjustment on the line within the Sales Comparison Approach, nor within the external depreciation line of the Cost Approach was warranted. The appraisal is a future projection of value as the construction has not accured and is a extraordinary assumption that the subject property exit.

Indicated Value by Sales Comparison Approach \$ 2,500,000

Indicated Value by: Sales Comparison Approach \$ 2,500,000 Cost Approach (if developed) \$ 2,460,000 Income Approach (if developed) \$ 0  
 Most weight is given to the value derived by the Sales Comparison Approach which is supported by the Cost Approach. Most weight is given to Comparable #2 and #4 because they are similar in location, utility, design and appeal. SEE Attached Addendum...

RECONCILIATION

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: "as is" and is intended to conform with F.I.R.R.E.A. and the guidelines established by FNMA and FHLMC.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 2,500,000 as of 09/27/2017, which is the date of inspection and the effective date of this appraisal.



# Uniform Residential Appraisal Report

File No. 824 Avenue A

ADDITIONAL COMMENTS

The Intended User of this appraisal report is the Lender/Client. Resolute Bank, 3425 Briarfield Blvd., Maumee OH 43537. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Clarification of the term "complete visual inspection":  
 Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is strictly for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction.

The appraiser's inspection of the property was limited to what was readily observable without moving furniture, floor coverings or personal property. Unless otherwise stated, the appraiser did not view attics, crawl spaces or any other area that would involve the use of ladders or special equipment. The appraiser's viewing of the property was limited to surface areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern.

COST APPROACH

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **The site value is based on comparable land sales in the subjects market area with additional support taken from the extraction method. Due to the difficulty in determining the physical depreciation, the cost approach is not considered the most reliable approach to value.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$ <b>1,200,000</b>	
Source of cost data <b>Marshall &amp; Swift</b>	Dwelling <b>3,360</b> Sq. Ft. @ \$ <b>355.00</b> .....	= \$ <b>1,192,800</b>
Quality rating from cost service <b>Good</b> Effective date of cost data <b>09/27/2017</b>	Sq. Ft. @ \$ .....	= \$ <b>0</b>
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
<b>Replacement costs are extracted from recent new construction sales with local multipliers used from within the market area.</b>	Garage/Carport <b>400</b> Sq. Ft. @ \$ <b>68.00</b> .....	= \$ <b>27,200</b>
<b>Physical depreciation is due to normal wear and tear. The land to value ratio is very typical of the marketplace.</b>	Total Estimate of Cost-New ..... = \$ <b>1,220,000</b>	
	Less <b>0</b> Physical Functional External	Depreciation = \$ ( <b>0</b> )
	Depreciated Cost of Improvements ..... = \$ <b>1,220,000</b>	
	"As-is" Value of Site Improvements ..... = \$ <b>40,000</b>	
Estimated Remaining Economic Life (HUD and VA only) <b>30</b> Years	INDICATED VALUE BY COST APPROACH ..... = \$ <b>2,460,000</b>	

INCOME

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ \_\_\_\_\_ X Gross Rent Multiplier \_\_\_\_\_ = \$ \_\_\_\_\_ Indicated Value by Income Approach  
 Summary of Income Approach (including support for market rent and GRM) \_\_\_\_\_

PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
 Legal name of project \_\_\_\_\_  
 Total number of phases \_\_\_\_\_ Total number of units \_\_\_\_\_ Total number of units sold \_\_\_\_\_  
 Total number of units rented \_\_\_\_\_ Total number of units for sale \_\_\_\_\_ Data source(s) \_\_\_\_\_  
 Was the project created by the conversion of an existing building(s) into a PUD?  Yes  No If Yes, date of conversion. \_\_\_\_\_  
 Does the project contain any multi-dwelling units?  Yes  No Data source(s) \_\_\_\_\_  
 Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion. \_\_\_\_\_  
 Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options. \_\_\_\_\_  
 Describe common elements and recreational facilities. \_\_\_\_\_

# Uniform Residential Appraisal Report

File No. 824 Avenue A

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

File No. 824 Avenue A

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

# Uniform Residential Appraisal Report

File No. 824 Avenue A

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

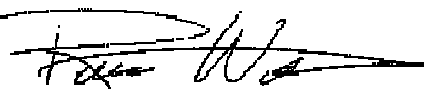
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature  \_\_\_\_\_ .ot 14  
Name Ronald Weeks  
Company Name Quality Appraisal Services  
Company Address 3651 S La Brea Avenue, #216  
Los Angeles, CA 90043  
Telephone Number 323-638-1569  
Email Address Ronebiz@gmail.com  
Date of Signature and Report 10/04/2017  
Effective Date of Appraisal 09/27/2017  
State Certification # AR011950  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CA  
Expiration Date of Certification or License 01/23/2018

## ADDRESS OF PROPERTY APPRAISED

824 Avenue A  
Redondo Beach, CA 90277

APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,500,000

## LENDER/CLIENT

Name No AMC  
Company Name Equity Development  
Company Address 20969 Ventura Blvd # 206  
Woodland Hills, CA 91364  
Email Address \_\_\_\_\_

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_ geles  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

Did not inspect subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_





## Condition Ratings and Definitions

**C1** The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

*\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**C2** The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*\*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

**C3** The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*\*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

**C4** The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*\*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

**C5** The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*\*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

**C6** The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*\*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

## Quality Ratings and Definitions

**Q1** Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**Q2** Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4** Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

### Updated

**The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.**

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

**Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.**

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.





## ADDENDUM

Borrower: Pcg Holdings Inc

File No.: 824 Avenue A

Property Address: 824 Avenue A

Case No.:

City: Redondo Beach

State: CA

Zip: 90277

Lender: Equity Development

### Prior Sales Comments

The comparable sales listings are compatible to the subject property and is in close proximity to the subject property. All comparables sales history has been reported. Lot size adjusted at (+/- \$8.25) per square feet, GLA adjusted at (+/- \$78.00) per square feet, age adjusted at (+/- \$100) per year, (+/- \$3000) fireplace, Ocean View (+/- \$30,000 - \$50,000) range, Quality of construction (+/- \$20,000), (+/- \$7000) bedroom, (+/- 6000) bath, (+/- \$20,000) roof deck, (+/- \$30,000) alley entry, (+/- \$30,000) pool/Spa, (+/- \$20,000) 3-car garage. Comparable #1, #2, #3, #5 and #6 was given a (\$30,000) condition adjustment. Cost include: (\$7000) kitchen, interior/exterior (\$6000), windows (\$8000), flooring (\$5000), bath (\$4,000). Comparable #4 and #7 was given a (+/- 20,000) adjustment because they were recently remodeled with less physical use. All comparables are within the subject immediate market. Values moving upward at a moderate pace no time adjustment warranted.

### Extra Comments

Tract # 2546 Lot 14.

### Highest and Best Use

Current Use and/ or proposed.

The subject property currently consist of a single family residence with 3-bedrooms, 1- baths, 908 sq.ft., built in 1953. (SEE Plans) for new construction.

### Additional Features

Energy efficient items will include insulation. The subject will have smoke and carbon monoxide detectors.

### Prior Sales Comments

The subject property has not been for sale or sold in the twelve months prior to the effective date of the appraisal report.

### Final Reconciliation

Market actions of buyers and sellers are best analyzed by the Sales Comparison Approach. The Cost Approach was not considered a reliable indicator of value due to the inaccuracy of data from older homes. The Income Approach was not developed due to a lack of data in the marketplace.

### Additional Comments

The Sales Comparison Approach by far provides the best indicator of value when evaluating a single family home in the subject's neighborhood due to a sufficient amount of comparable and research data. The scope of this Appraisal Report is to estimate the fee simple future market value of the subject property after new construction has been completed and to consider the Sales Comparison Approach, Cost Approach and the Income Approach to value. After a thorough review, the Income Approach was not utilized in this report due to the lack of rental information. This neighborhood of single family homes is almost completely owner occupied with only a small percentage being utilized as rentals. There is not enough data to provide a good indicator of value. This is a not Complete Appraisal Report as defined by the Appraisal Standards Board of the Appraisal Foundation and does not comply with the Uniform Standards of Professional Appraisal Practice as it is an extraordinary assumption. This report is an Appraisal with extraordinary assumptions as defined under the departure Rule. A departure was invoked. The comparables utilized in this report are by far the most representative of the subject property and neighborhood and do provide a good indicator of value.

The purpose of this appraisal is to estimate the future market value of the subject property after new construction has been completed and occupancy certificate has been granted by local and/or city building departments. In estimating the subject property's market value, an orderly, systematic procedure is followed, in which this appraiser attempts to utilize the three recognized methods of valuation, The Cost Approach, The Income Approach and The Sales Comparison Approach and subsequently lead to a logical final value conclusion. The appraiser used the future plans and estimate to compare with current market trends and values. The Appraiser physically inspected the lot and current structure. The appraiser is not required to disturb or move anything that obstructs access or visibility. The appraiser is not competent to make a judgement about the condition relating to the foundation, roof, exterior walls, etc. The appraiser has made a visual observation of the exterior surfaces from the ground level, and the reported conditions only reflect the apparent surface conditions that is expected to be demolished to build new construction per plans and renderings. If the client has concerns regarding the condition of these items, an inspection by a qualified party would be highly recommended.

The subject photo is a rendering of future construction and comparable photos utilized in this appraisal report are digitally formatted photographs and have not been altered in any manner. This report has been electronically prepared in compliance with USPAP guidelines which includes a secure digital signature and adequate security measures in place to protect the data produced by the appraiser. The comparables utilized in this report are by far the most representative of the subject property and neighborhood and do provide a good indicator of value. A thorough search for comparable sales was made in an attempt to find sales which "bracket" the subject in terms of sale price, building size, lot size and age/condition. After consideration of locations, dates of sale, and physical differences, the comparable sales included are the best indicators of the subject's value although they do not bracket in all categories. The Comparables Price/GLA did not exceed over \$78.00. This is due to various influences and does not infer that the comparable is a poor indicator of value. Some of the items that routinely affect "Price/Gross Living Area" include size of the dwelling, extras and value allocated to varying lot sizes. Any variance above \$78.00 per square foot does not necessarily imply that the comparable is inadequate as an

**ADDENDUM**

Borrower: Pcg Holdings Inc	File No.: 824 Avenue A	
Property Address: 824 Avenue A	Case No.:	
City: Redondo Beach	State: CA	Zip: 90277
Lender: Equity Development		

indicator of value.

**ENVIRONMENTAL:**

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of/and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental conditions which effect the property negatively.

**Comments on Sales Comparison**

In compliance with USPAP standard rule 1-5 and FNMA guidelines the appraiser researched and analyzed all noted sales of the subject in the last 3 years and all noted sales of the comparables for the last one year. Sales history of subject and comparables does not adversely effect the subject's final value estimate. The comparable sales listings are compatible to the subject property and is in close proximity to the subject property. The comparable sales listings are compatible to the subject property and is in close proximity to the subject property.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 3 year period immediately preceding acceptance of this assignment.

10/04/2017

After careful review and reconciliation and taking in consideration the subject will be a new constructed single family residence. It is the appraiser opinion that the future market value is \$2,500,000.00 respectively.

