

Exhibit A  
3345 Deluna Drive, Rancho Palos Verdes, CA 90275

2020:

- 1) Painted ceiling that connects dining room, living room and kitchen
- 2) Installed smoke alarms and CO2 detectors
- 3) Painted hallway bathroom, walls and ceiling
- 4) Painted the master bathroom ceiling

2017:

- 1) Upgraded all flooring to water resilient laminate vinyl wood flooring
- 2) Replaced roof
- 3) Freshly painted entire house
- 4) Upgraded the garage door
- 5) Upgraded the water heater
- 6) Repiped remaining household plumbing
- 7) Improved ~~sprinkler system and~~ kitchen plumbing and drainage system
- 8) Replaced exterior fencing to new vinyl design
- 9) Replaced bedroom closet sliders with spacious mirror doors
- 10) Upgraded shower doors and added security bars
- 11) Regraded backyard slope and introduced new sprinkler system and plantings

1997:

- 1) Remodeled kitchen with new layout, design and appliances
- 2) Replaced water heater and replaced household plumbing as needed
- 3) Added powder room 1/2 bath toilet
- 4) Upgraded the house exterior for updated pest control

1989:

- 1) Remodeled the entire house
  - a) Upgraded the roof
  - b) Extended the family room
  - c) Added jacuzzi to central bath
  - d) Widened the family room
  - e) Added a breakfast nook
  - f) Replaced all toilets with high efficiency water savers
  - g) Replaced all carpeting to hard wood
  - h) Rewired the entire house's electrical system
  - i) Replaced all heating and cooling equipment
  - j) Upgraded all windows to Pella performance windows
  - k) Added new driveway
  - l) Added new fencing around property
  - m) Repiped house
  - n) incorporated new sprinkler system into garden
  - o) Replaced the water heater