



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

8633 Hollywood Blvd
Los Angeles, CA 90069

for

TBD
TBD

as of

09/13/2023

by

Steve Perse
14065 Moorpark St #16
Sherman Oaks, CA 91423

Steve Perse Appraisals

Supplemental Value Addendum

File # 8633 Hollywood Blvd

FEATURE	SUBJECT	SUPPLEMENTAL COMPARABLE 1			SUPPLEMENTAL COMPARABLE 2			SUPPLEMENTAL COMPARABLE 3		
Address	8633 Hollywood Blvd Los Angeles, CA 90069	1301 Devlin Dr Los Angeles, CA 90069			1916 Sunset Plaza Dr Los Angeles, CA 90069			1284 Sunset Plaza Dr Los Angeles, CA 90069		
Proximity to Subject		0.55 miles SW			0.40 miles NW			0.30 miles SW		
Sale Price	\$	\$ 5,625,000			\$ 6,380,000			\$ 3,920,000		
Sale Price/Living Area	\$ sq. ft.	\$ 1,480.65 sq. ft.			\$ 1,372.04 sq. ft.			\$ 1,170.15 sq. ft.		
Data Source(s)		CLMLS#22172229;DOM 91			CLMLS#22194409;DOM 197			CLMLS#23235131;DOM 107		
Verification Source(s)		Realist: 5560-037-001 ;Doc#1049631			Realist: 5558-014-011 ;Doc#173331			Realist: 5559-008-013 ;Doc#441070		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjustment			DESCRIPTION +(-)\$ Adjustment			DESCRIPTION +(-)\$ Adjustment		
Sale or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv;0			Conv;0			Conv;0		
Date of Sale/Time		s11/22;c09/22 +348,500			s03/23;c03/23 +205,500			s07/23;c05/23 +87,000		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	4456 sf	11663 sf -360,500			11002 sf -327,500			9398 sf -247,000		
View	B;Res;CtySky	B;Res;CtySky			B;Res;PanOcnCtySky -250,000			N;Res; +250,000		
Design (Style)	DT4;Contemporary	DT2;Contemporary 0			DT2;Contemporary 0			DT2;Contemporary 0		
Quality of Construction	Q2	Q2			Q2			Q2		
Actual Age	0	1 0			87 0			87 0		
Condition	C6	C1			C1			C2 +1,400,000		
Living Area	3325 sq. ft.	3799 sq. ft. -189,500			4650 sq. ft. -530,000			3350 sq. ft.		
Unit Breakdown	Total Bdrms. Baths	Total Bdrms. Baths -25,000			Total Bdrms. Baths -75,000			Total Bdrms. Baths -25,000		
Subject as SFR	7 3 3.1	8 4 4.1 -25,000			10 6 5.1 -50,000			8 4 5 -37,500		
Subject as Multi										
Unit # 1										
Unit # 2										
Unit # 3										
Unit # 4										
Basement Description	0sf	0sf			0sf			0sf		
Basement Finished Rooms										
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FAU/Central A/C	FAU/Central A/C			FAU/Central A/C			FAU/Central A/C		
Energy Efficient Items	None	None			None			None		
Parking On/Off Site	3gbi	2gbi2dw +10,000			2gbi2dw +10,000			2gd4dw +10,000		
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Original List Price	OLP-\$0	OLP-\$6,500,000			OLP-\$7,995,000			OLP-\$4,499,000		
Pool/Spa	None	Pool/Spa -100,000			Pool/Spa -100,000			Pool -75,000		
Net Adjustment (Total)		+ X - \$ -341,500			+ X - \$ -1,117,000			X + - \$ 1,362,500		
Adjusted Sale Price		Net Adj. 6.07 %			Net Adj. 17.51 %			Net Adj. 34.76 %		
of Comparables		Gross Adj. 18.82 % \$ 5,283,500			Gross Adj. 24.26 % \$ 5,263,000			Gross Adj. 54.38 % \$ 5,282,500		
My research	<input checked="" type="checkbox"/> did	did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.								
Data Source(s)	Realist									
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales.										
ITEM	SUBJECT	SUPPLEMENTAL COMP. 1			SUPPLEMENTAL COMP. 2			SUPPLEMENTAL COMP. 3		
Date of Prior Sale/Transfer	05/26/2022									
Price of Prior Sale/Transfer	\$2,400,000									
Data Source(s)	Realist	Realist			Realist			Realist		
Effective Date of Data Source(s)	09/13/2023	09/13/2023			09/13/2023			09/13/2023		
Summary of Sales Comparison Approach	After a thorough search of available data sources, including Realist, Title Companies, MLS, and conversation with local realtors, it was concluded that the comps used are the best available and most indicative of market value. All are located within the market area and would appeal to the same user group. Supplemental Comps 1-3 are verified closed sales per Title, Realist, Public records & MLS. ***Actual Site Utilized in this Report is "Derived" from Realist & MLS as reported herein reconciled MLS Realist-Tax Records reliable. ***Data Sources Utilized in this Report Realist, The-MLS, Title-Pro, LA DBS, LA County Assessors, Realist-Tax Records reconciled accordingly. ***No apparent effect on market ability noted when crossing traffic street borders per paired sales. ***It is necessary to expand 6 month time, 20% +/- GLA range, 1+/- bathroom count, exceed 20% unadjusted SP range, 10% line, 15% net & 25% gross adjustment guidelines due to lack of recent sales / turnover of similar comps & to bracket subject features.									
Major Adjustment Factors Include:	+0.5% per month time adjustment from offer acceptance date to bring within a 30 day window (derived from experience / historical market data); \$50 per SF site utility (if over 1000 SF difference)(derived from experience / historical supported via abstraction method reconciled at \$50 per SF); \$250,000 for view (derived from experience / historical supported by paired sales of comps 1 & 2 whereby after adjusting for differences a \$229,500 difference is found reconciled at \$250,000); \$1,400,000 for condition / upgrade (derived from experience / historical supported by paired sales of comps 1 & 3 and comps 2 & 3 whereby after adjusting for differences a \$1,401,000 & \$1,380,500 difference is found reconciled at \$1,400,000); \$25,000 per bedroom & \$25,000 per bathroom (derived from experience / historical); \$400 per SF GLA if over 50 SF difference (bedrooms included) (derived from experience / historical); \$10,000 per garage space & \$5,000 per carport space (derived from experience / historical); \$75,000 for pool & \$25,000 for spa (derived from experience / historical).									
Has the GLA changed by more than 15%?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>									
Indicated Value by Sales Comparison Approach										
As Is Value:	\$ 2,525,000									
As Repaired (Subject to) Value:	\$ 5,275,000									
This addendum is made <input type="checkbox"/> "as is," <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Supplemental Value Addendum is made subject to completion per plans & specifications on the basis of a hypothetical condition that the improvements have been completed.										