# Market Conditions Addendum to the Appraisal Report

File No. 824 Avenue A

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **824 Avenue A** City **Redondo Beach** State **CA** Zip Code **90277**

Borrower **Pcg Holdings Inc**

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	7	2	7	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.17	0.67	2.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	0.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	2,529,000	2,320,000	2,430,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	97	21	28	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	2,850,000	2,449,000	2,595,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	75	16	28	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.00%	99.34%	97.24%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).  
**The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).  
**The CARETS MLS indicates there were 5 closed sales during the past 12 months and 1 of those sales were either foreclosures or short sales which is 20% of the total transactions in this market area. Prior Months 7-12: 3 Sales; 1 foreclosures or short sales; 33% of sales for this period. 4-6: 2 Sales; 0 foreclosures or short sales; 0% of sales for this period. 0-3: 0 Sales; 0 foreclosures or short sales; 0% of sales for this period.**

Cite data sources for above information. **The CARETS MLS was the data source used to complete the Market Conditions Addendum.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.  
**The subject property market value is rising at a moderate pace. Effective Date: Wednesday, September 27, 2017**

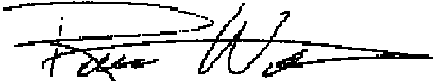
**If the subject is a unit in a condominium or cooperative project, complete the following:** Project Name: \_\_\_\_\_

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project. **Sale time can be more than 60-180 days. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three- year period.**

**APPRAISER**

Signature   
 Name Ronald Weeks  
 Company Name Quality Appraisal Services  
 Company Address 3651 S La Brea Avenue, #216  
Los Angeles, CA 90043  
 State License/Certification # AR011950 State CA  
 Email Address Ronebiz@gmail.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

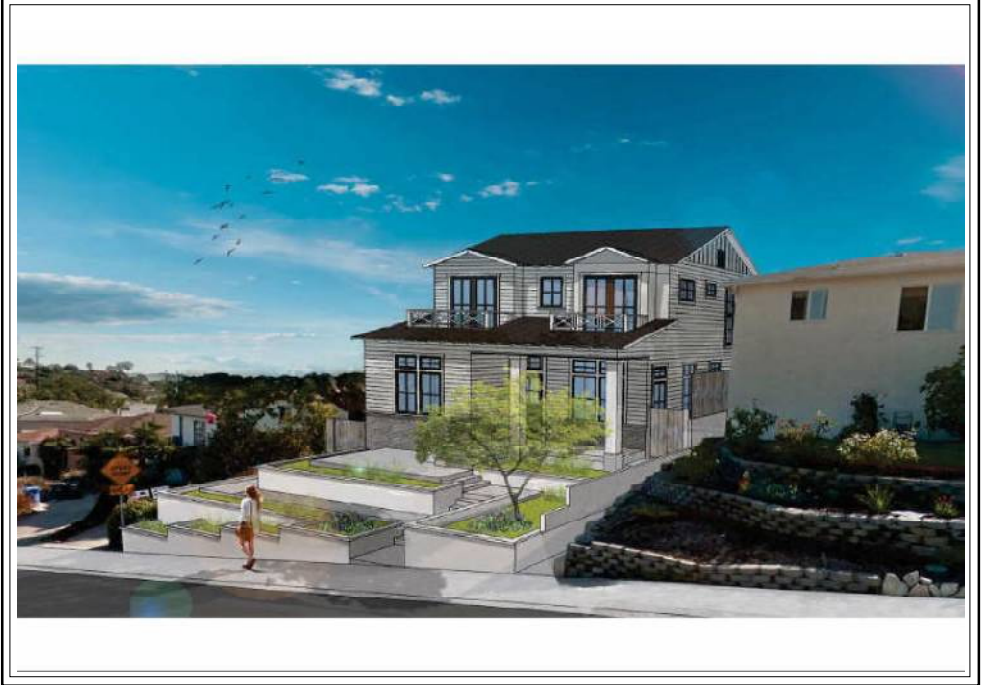
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Pcg Holdings Inc	File No.: 824 Avenue A	
Property Address: 824 Avenue A	Case No.:	
City: Redondo Beach	State: CA	Zip: 90277
Lender: Equity Development		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: September 27, 2017  
Appraised Value: \$ 2,500,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Pcg Holdings Inc	File No.: 824 Avenue A	
Property Address: 824 Avenue A	Case No.:	
City: Redondo Beach	State: CA	Zip: 90277
Lender: Equity Development		



COMPARABLE SALE #1

502 S Francisca Ave  
Redondo Beach, CA 90277  
Sale Date: s09/17;c08/17  
Sale Price: \$ 1,830,000



COMPARABLE SALE #2

406 S Gertrude Ave  
Redondo Beach, CA 90277  
Sale Date: s08/17;c08/17  
Sale Price: \$ 2,400,000



COMPARABLE SALE #3

223 Avenue G  
Redondo Beach, CA 90277  
Sale Date: s07/17;c07/17  
Sale Price: \$ 2,400,000

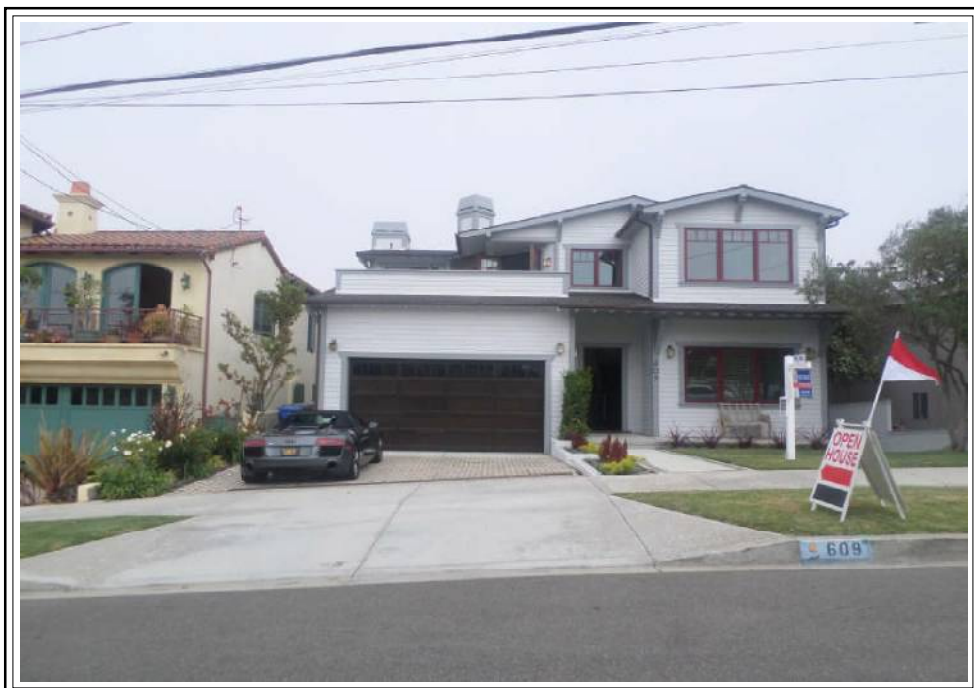
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Pcg Holdings Inc	File No.: 824 Avenue A	
Property Address: 824 Avenue A	Case No.:	
City: Redondo Beach	State: CA	Zip: 90277
Lender: Equity Development		



COMPARABLE SALE #4

1202 S Irena Ave  
Redondo Beach, CA 90277  
Sale Date: s11/16;c10/16  
Sale Price: \$ 2,465,000



COMPARABLE SALE #5

609 Ruby St  
Redondo Beach, CA 90277  
Sale Date: c09/17  
Sale Price: \$ 2,249,000



COMPARABLE SALE #6

728 Avenue C  
Redondo Beach, CA 90277  
Sale Date: Active  
Sale Price: \$ 2,399,900



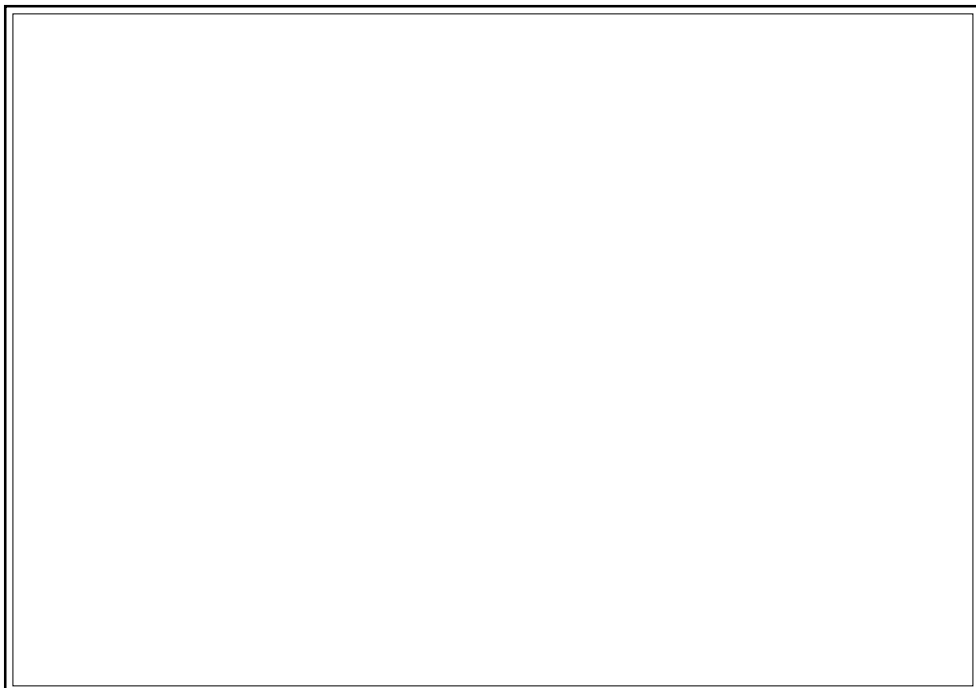
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Pcg Holdings Inc	File No.: 824 Avenue A	
Property Address: 824 Avenue A	Case No.:	
City: Redondo Beach	State: CA	Zip: 90277
Lender: Equity Development		



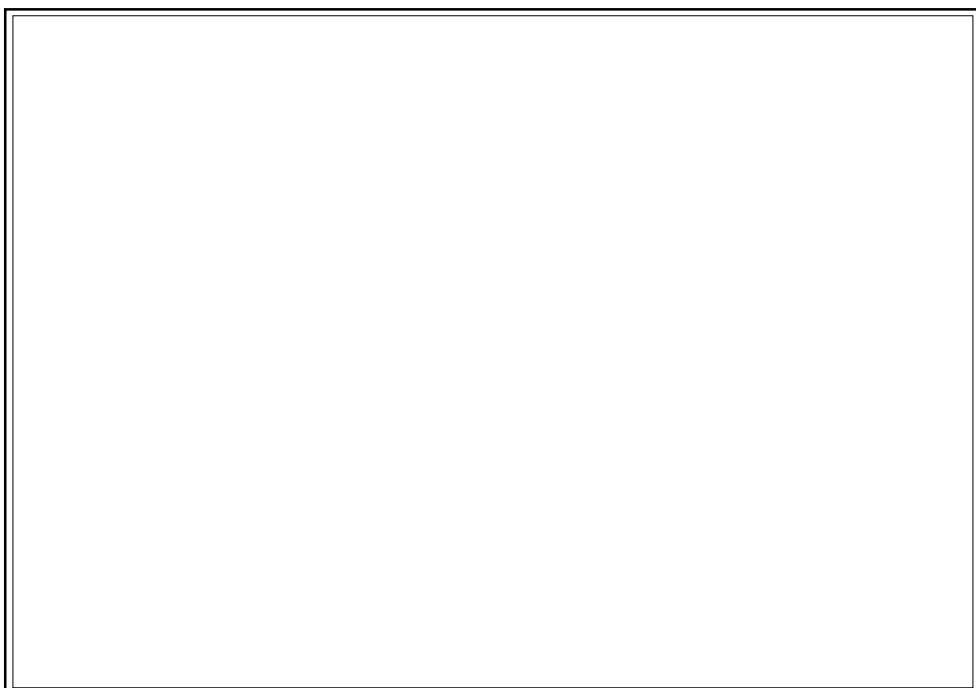
COMPARABLE SALE #7

641 Avenue C  
Redondo Beach, CA 90277  
Sale Date: Active  
Sale Price: \$ 2,495,000



COMPARABLE SALE #8

Sale Date:  
Sale Price: \$

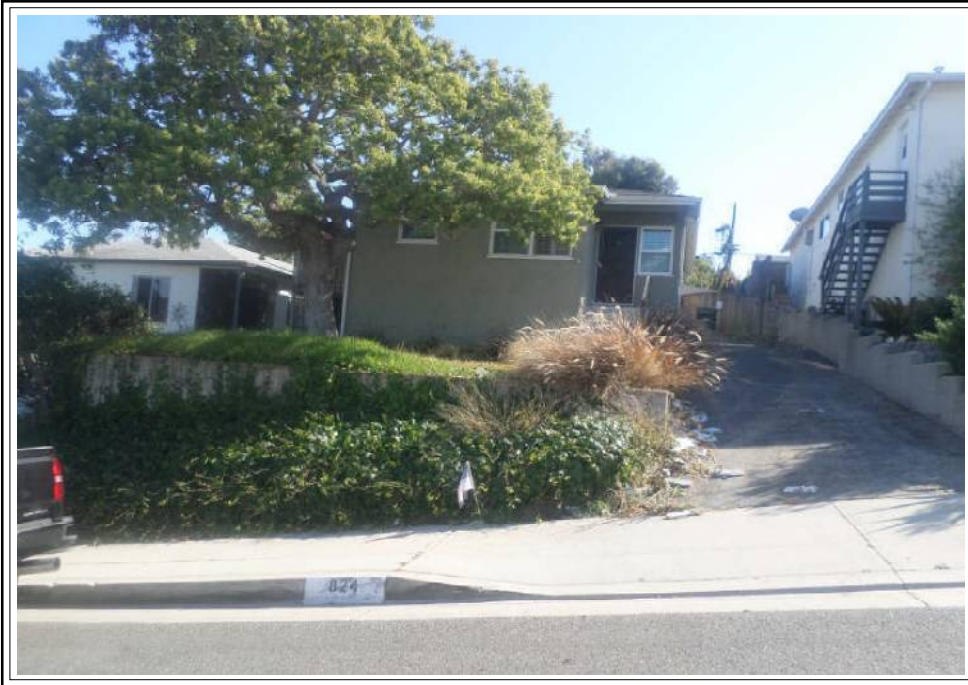


COMPARABLE SALE #9

Sale Date:  
Sale Price: \$

Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA Zip: 90277



CURRENT SUBJECT PROPERTY

FRONT VIEW



CURRENT SUBJECT PROPERTY

REAR VIEW



CURRENT SUBJECT PROPERTY

VIEW FROM RIGHT



Borrower: Pcg Holdings Inc	File No.: 824 Avenue A	
Property Address: 824 Avenue A	Case No.:	
City: Redondo Beach	State: CA	Zip: 90277
Lender: Equity Development		



