

Property Located at: 39263 North Bay Dr. Big Bear Lake, CA

Purchase property in February 2010. The property was bank owned and the prior owner was in the middle of a flip and did not complete all the updates before the property was foreclosed upon. Upon acquisition of the property, we completed the repairs to the property by doing the following:

- 1) Refinished hardwood floor in the downstairs areas.
- 2) Install new flooring in the bathroom, new cabinet and sink/countertop.
- 3) Installed new electrical switches and outlets.
- 4) Replaced carpeting in the upstairs loft area.
- 5) Replaced windows with double pane windows.
- 6) Install new fencing in yard areas where no prior fencing existed, to enclose the yard area.
- 7) Install new water heater.
- 8) Replace front door.

Other Updates to the property

- 1) Hired contractor in 2011 to update the substandard garage that had dirt floors and sagging garage doors. Poured new concrete floors in garage, installed new larger garage doors with electric openers, installed new second floor storage area across the top of the building, replaced siding with Hardie siding on garage and small room behind garage, paved driveway, replaced shut off valves (separate house from hose bib, and small room), and dramatically improved the structural soundness of the garage structure.
- 2) During the time of the garage update, a separate electrical contractor was hired to install a new 220A power panel for the house and a 100A subpanel into the garage. Also installed lights, power outlets and ran wiring for future needs in the garage and small room. The small room has basic infrastructure in place for a laundry room.
- 3) Around 2011, installed new central heating unit and replaced air distribution ducts. The heating unit is a high efficiency unit.
- 4) In 2019, the deck outside front door replaced with trek composite material.
- 5) In 2020 rebuilt front staircase rebuild (driveway to house) and improved walkways. Used same Trex composite materials for hand railing. Also had the driveway seal coated. It is unknown whether contractor pulled a permit for the job.
- 6) Painted house trim in 2023.
- 7) Painted house, garage and touched up trim in 2025.
- 8) Replace roof end caps, installed a new toilet, replaced tiles in shower around faucet in 2025.

- 9) Maintained the property as needed that included yard cleaning, tree trimming, plumping, garage door repairs and other items.

Items to note:

- 1) Staircase in garage is shorter than normal width to steps.
- 2) The garage and small room has plywood siding, but the plywood siding on the east wall is on the inside of the garage instead of the outside next to the Hardie siding material.
- 3) Wood flooring under waterheater is materially worn.
- 4) Doors in kitchen and stairway to the outside are original to house.
- 5) Small room behind garage is in raw condition but has basic infrastructure to the room is in place.
- 6) Oven door handle is missing.

I Signed by: 2/24/2026
Stanley V. Maack, trustee
EB95013C10B642B...

Signed by: 2/24/2026
Nancy J. Davis-Maack, trustee
9A5C9660D03F42B...