Uniform Residential Appraisal Report

File # 8633 Hollywood Blvd

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 8633 Hollywood Blvd City Los Angeles State CA Zip Code 90069
Borrower 1636 Haslam Terrace LLC Owner of Public Record 1636 Haslam Terrace LLC County Los Angeles

Legal Description Tract No 8183 Lot 14
Assessor's Parcel # 5558-019-016 Tax Year 2022 R.E. Taxes \$ 4,839

Neighborhood Name West Hollywood Hills Map Reference 592 J5 Census Tract 1942.00
Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)
Assignment Type Purchase Transaction Refinance Transaction Other (describe)

Lender/Client TBD Address TBD,
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 the appraisal? Yes No
Report data source(s) used, offering price(s), and date(s). DOM 4; CRMLS#OC23168084; List Price \$3,995,000; List Date 09/08/2023; Active Listing. No other listings in the prior 12 months per CRMLS.

I did 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? Yes 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? Yes 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.

Table with Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, and Percent Land Use % columns. Includes data for Location, Property Values, Demand/Supply, Growth, and Neighborhood Boundaries.

Dimensions 70.67 x 79.48 x 71.02 x 60.72 Area 4456 sf Shape Irregular View B;Res;City/Sky
Specific Zoning Classification LAR1 Zoning Description Single Family Residence / Estate / Accessory Dwelling Units
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe
The remaining economic life of structure coupled with subject zoning result in present use as the only logical highest & best use conclusion.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private
Electricity Gas Water Sanitary Sewer Street Alley
FEMA Special Flood Hazard Area FEMA Flood Zone FEMA Map No. FEMA Map Date
Are the utilities and off-site improvements typical for the market area?
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?
***Subject is not considered an under improvement to the market area & is considered an average marketable property.
***No other adverse conditions or external factors noted.