CURRENT SUBJECT PROPERTY

VIEW FROM LEFT



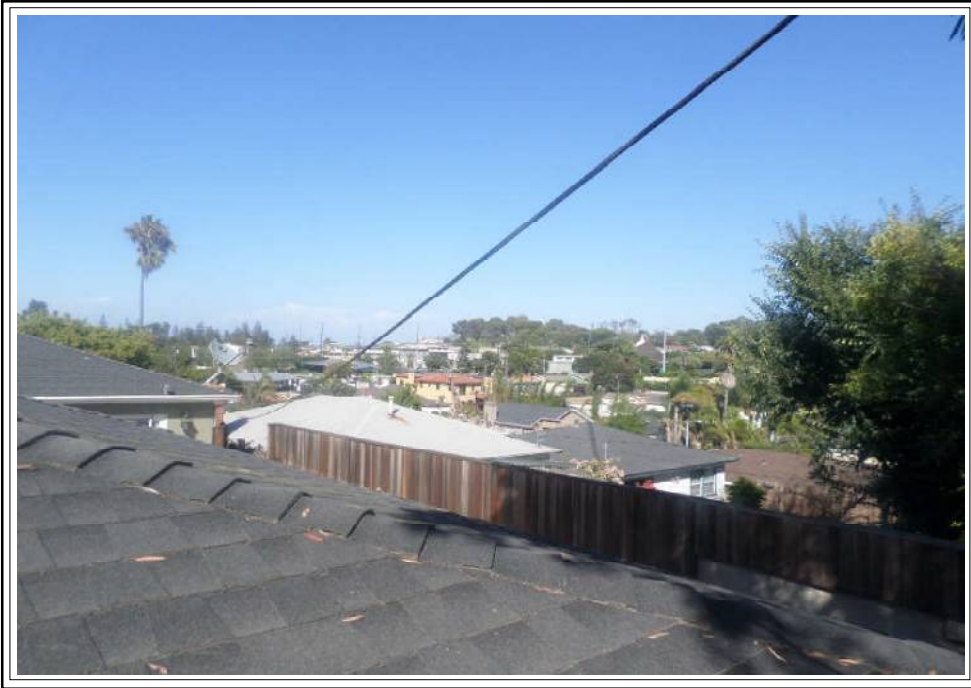
REAR YARD



ALLEY

Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277



VIEW FROM NORTH EAST



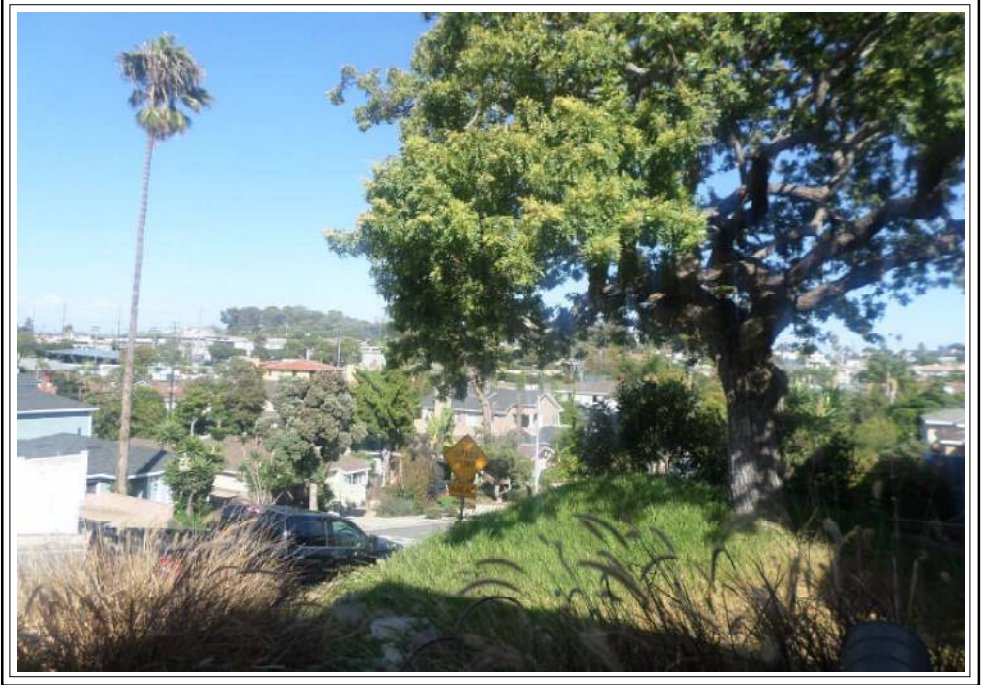
VIEW FROM BACK YARD



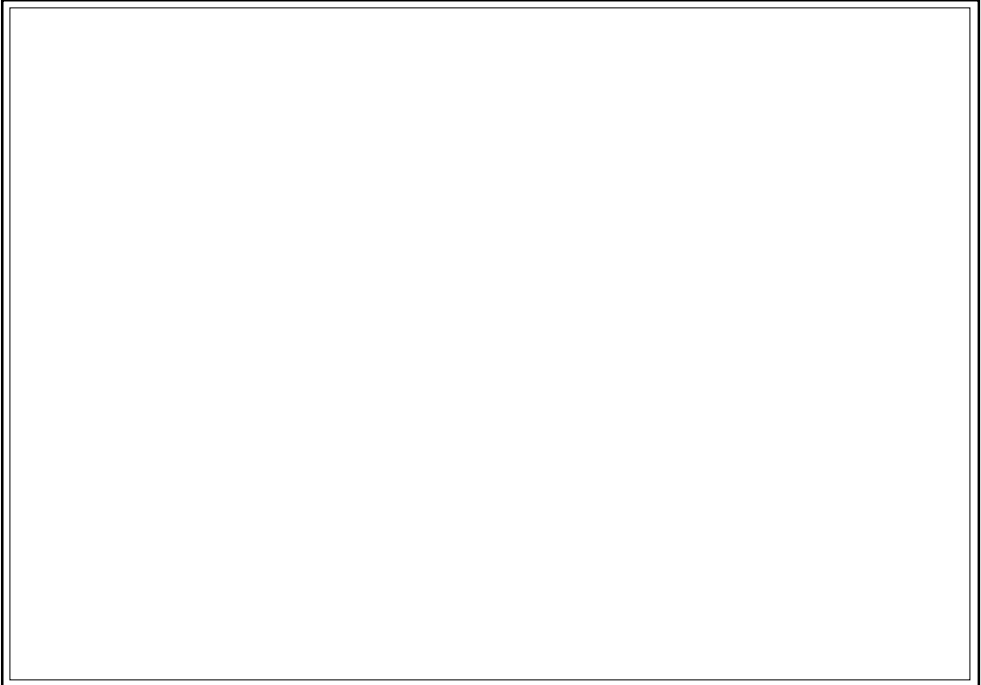
VIEW FROM NORTH EAST



Borrower: Pcg Holdings Inc	File No.: 824 Avenue A	
Property Address: 824 Avenue A	Case No.:	
City: Redondo Beach	State: CA	Zip: 90277
Lender: Equity Development		



