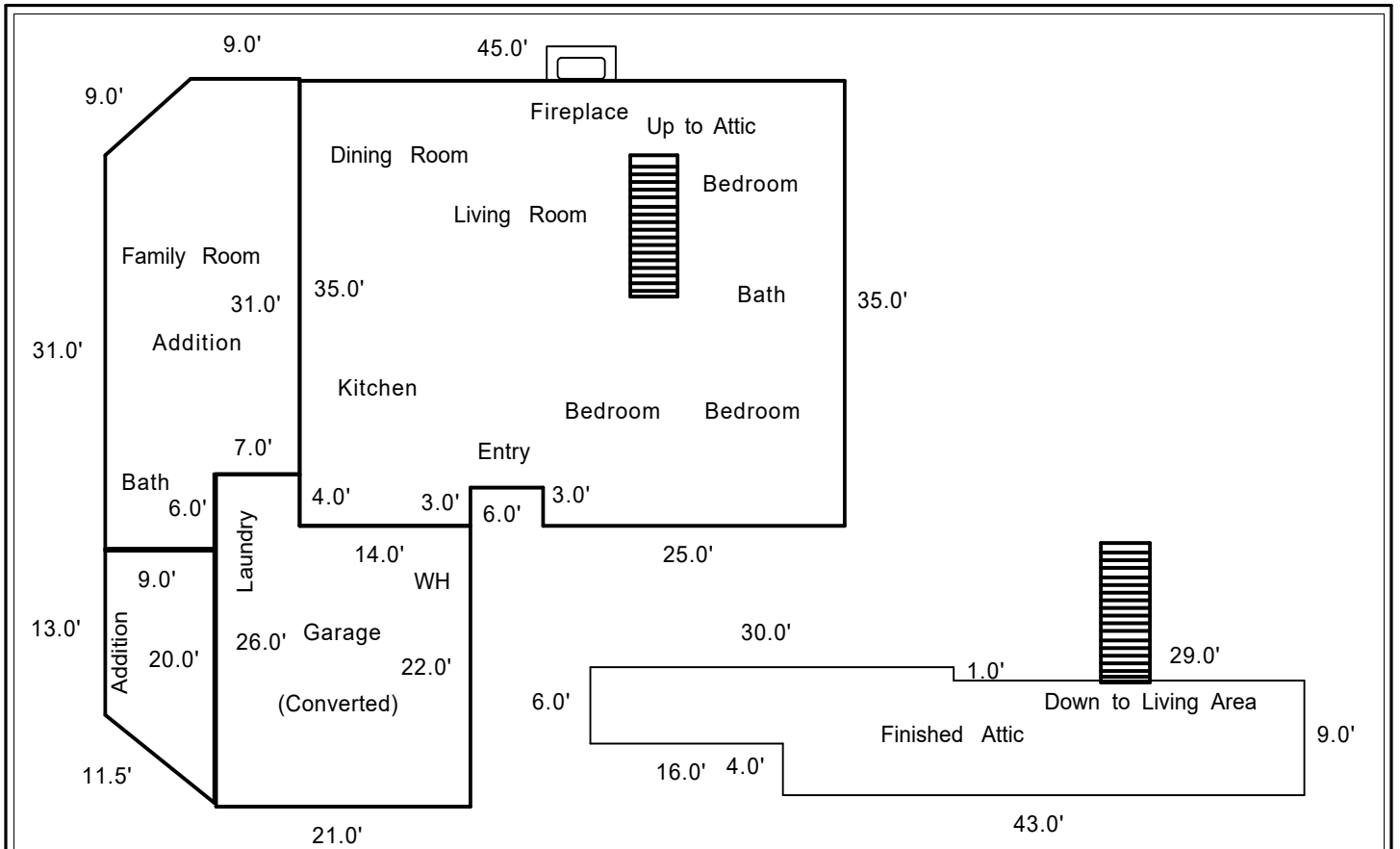


48 Hours Real Estate Appraisal Service
SKETCH ADDENDUM

File No. 9222 Scotmont Dr Sketch
 Case No. 12/18/2023

Borrower Bedevian Trust
 Property Address 9222 Scotmont Dr
 City Tujunga County Ventura State CA Zip Code 91042
 Lender/Client Pinnacle Estate Properties c/o Petros Gumrikyan Address 20065 Rinaldi St Ste 210, Porter Ranch, CA 91326



SKETCH CALCULATIONS		Perimeter	Area
Sketch is to assist the reader only - not an exact rendering.			
		A1 : 30.0 x 1.0 = A2 : 59.0 x 5.0 = A3 : 43.0 x 4.0 =	30.0 295.0 172.0
		Attic	497.0
		Total Misc. Area	497.0
		A4 : 14.0 x 3.0 = A5 : 45.0 x 32.0 = A6 : 25.0 x 3.0 =	42.0 1440.0 75.0
		First Floor	1557.0
		A7 : 16.0 x 25.0 = A8 : 9.0 x 6.0 = A9 : 0.5 x 7.0x6.0 = A10 : 9.0 x 6.0 =	400.0 54.0 21.0 54.0
		Addition	529.0
		Total Living Area	2086.0
		A11 : 9.0 x 13.0 = A12 : 0.5 x 9.0x7.0 =	117.0 31.5
		Garage Addition	148.5
		A13 : 7.0 x 4.0 = A14 : 21.0 x 22.0 =	28.0 462.0
		Attached Garage	490.0
Scale: 1 inch = 15 feet		Total Garage Area	638.5