Table with General Description, Foundation, Exterior Description, Interior, and materials/condition columns. Includes details on Units, # of Stories, Type, Design (Style), Year Built, Effective Age, Attic, Heating, Cooling, and Appliances.

Finished area above grade contains: 7 Rooms 3 Bedrooms 3.1 Bath(s) 3,325 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) No special energy efficient items noted. Inspection measured 3325 SF 3 bed 3 full bath 1 half bath.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C6;Kitchen-updated-incomplete;Bathrooms-incomplete;Subject is an very good quality home currently under construction whereby is considered UAD rated C6 condition due to incomplete construction & lack of certificate of occupancy. No other repairs needed or deferred maintenance noted.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
***No noted physical deficiencies or adverse conditions that affect the livability, soundness or structural integrity of property.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
***Subject property conforms to the neighborhood functional utility, style, condition, use, construction & design with no apparent adverse affect on marketability noted.

Uniform Residential Appraisal Report

File # 8633 Hollywood Blvd

There are 17 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,750,000 to \$ 7,500,000													
There are 34 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 2,150,000 to \$ 6,850,000													
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
8633 Hollywood Blvd		1450 Sunset Plaza Dr			1271 Sunset Plaza Dr			1710 Kings Way					
Address Los Angeles, CA 90069		Los Angeles, CA 90069			Los Angeles, CA 90069			Los Angeles, CA 90069					
Proximity to Subject		0.24 miles SW			0.34 miles SW			0.28 miles NE					
Sale Price		\$ 2,300,000			\$ 3,240,000			\$ 2,510,000					
Sale Price/Gross Liv. Area		\$ 741.94 sq. ft.			\$ 839.38 sq. ft.			\$ 1,241.35 sq. ft.					
Data Source(s)		CLMLS#PW21131268;DOM 292			CLMLS#23249549;DOM 44			CLMLS#23237907;DOM 4					
Verification Source(s)		Realist: 5559-013-001 ;Doc#1201234			Realist: 5559-007-015 ;Doc#286502			Realist: 5558-025-017 ;Doc#122608					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sale or Financing		Armlth			Armlth			Armlth					
Concessions		Conv;0			Conv;0			Conv;0					
Date of Sale/Time		s08/21;c07/21			s05/23;c04/23			s02/23;c03/23					
Location		N;Res;			N;Res;			N;Res;					
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple					
Site		4456 sf			7837 sf			9736 sf			5728 sf		
View		B;Res;CtySky			B;Res;CtySky			N;Res;			B;Res;LtdSght		
Design (Style)		DT4;Contemporary			DT1;Contemporary			DT2;Traditional			DT2;Contemporary		
Quality of Construction		Q2			Q2			Q3			Q2		
Actual Age		0			69			88			63		
Condition		C6			C6			C4			C3		
Above Grade		Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count		7 3 3.1			8 4 3.0			7 3 5.0			6 2 3.0		
Gross Living Area		3,325 sq. ft.			3,100 sq. ft.			3,860 sq. ft.			2,022 sq. ft.		
Basement & Finished		0sf			0sf			0sf			0sf		
Rooms Below Grade		0sf			0sf			0sf			0sf		
Functional Utility		Average			Average			Average			Average		
Heating/Cooling		FAU/Central A/C			FAU/Central A/C			FAU/Central A/C			FAU/Central A/C		
Energy Efficient Items		None			None			None			None		
Garage/Carport		3gbi			2cp2dw			2gbi4dw			2ga2dw		
Porch/Patio/Deck		Porch/Patio			Porch/Patio			Porch/Patio			Porch/Patio		
Original List Price		OLP-\$0			OLP-\$2,398,000			OLP-\$3,495,000			OLP-\$2,599,000		
Pool/Spa		None			None			Pool			Pool		
Net Adjustment (Total)		+ \$ 232,500			- \$ 692,500			+ \$ 14,500					
Adjusted Sale Price of Comparables		Net Adj. 10.11 %			Net Adj. 21.37 %			Net Adj. 0.58 %					
		Gross Adj. 26.98 %			Gross Adj. 39.77 %			Gross Adj. 54.36 %					
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain													
My research <input checked="" type="checkbox"/> 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) Realist													
My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.													
Data Source(s) Realist													
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 # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Date of Prior Sale/Transfer		05/26/2022			06/08/2021			06/14/2022			01/30/2023		
Price of Prior Sale/Transfer		\$2,400,000			\$1,500,000			\$0			\$2,400,000		
Data Source(s)		Realist			Realist			Realist			Realist		
Effective Date of Data Source(s)		09/13/2023			09/13/2023			09/13/2023			09/13/2023		
Analysis of prior sale or transfer history of the subject property and comparable sales Subject prior sale appears an arms length transaction at market value prior to repairs / renovations. No other sales / transfers in prior 3 years. Comp 1450 Sunset Plaza Dr prior sale appears an REO-Auction-Deed of Trust sale at market value. Comp 1271 Sunset Plaza Dr prior transfer appears a quitclaim. Comp 1710 Kings Way prior sale appears an REO-Auction-Deed of Trust sale at below market value.													
Summary of Sales Comparison Approach After a thorough search of available data sources, including Realist, Title Companies, MLS, and conversation with local realtors, it was concluded that the comps used are the best available and most indicative of market value. All are located within the market area and would appeal to the same user group. Comps 1-3 are verified closed sales per Title, Realist, Public records & MLS. ***Actual Site Utilized in this Report is "Derived" from Realist & MLS as reported herein reconciled MLS Realist-Tax Records reliably. ***Data Sources Utilized in this Report Realist, The-MLS, Title-Pro, LA DBS, LA County Assessors, Realist-Tax Records reconciled accordingly. ***No apparent effect on market ability noted when crossing traffic street borders per paired sales. ***It is necessary to expand 6 month time, 20% +/- GLA range, 1+/- bathroom count, exceed 20% unadjusted SP range, 10% line, 15% net & 25% gross adjustment guidelines due to lack of recent sales / turnover of similar comps & to bracket subject features.													
Indicated Value by Sales Comparison Approach \$ 2,525,000													
Indicated Value by: Sales Comparison Approach \$ 2,525,000 Cost Approach (if developed) \$ 2,524,706 Income Approach (if developed) \$													
The direct sales comparison approach is considered the most reliable indicator of value. The cost approach supports the estimate of value however is considered less reliable due to estimated physical depreciation & remaining economic life estimates are less reliable the older the home therefore no weight is given. The income approach is not developed due to the scope of work & owner occupied subject therefore deemed not applicable.													
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.													
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 \$ 2,525,000 as of 09/13/2023, which is the date of inspection and the effective date of this appraisal.													