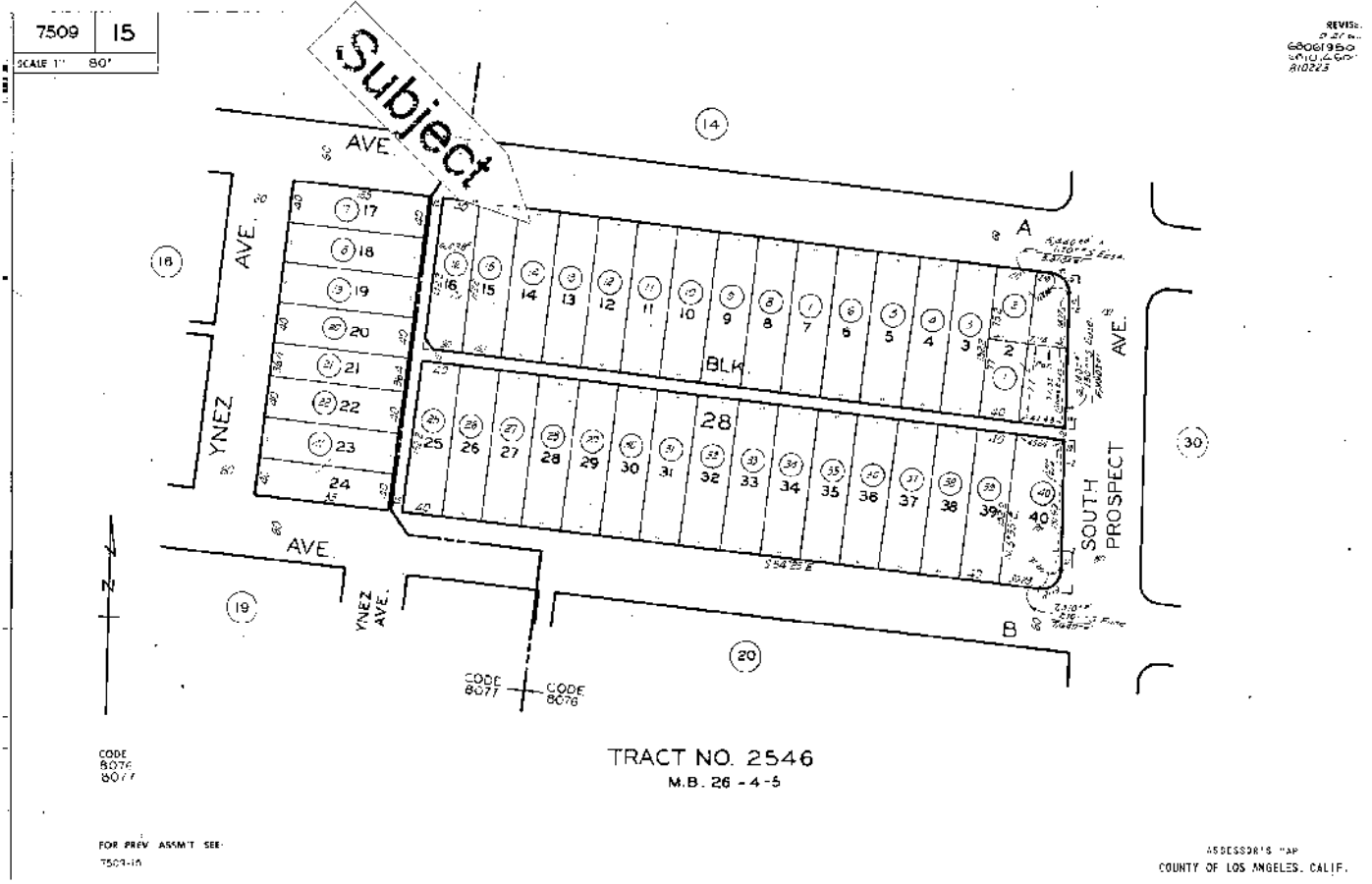
VIEW FROM FRONT



PLAT MAP

Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

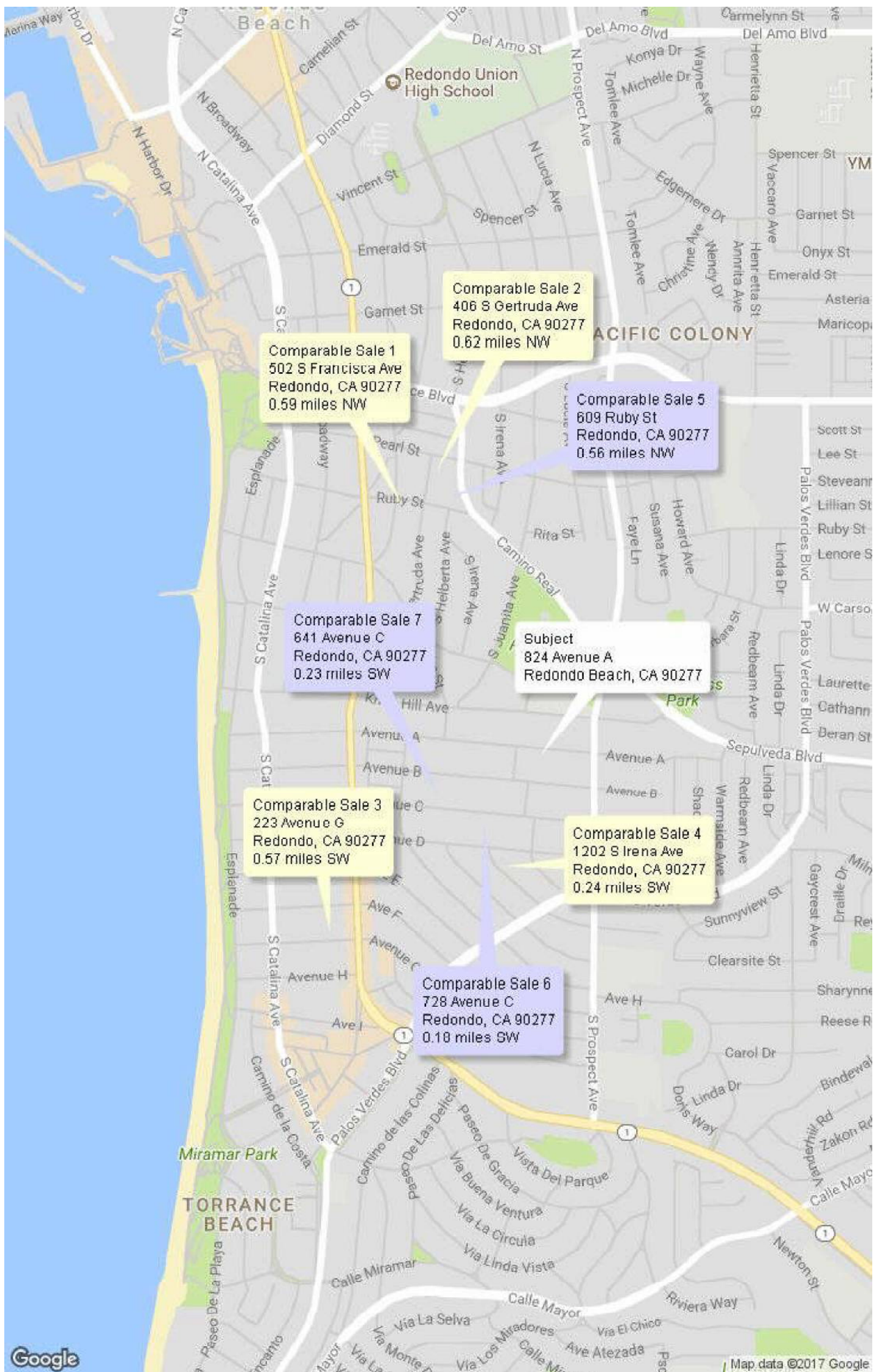
File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277



LOCATION MAP

Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277





AERIAL MAP

Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277





FLOOD MAP

Borrower: Pcg Holdings Inc  
 Property Address: 824 Avenue A  
 City: Redondo Beach  
 Lender: Equity Development




File No.: 824 Avenue A  
 Case No.:  
 State: CA  
 Zip: 90277



**FLOOD INFORMATION**

**Community:** CITY OF REDONDO BEACH  
**Property is NOT in a FEMA Special Flood Hazard Area**  
**Map Number:** 06037C1909F  
**Panel:** 1909F  
**Zone:** X  
**Map Date:** 09-26-2008  
**FIPS:** 06037  
**Source:** FEMA DFIRM

**LEGEND**

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
-  = Forest
-  = Water

**Sky Flood™**

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.



Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277



Business, Consumer Services & Housing Agency  
BUREAU OF REAL ESTATE APPRAISERS  
REAL ESTATE APPRAISER LICENSE

**Ronald Weeks**

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 011950

Effective Date: January 24, 2016  
Date Expires: January 23, 2018

Jim Martin, Bureau Chief, BREA

3024950

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"



Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA Zip: 90277



General Star National Insurance Company  
P O Box 10360 (Attn: GSN)  
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA334236

Renewal of Number:

1. **NAMED INSURED:** Ronald Weeks

**STREET ADDRESS:**

3651 S La Brea Avenue  
Suite 216  
Los Angeles, CA 90016

2. **POLICY PERIOD:** Inception Date: 02/15/2017

Expiration Date: 02/15/2018

Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMITS OF LIABILITY:**

Each Claim: \$500,000

Aggregate: \$1,000,000

**Claim Expenses** have a separate Limit of Liability:

Each Claim: \$500,000

Aggregate: \$1,000,000

4. **DEDUCTIBLE:** Each Claim: \$0 Aggregate: \$0

5. **RETROACTIVE DATE:** 02/15/2017

If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.

6. **ANNUAL PREMIUM:** \$684.00

TOTAL Premium and Taxes/Surcharge: \$684.00

7. **ENDORSEMENTS:**

This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001 (06/11), AP 04 0001 (06/11), AP 21 0002 (06/11), AP 27 0004 (06/11), SGN 90 0001 (07/10), AP 01 0004CA (06/11), AP 08 0005CA (06/2011),

8. **PRODUCER NAME:** Mercer Consumer

**STREET ADDRESS:** P. O. Box 8146  
Des Moines, IA 50306-8146

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 02/15/2017

AP 10 0001 06 11

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Page 1 of 1

Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277

### A PROPOSED SINGLE FAMILY RESIDENCE FOR PCG HOLDINGS, INC.

AT 824 AVENUE A, REDONDO BEACH, CA

#### PROJECT CONTACTS:

**Owner:** Paul Gino  
**Primary Contact:**  
**Designer:** TROTTER BUILDING DESIGNS, INC.  
1011 Mountain View Blvd, Suite A  
Redondo Beach, CA 90266  
P: (310) 545-9727 F: (310) 545-9722  
www.trotterbuilding.com

**Structural Engineer:** DENN ENGINEERS  
4911 E. Ocean Street, Suite 141  
Torrance, CA 90503  
P: (310) 542-9400

**Geotech Engineer:** NORDAL ENGINEERING  
12841 Fairview Street  
Los Angeles, CA 90025  
P: (310) 799-8888 F: (310) 799-8889

#### PROJECT DATA:

**OWNER:** PAUL GINO  
**SITE:** 824 AVENUE A, REDONDO BEACH, CA  
**LEGAL:** LOT 14, BLOCK 28, TRACT NO. 5546, M.B. 24 & 5  
**APN:** 7528-015-014  
**ZONING:** M-1  
**CONSTRUCTION:** N/A (JULY 1991 MILDED)  
**OCCUPANCY:** RMU  
**STORIES:** 2  
**FLOOD ZONE:** X

#### AREA BREAKDOWN:

FIRST FLOOR: 1,782 SQ. FT.  
SECOND FLOOR: 1,028 SQ. FT.  
TOTAL LIVING: 3,360 SQ. FT.  
DETACHED CARPORT: 400 SQ. FT. (N/A)  
GARAGE: 400 SQ. FT. (N/A)  
TOTAL: 4,760 SQ. FT. (N/A)

FAIR BONUS: \$10,000 (N/A)

#### INDEX:

NO.	DESCRIPTION	NO.	DESCRIPTION
1.0	GENERAL NOTES	11.0	MECHANICAL
2.0	FOUNDATION	12.0	ELECTRICAL
3.0	STRUCTURAL	13.0	PLUMBING
4.0	EXTERIOR	14.0	FINISHES
5.0	INTERIOR	15.0	LANDSCAPE
6.0	MECHANICAL	16.0	APPENDICES
7.0	ELECTRICAL	17.0	PERMITS
8.0	PLUMBING	18.0	OTHER
9.0	FINISHES	19.0	INDEX
10.0	LANDSCAPE		

SEPARATE PERMIT APPLICATIONS ARE REQUIRED FOR THE FOLLOWING ITEMS:

MECHANICAL, ELECTRICAL, PLUMBING, FINISHES, LANDSCAPE, PERMITS, OTHER

#### GENERAL NOTES:

1. All work shall conform to the City of Redondo Beach Building Ordinance (COB) and the California Building Code (CBC).
2. The contractor shall obtain all necessary permits from the City of Redondo Beach.
3. The contractor shall maintain access to all existing utilities at all times.
4. The contractor shall protect all existing structures and utilities on the site.
5. The contractor shall be responsible for obtaining all necessary permits.
6. The contractor shall be responsible for the safety of all workers on the site.
7. The contractor shall be responsible for the safety of the public.
8. The contractor shall be responsible for the safety of the environment.
9. The contractor shall be responsible for the safety of the community.
10. The contractor shall be responsible for the safety of the neighborhood.
11. The contractor shall be responsible for the safety of the city.
12. The contractor shall be responsible for the safety of the state.
13. The contractor shall be responsible for the safety of the nation.
14. The contractor shall be responsible for the safety of the world.

#### CAL GREEN BUILDING NOTES:

1. The contractor shall comply with the California Green Building Code (CGBC).
2. The contractor shall use sustainable materials and products.
3. The contractor shall use energy-efficient lighting and appliances.
4. The contractor shall use water-saving fixtures and appliances.
5. The contractor shall use low-VOC paints and finishes.
6. The contractor shall use recycled content materials.
7. The contractor shall use locally sourced materials.
8. The contractor shall use non-toxic materials.
9. The contractor shall use sustainable construction practices.
10. The contractor shall use sustainable construction materials.
11. The contractor shall use sustainable construction products.
12. The contractor shall use sustainable construction services.
13. The contractor shall use sustainable construction labor.
14. The contractor shall use sustainable construction equipment.
15. The contractor shall use sustainable construction technology.
16. The contractor shall use sustainable construction innovation.
17. The contractor shall use sustainable construction leadership.
18. The contractor shall use sustainable construction excellence.
19. The contractor shall use sustainable construction achievement.
20. The contractor shall use sustainable construction success.

#### THE CONTRACT LIMITS FOR THE PROJECT ARE AS FOLLOWS:

ITEM	QUANTITY	UNIT PRICE	TOTAL
FOUNDATION	100	100	10000
STRUCTURAL	100	100	10000
EXTERIOR	100	100	10000
INTERIOR	100	100	10000
MECHANICAL	100	100	10000
ELECTRICAL	100	100	10000
PLUMBING	100	100	10000
FINISHES	100	100	10000
LANDSCAPE	100	100	10000
PERMITS	100	100	10000
OTHER	100	100	10000

#### CONTRACT LIMITS FOR THE PROJECT ARE AS FOLLOWS:

ITEM	QUANTITY	UNIT PRICE	TOTAL
FOUNDATION	100	100	10000
STRUCTURAL	100	100	10000
EXTERIOR	100	100	10000
INTERIOR	100	100	10000
MECHANICAL	100	100	10000
ELECTRICAL	100	100	10000
PLUMBING	100	100	10000
FINISHES	100	100	10000
LANDSCAPE	100	100	10000
PERMITS	100	100	10000
OTHER	100	100	10000

**TROTTER**  
BUILDING DESIGNS, INC.  
1011 Mountain View Blvd, Suite A  
Redondo Beach, CA 90266  
P: (310) 545-9727 F: (310) 545-9722  
www.trotterbuilding.com

**CLIENT:**  
PAUL GINO

**JOB SITE:**  
824 AVENUE A, REDONDO BEACH, CA

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/15/2011
2	ISSUED FOR PERMIT	07/15/2011
3	ISSUED FOR PERMIT	07/15/2011
4	ISSUED FOR PERMIT	07/15/2011
5	ISSUED FOR PERMIT	07/15/2011
6	ISSUED FOR PERMIT	07/15/2011
7	ISSUED FOR PERMIT	07/15/2011
8	ISSUED FOR PERMIT	07/15/2011
9	ISSUED FOR PERMIT	07/15/2011
10	ISSUED FOR PERMIT	07/15/2011

**ENGINEER:**  
DENN ENGINEERS  
4911 E. Ocean Street, Suite 141  
Torrance, CA 90503  
P: (310) 542-9400

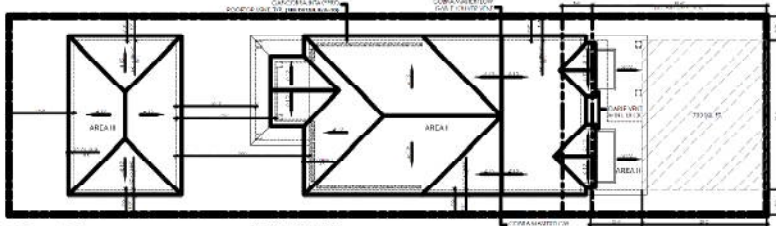
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**JOB NO:**  
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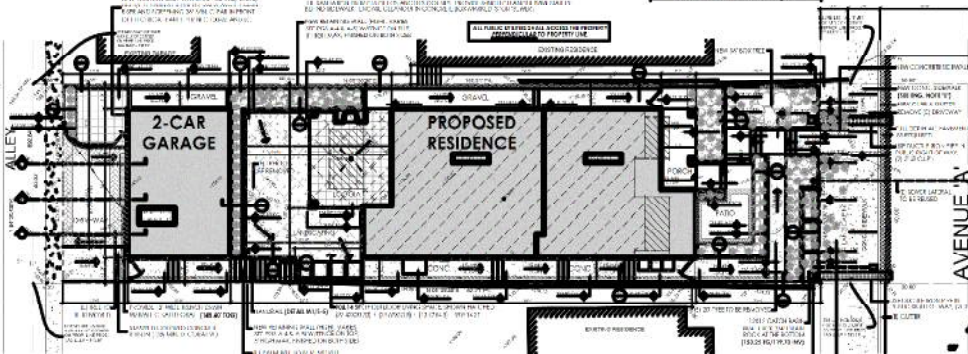




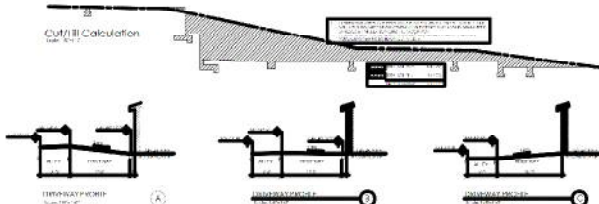


Roof Plan  
 Scale: 1/8" = 1'-0"

REWORK LATERAL NOTE:  
 1. ALL CORNER VENTILATION SHALL BE CHANGED TO AN IN-ROOF VENTILATION SYSTEM.  
 2. CORNER VENTILATION SHALL BE CHANGED TO AN IN-ROOF VENTILATION SYSTEM.  
 3. CORNER VENTILATION SHALL BE CHANGED TO AN IN-ROOF VENTILATION SYSTEM.  
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 9. CORNER VENTILATION SHALL BE CHANGED TO AN IN-ROOF VENTILATION SYSTEM.  
 10. CORNER VENTILATION SHALL BE CHANGED TO AN IN-ROOF VENTILATION SYSTEM.



Site Plan  
 Scale: 1/8" = 1'-0"



BEST MANAGEMENT PRACTICES

1. EROSION CONTROL: EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 2. SEDIMENT CONTROL: SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 3. WASTE MANAGEMENT: WASTE MANAGEMENT MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 4. WATER QUALITY: WATER QUALITY MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 5. AIR QUALITY: AIR QUALITY MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 6. NOISE CONTROL: NOISE CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 7. TRAFFIC CONTROL: TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 8. PUBLIC ACCESS: PUBLIC ACCESS MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 9. SAFETY: SAFETY MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.  
 10. COMMUNITY RELATIONS: COMMUNITY RELATIONS MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT SOIL EROSION AND SEDIMENTATION.

GENERAL	SITE LEGEND												
LEGAL DESCRIPTION LOT 14, BLOCK 36, TRACT NO. 2546 M/S 2488 015414 FLOOR ZONE: 1"	<table border="1"> <tr> <td>EXISTING</td> <td>EXISTING FLOOR</td> </tr> <tr> <td>PROPOSED</td> <td>PROPOSED FLOOR</td> </tr> <tr> <td>EXISTING DRIVEWAY</td> <td>EXISTING DRIVEWAY</td> </tr> <tr> <td>PROPOSED DRIVEWAY</td> <td>PROPOSED DRIVEWAY</td> </tr> <tr> <td>EXISTING DRIVEWAY SPACE</td> <td>EXISTING DRIVEWAY SPACE</td> </tr> <tr> <td>PROPOSED DRIVEWAY SPACE</td> <td>PROPOSED DRIVEWAY SPACE</td> </tr> </table>	EXISTING	EXISTING FLOOR	PROPOSED	PROPOSED FLOOR	EXISTING DRIVEWAY	EXISTING DRIVEWAY	PROPOSED DRIVEWAY	PROPOSED DRIVEWAY	EXISTING DRIVEWAY SPACE	EXISTING DRIVEWAY SPACE	PROPOSED DRIVEWAY SPACE	PROPOSED DRIVEWAY SPACE
EXISTING	EXISTING FLOOR												
PROPOSED	PROPOSED FLOOR												
EXISTING DRIVEWAY	EXISTING DRIVEWAY												
PROPOSED DRIVEWAY	PROPOSED DRIVEWAY												
EXISTING DRIVEWAY SPACE	EXISTING DRIVEWAY SPACE												
PROPOSED DRIVEWAY SPACE	PROPOSED DRIVEWAY SPACE												

ROOF NOTES

1. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).  
 2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).  
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ENGINEERING DIVISION NOTES

1. ALL ENGINEERING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).  
 2. ALL ENGINEERING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).  
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 8. ALL ENGINEERING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).  
 9. ALL ENGINEERING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).  
 10. ALL ENGINEERING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

**TROTTER**  
 THE TROTTER GROUP, INC.  
 11111 S. CRENSHAW BLVD., SUITE 100  
 CULVER CITY, CA 90230  
 (310) 551-1111

CLIENT:  
 PCG HOLDINGS INC.

JOB SITE:  
 824 AVENUE A, REDONDO BEACH, CA

DESIGNED BY:  
 TROTTER

REVISIONS:  
 1. [REVISION]

ENGINEER:  
 MAHAR ASSOCIATES  
 200 WILSON BLVD., SUITE 100  
 REDONDO BEACH, CA 90277  
 (310) 551-1111

PAGE:  
 A-1

JOB NO:  
 16-009







Borrower: Pcg Holdings Inc  
 Property Address: 824 Avenue A  
 City: Redondo Beach  
 Lender: Equity Development

File No.: 824 Avenue A  
 Case No.:

State: CA

Zip: 90277



North Elevation  
 Scale: 3/16" = 1'-0"

GENERAL NOTES:

1. PROVIDE CURB OR DRIVEWAY PAVEMENT WITH 10% MINIMUM SLOPE TO ADJACENT STREET.
2. ALL EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
3. VERIFY ALL EXISTING UTILITIES ARE DEEPER THAN THE PROPOSED FOUNDATION FLOOR FINISH.

ELEVATION REFERENCES:

1. FINISH GRADE AT PROPERTY LINE
2. FINISH GRADE AT PUBLIC RIGHT OF WAY
3. FINISH GRADE AT DRIVEWAY
4. FINISH GRADE AT GARAGE
5. FINISH GRADE AT DRIVE
6. FINISH GRADE AT DRIVEWAY
7. FINISH GRADE AT DRIVEWAY
8. FINISH GRADE AT DRIVEWAY
9. FINISH GRADE AT DRIVEWAY
10. FINISH GRADE AT DRIVEWAY
11. FINISH GRADE AT DRIVEWAY
12. FINISH GRADE AT DRIVEWAY
13. FINISH GRADE AT DRIVEWAY
14. FINISH GRADE AT DRIVEWAY
15. FINISH GRADE AT DRIVEWAY

**TROTTER**  
ARCHITECTURAL FIRM

---

**CLIENT:**  
 PCG HOLDINGS INC.

---

**JOB SITE:**  
 824 AVENUE A  
 REDONDO BEACH, CA

---

**REVISIONS:**


---

**ENGINEER:**  
 HANWAY ASSOCIATES  
 824 AVENUE A  
 REDONDO BEACH, CA 90277  
 P: (310) 251-1728  
 F: (310) 251-1728

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**PAGE:**  
A-4

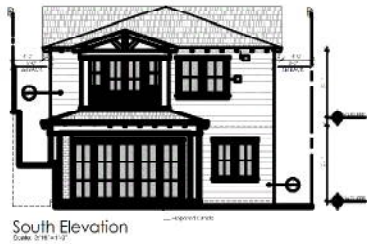
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**JOB NO.:**  
 16-009

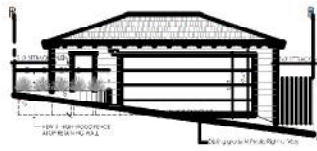


East Elevation  
 Scale: 3/16" = 1'-0"

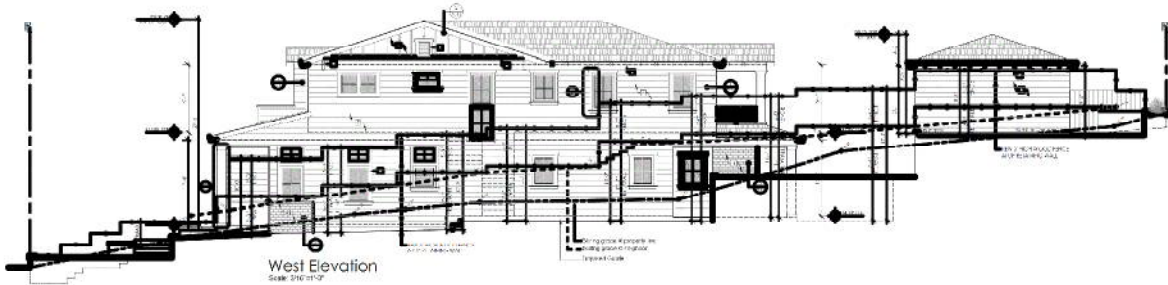




South Elevation  
 Scale: 3/8"=1'-0"



South Elevation @ Garage  
 Scale: 3/8"=1'-0"



West Elevation  
 Scale: 3/8"=1'-0"

- GENERAL NOTES:**
1. PROVIDE ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ELEVATION KEY NOTES:**
1. FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
  2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**TROTTER**  
ARCHITECTURAL

---

**CLIENT:**  
ARCHITECTURAL

---

**JOB SITE:**  
ARCHITECTURAL

---

**REVISIONS:**

NO.	DATE	DESCRIPTION

---

**ENGINEER:**  
ARCHITECTURAL

---

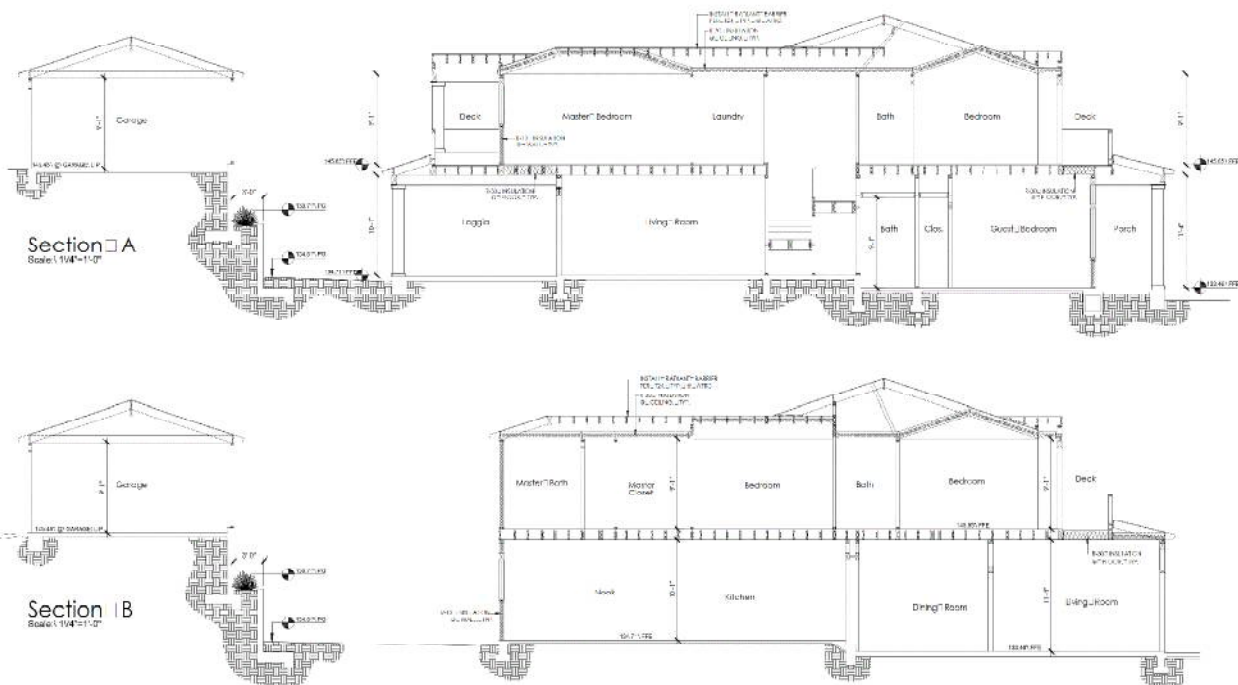
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**JOB NO.:**  
 16-009

Borrower: Pcg Holdings Inc  
 Property Address: 824 Avenue A  
 City: Redondo Beach  
 Lender: Equity Development

File No.: 824 Avenue A  
 Case No.:  
 State: CA  
 Zip: 90277



**TROTTER**  
 ARCHITECTS  
 1000 S. GARDEN ST.  
 REDONDO BEACH, CA 90277  
 TEL: (310) 261-1111  
 FAX: (310) 261-1112

CLIENT:  
 Pcg Holdings Inc

JOB SITE:  
 824 Avenue A  
 Redondo Beach, CA

REVISIONS:

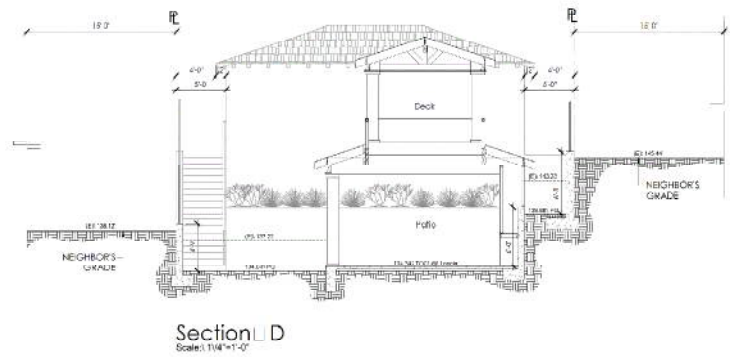
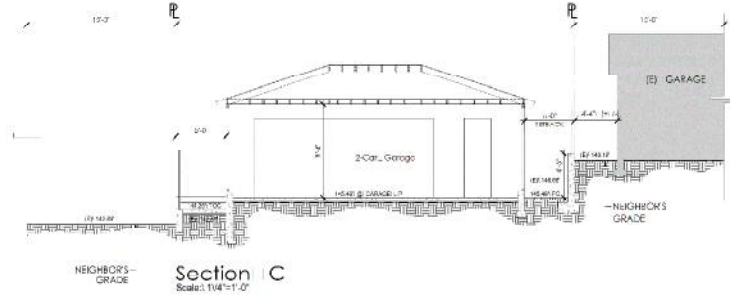
ENGINEER:  
 MERRILL ASSOCIATES  
 1000 S. GARDEN ST.  
 REDONDO BEACH, CA 90277  
 TEL: (310) 261-1111  
 FAX: (310) 261-1112

PAGE:  
**A-6**

JOB NO:  
 16-009

Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

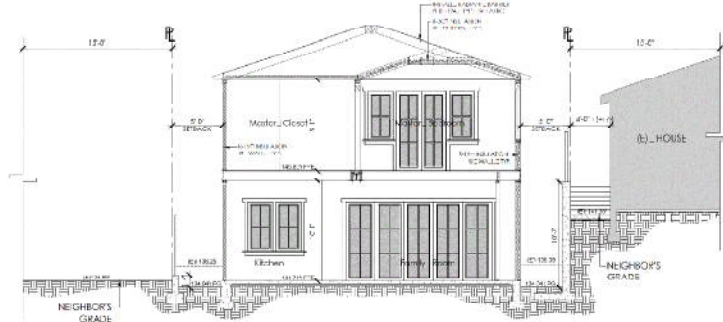
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Case No.:  
State: CA  
Zip: 90277



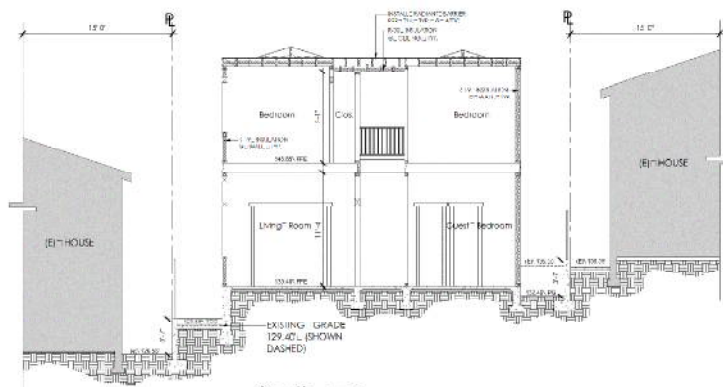
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<b>CLIENT:</b> PCG HOLDINGS INC
<b>JOB SITE:</b> 824 AVENUE A REDONDO BEACH, CA
<b>REVISIONS:</b> 1 2 3
<b>ENGINEER:</b> MAYOR ASSOCIATES 11111 11111 11111 11111 11111
<b>PAGE:</b> A-7
<b>JOB NO:</b> 16-009

Borrower: Pcg Holdings Inc  
 Property Address: 824 Avenue A  
 City: Redondo Beach  
 Lender: Equity Development

File No.: 824 Avenue A  
 Case No.:  
 State: CA  
 Zip: 90277



Section E  
 Scale: 1/4"=1'-0"



Section F  
 Scale: 1/4"=1'-0"

<b>TROTTER</b> <small>REGISTERED ARCHITECT</small> <small>STATE OF CALIFORNIA</small> <small>NO. 10000</small>
<b>CLIENT:</b> <small>PCG HOLDINGS INC</small>
<b>JOB SITE:</b> <small>824 AVENUE A, REDONDO BEACH, CA 90277</small>
<b>REVISIONS:</b>  
<b>ENGINEER:</b> <small>DAVID J. TROTTER</small> <small>REGISTERED ARCHITECT</small> <small>STATE OF CALIFORNIA</small> <small>NO. 10000</small>
<b>PAGE:</b> <h1 style="margin: 0;">A-8</h1>
<b>JOB NO.:</b> 16-009















**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 1 of 9

Item	Requirement	Compliance	Notes
1.0	Minimum Floor Area	1,000 sq ft	Compliant
2.0	Minimum Ceiling Height	8 ft	Compliant
3.0	Minimum Window Area	10% of floor area	Compliant
4.0	Minimum Window Height	4 ft	Compliant
5.0	Minimum Window Width	3 ft	Compliant
6.0	Minimum Window Depth	1 ft	Compliant
7.0	Minimum Window Spacing	1 ft	Compliant
8.0	Minimum Window Sill Height	2 ft	Compliant
9.0	Minimum Window Headroom	6 ft	Compliant
10.0	Minimum Window Area Ratio	10%	Compliant

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 2 of 9

Item	Requirement	Compliance	Notes
11.0	Minimum Window Area Ratio	10%	Compliant
12.0	Minimum Window Area Ratio	10%	Compliant
13.0	Minimum Window Area Ratio	10%	Compliant
14.0	Minimum Window Area Ratio	10%	Compliant
15.0	Minimum Window Area Ratio	10%	Compliant
16.0	Minimum Window Area Ratio	10%	Compliant
17.0	Minimum Window Area Ratio	10%	Compliant
18.0	Minimum Window Area Ratio	10%	Compliant
19.0	Minimum Window Area Ratio	10%	Compliant
20.0	Minimum Window Area Ratio	10%	Compliant

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 3 of 9

Item	Requirement	Compliance	Notes
21.0	Minimum Window Area Ratio	10%	Compliant
22.0	Minimum Window Area Ratio	10%	Compliant
23.0	Minimum Window Area Ratio	10%	Compliant
24.0	Minimum Window Area Ratio	10%	Compliant
25.0	Minimum Window Area Ratio	10%	Compliant
26.0	Minimum Window Area Ratio	10%	Compliant
27.0	Minimum Window Area Ratio	10%	Compliant
28.0	Minimum Window Area Ratio	10%	Compliant
29.0	Minimum Window Area Ratio	10%	Compliant
30.0	Minimum Window Area Ratio	10%	Compliant

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 4 of 9

Item	Requirement	Compliance	Notes
31.0	Minimum Window Area Ratio	10%	Compliant
32.0	Minimum Window Area Ratio	10%	Compliant
33.0	Minimum Window Area Ratio	10%	Compliant
34.0	Minimum Window Area Ratio	10%	Compliant
35.0	Minimum Window Area Ratio	10%	Compliant
36.0	Minimum Window Area Ratio	10%	Compliant
37.0	Minimum Window Area Ratio	10%	Compliant
38.0	Minimum Window Area Ratio	10%	Compliant
39.0	Minimum Window Area Ratio	10%	Compliant
40.0	Minimum Window Area Ratio	10%	Compliant

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 5 of 9

Item	Requirement	Compliance	Notes
41.0	Minimum Window Area Ratio	10%	Compliant
42.0	Minimum Window Area Ratio	10%	Compliant
43.0	Minimum Window Area Ratio	10%	Compliant
44.0	Minimum Window Area Ratio	10%	Compliant
45.0	Minimum Window Area Ratio	10%	Compliant
46.0	Minimum Window Area Ratio	10%	Compliant
47.0	Minimum Window Area Ratio	10%	Compliant
48.0	Minimum Window Area Ratio	10%	Compliant
49.0	Minimum Window Area Ratio	10%	Compliant
50.0	Minimum Window Area Ratio	10%	Compliant

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 6 of 9

Item	Requirement	Compliance	Notes
51.0	Minimum Window Area Ratio	10%	Compliant
52.0	Minimum Window Area Ratio	10%	Compliant
53.0	Minimum Window Area Ratio	10%	Compliant
54.0	Minimum Window Area Ratio	10%	Compliant
55.0	Minimum Window Area Ratio	10%	Compliant
56.0	Minimum Window Area Ratio	10%	Compliant
57.0	Minimum Window Area Ratio	10%	Compliant
58.0	Minimum Window Area Ratio	10%	Compliant
59.0	Minimum Window Area Ratio	10%	Compliant
60.0	Minimum Window Area Ratio	10%	Compliant

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 7 of 9

Item	Requirement	Compliance	Notes
61.0	Minimum Window Area Ratio	10%	Compliant
62.0	Minimum Window Area Ratio	10%	Compliant
63.0	Minimum Window Area Ratio	10%	Compliant
64.0	Minimum Window Area Ratio	10%	Compliant
65.0	Minimum Window Area Ratio	10%	Compliant
66.0	Minimum Window Area Ratio	10%	Compliant
67.0	Minimum Window Area Ratio	10%	Compliant
68.0	Minimum Window Area Ratio	10%	Compliant
69.0	Minimum Window Area Ratio	10%	Compliant
70.0	Minimum Window Area Ratio	10%	Compliant

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 8 of 9

Item	Requirement	Compliance	Notes
71.0	Minimum Window Area Ratio	10%	Compliant
72.0	Minimum Window Area Ratio	10%	Compliant
73.0	Minimum Window Area Ratio	10%	Compliant
74.0	Minimum Window Area Ratio	10%	Compliant
75.0	Minimum Window Area Ratio	10%	Compliant
76.0	Minimum Window Area Ratio	10%	Compliant
77.0	Minimum Window Area Ratio	10%	Compliant
78.0	Minimum Window Area Ratio	10%	Compliant
79.0	Minimum Window Area Ratio	10%	Compliant
80.0	Minimum Window Area Ratio	10%	Compliant

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE**  
 Project Name: 824 Avenue A, Suite 100  
 Location: Redondo Beach, CA 90277  
 Page 9 of 9

Item	Requirement	Compliance	Notes
81.0	Minimum Window Area Ratio	10%	Compliant
82.0	Minimum Window Area Ratio	10%	Compliant
83.0	Minimum Window Area Ratio	10%	Compliant
84.0	Minimum Window Area Ratio	10%	Compliant
85.0	Minimum Window Area Ratio	10%	Compliant
86.0	Minimum Window Area Ratio	10%	Compliant
87.0	Minimum Window Area Ratio	10%	Compliant
88.0	Minimum Window Area Ratio	10%	Compliant
89.0	Minimum Window Area Ratio	10%	Compliant
90.0	Minimum Window Area Ratio	10%	Compliant

**TROTTER**  
 THE DESIGN-BUILD GROUP

CLIENT:  
 EQUITY DEVELOPMENT

JOB SITE:  
 824 AVENUE A, SUITE 100  
 REDONDO BEACH, CA 90277

REVISIONS:

ENGINEER:  
 HARVEY KOSKOFF  
 22500 S. AVENUE 181  
 TUSTIN, CA 92680  
 P. 714.771.3675

PAGE:  
**T24A**

JOB NO:  
 16-009

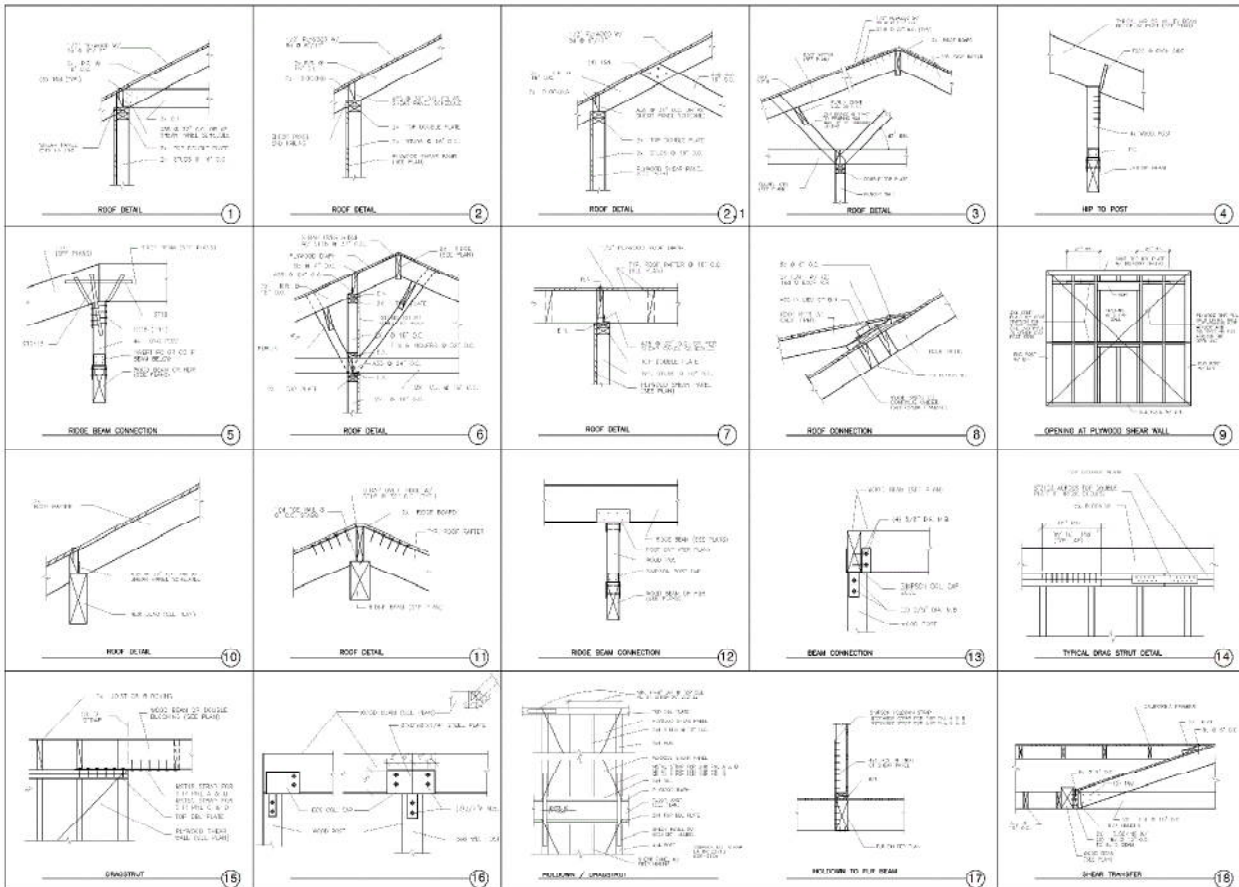












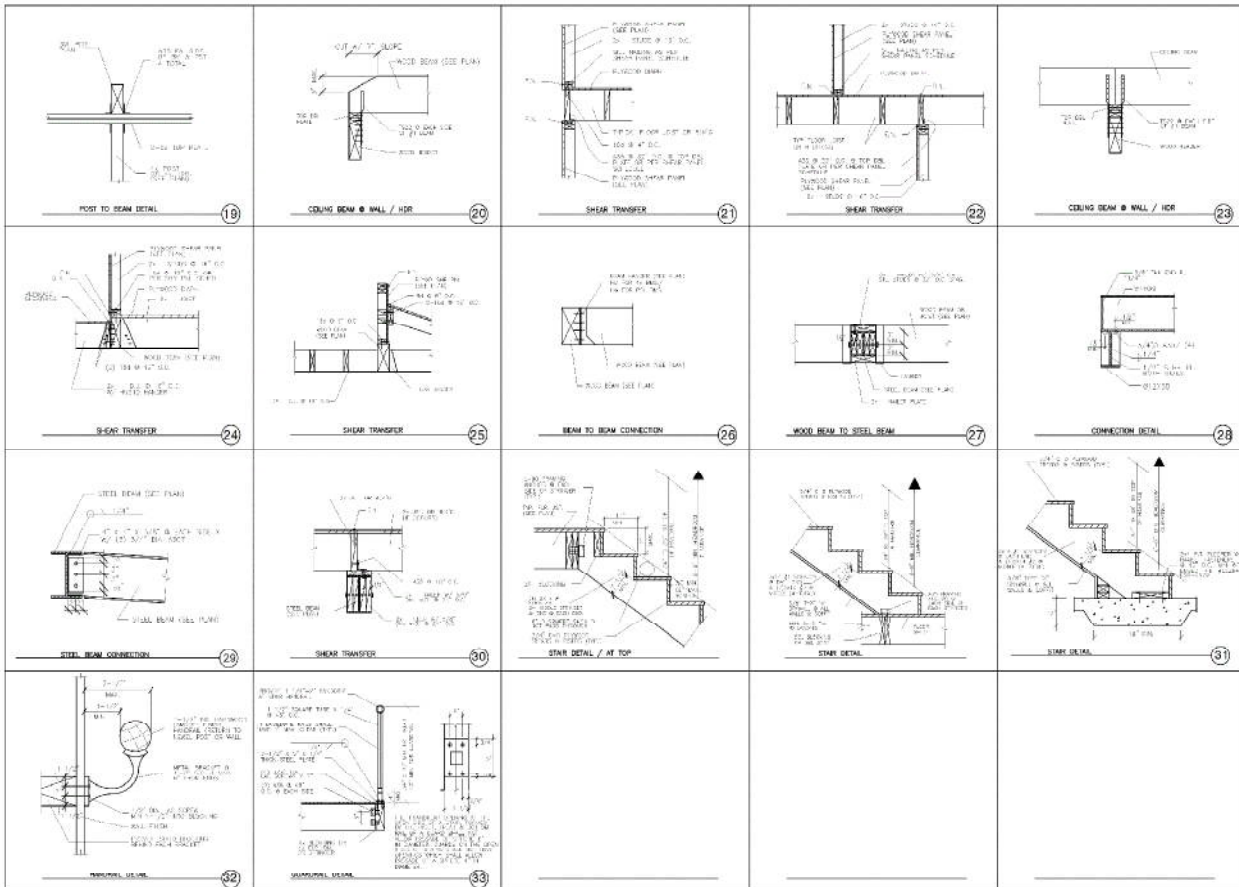
REVISION:


TROTTER

NAMVAR

THE GRINDI FAMILY RESIDENCE  
 824 AVENUE A  
 REDONDO BEACH, CA

DATE: 08/23/2017  
 PROJECT: 18111  
 SHEET: S-3  
 SHEET NO.: 3



REVISION:


TROTTER  
 ARCHITECTS  
 10000 WILSON BLVD  
 SUITE 100  
 REDONDO BEACH, CA 90277  
 (310) 541-1111

NAMVAR  
 ARCHITECTS  
 10000 WILSON BLVD  
 SUITE 100  
 REDONDO BEACH, CA 90277  
 (310) 541-1111

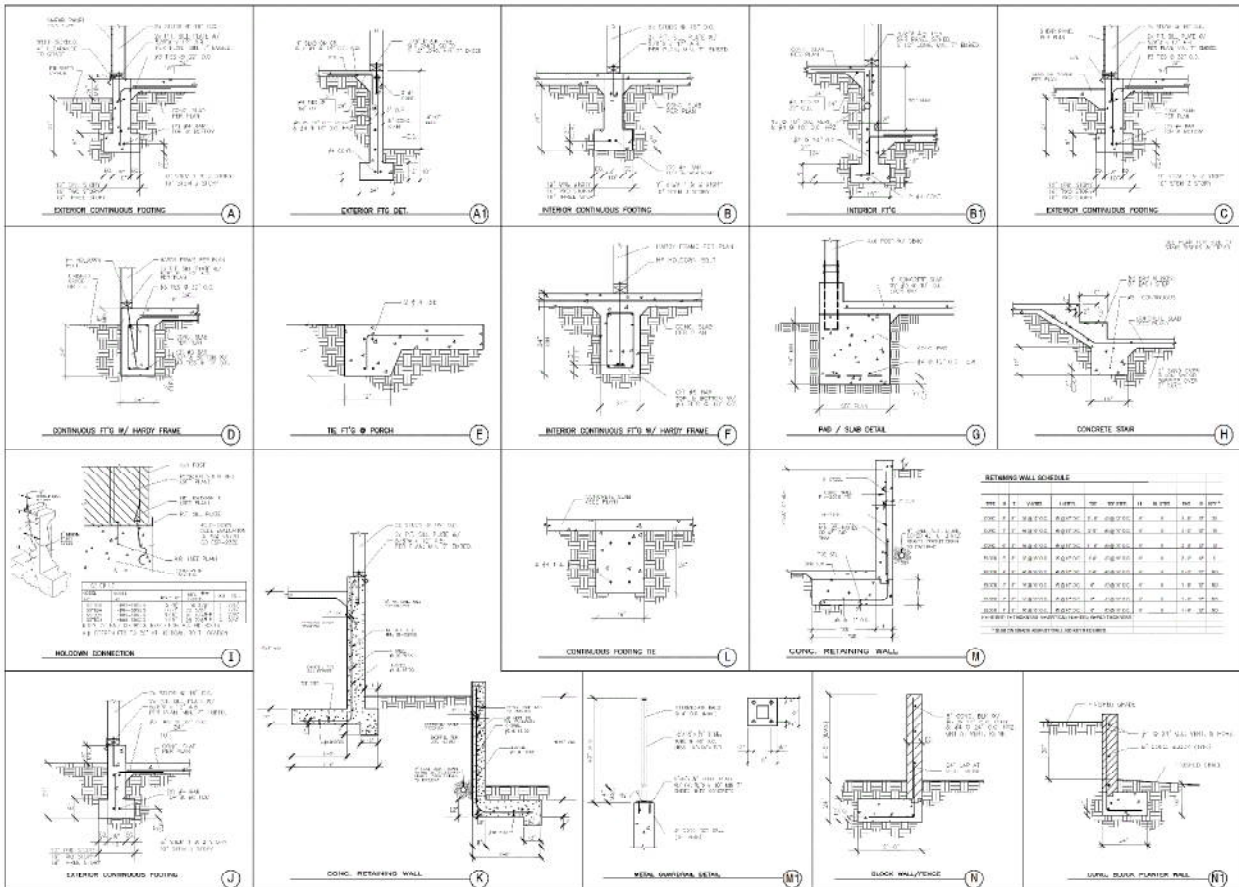
THE GRINOY FAMILY'S RESIDENCE  
 824 AVENUE A  
 REDONDO BEACH, CA

DATE: March 23, 2014  
 PROJECT: DETAIL  
 SHEET NO.: S-4



Borrower: Pcg Holdings Inc  
 Property Address: 824 Avenue A  
 City: Redondo Beach  
 Lender: Equity Development

File No.: 824 Avenue A  
 Case No.:  
 State: CA  
 Zip: 90277



REVISION:


TROTTER

NANAMVAR

THE GRINDO FAMILY RESIDENCE  
 824 AVENUE A  
 REDONDO BEACH, CA

DATE: 08/23/2014  
 PROJECT: DETAIL  
 SHEET NO.: S-5







Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277





Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277



Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277



Borrower: Pcg Holdings Inc  
Property Address: 824 Avenue A  
City: Redondo Beach  
Lender: Equity Development

File No.: 824 Avenue A  
Case No.:  
State: CA  
Zip: 90277







Subject Front View



Subject Rear View



Subject Street Scene



Sales Comp. 1



Sales Comp. 2



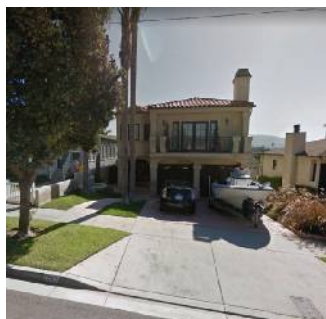
Sales Comp. 3



Sales Comp. 4



Sales Comp. 5



Sales Comp. 6



Sales Comp. 7



Sales Comp. 8



Extra Photo 1



Extra Photo 2



Extra Photo 3



Extra Photo 1



Extra Photo 2





Extra Photo 3



Extra Photo 1



Extra Photo 2



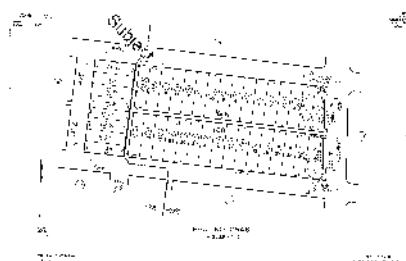
Extra Photo 3



Extra Photo 1



Extra Photo 2



Plat Map

Extra Photo 3



Aerial Map



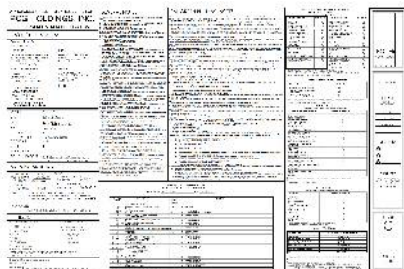
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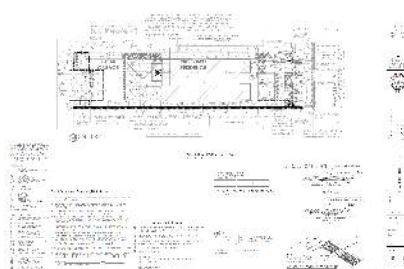
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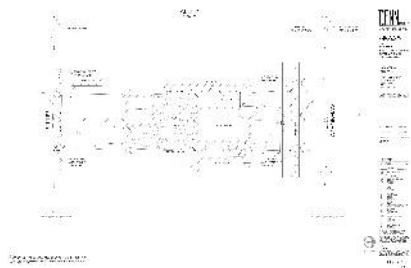
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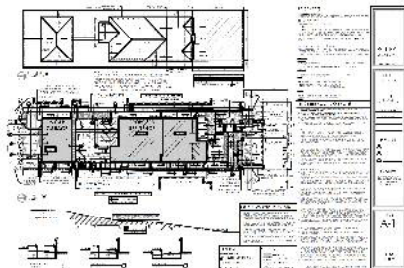
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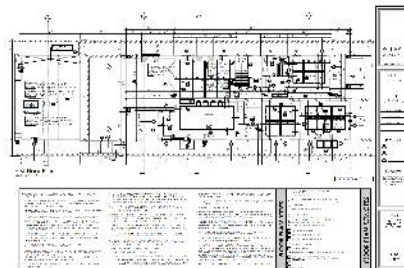
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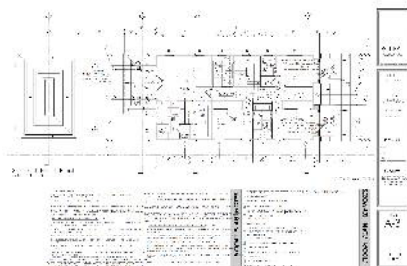
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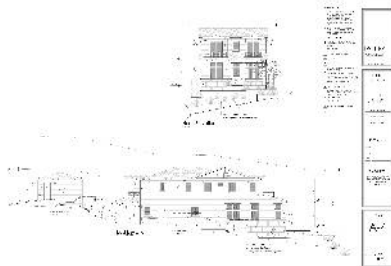
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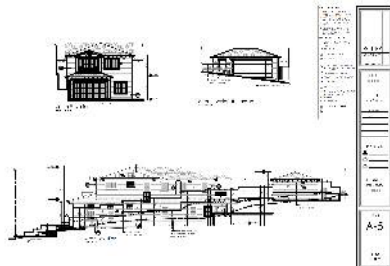
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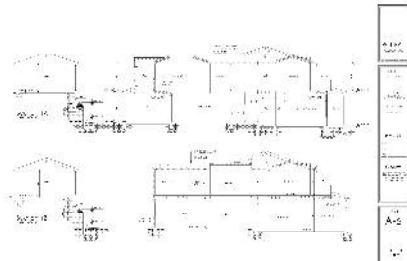
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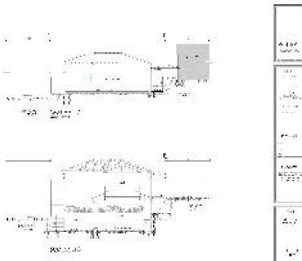
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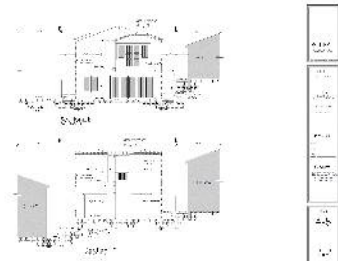
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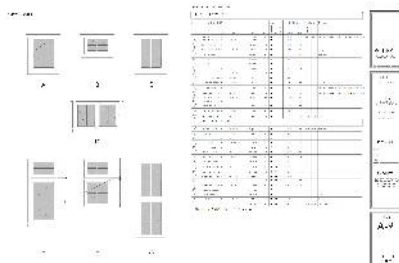
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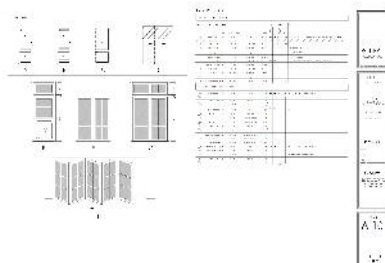
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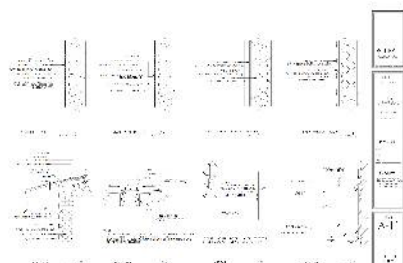
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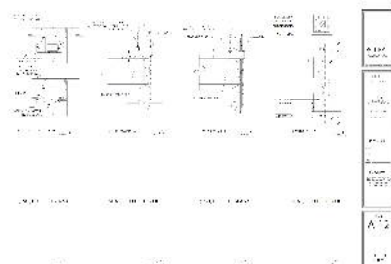
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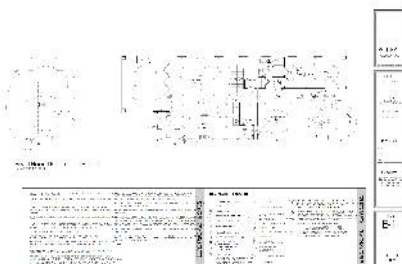
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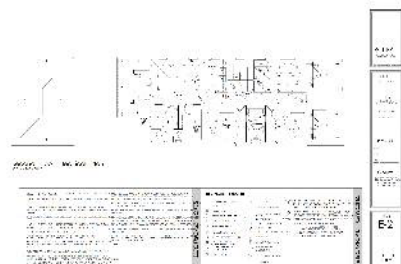
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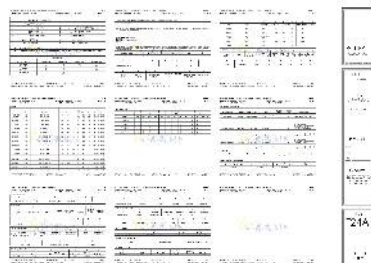
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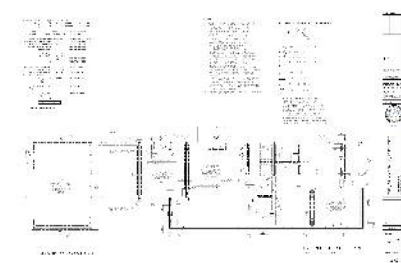
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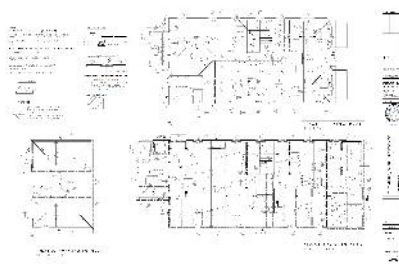
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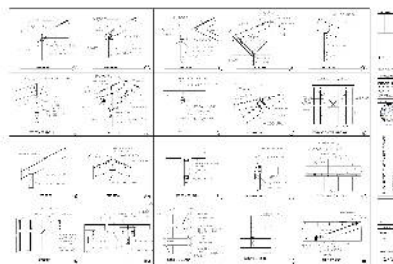
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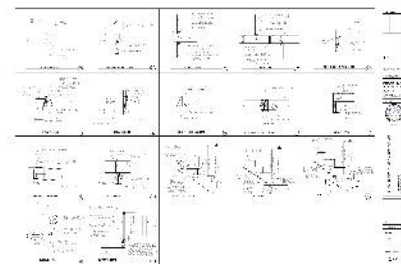
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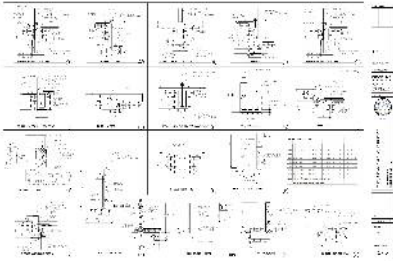


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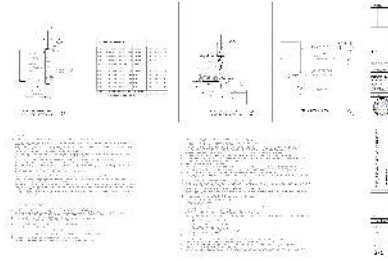


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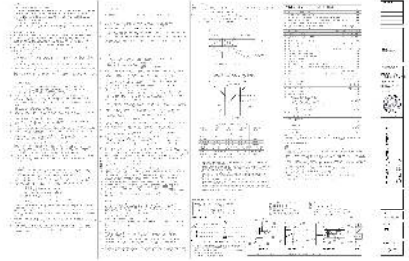




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***Instructional – Items to be addressed for full compliance.***

- UAD - SALES COMPARISON APPROACH - Subject Above Grade Total Room Count - does not match the above grade total room count in the improvements section.
- UAD - SALES COMPARISON APPROACH - Subject Above Grade Bedroom Count - does not match the above grade bedroom count in the improvements section.
- UAD - SALES COMP #1 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #2 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #4 - View - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #4 - Garage/Carport - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #5 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #6 - View - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #6 - Quality of Construction - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.