Uniform Residential Appraisal Report

File # 8633 Hollywood Blvd

ADDITIONAL COMMENTS	SUBJECT MARKET AREA CONDITIONS & MARKETABILITY COMMENTS:	
	***Subject market area is not driven by REO sales at this time however REO & Short sales are present.	
	***Appraiser reconciled using DataQuick, Market Analysis and Trulia whereby the market area and data is in constant change / fluctuation due to the wide range is property sales in this market area can skew the market data therefore are included to help the reader better understand the market area & the process appraiser went through to arrive at the final conclusion of a 0.5% per month increase rate.	
	***My comparable search and results criteria used in performing the search - proximity or distance from the subject used is contained within the boundaries as defined on Page 1, GLA is 2660 SF - 3990 SF within Fannie Mae 20% +/- guidelines located within subject immediate market area. Quality, age, room count, gross basement and additional structures were not limited however location is limited due to the principle of substitution.	
	Attached are the search results for comparable sales & listings within the subject's market area with the above parameters. Appraiser CONSIDERED ALL COMPS within subject market area to include those attached in the printout within the prior 12 months be it seen, read or viewed preceding this valuation to include any comps not selected or found in the attachment. In other words appraiser is conveying to the typical reader that All comps within the above guidelines and outside guidelines were considered, were weighed and the outcome of this process are the comps selected whereby due to the quality, age, condition, upgrade differences. (SEE Attached Comparable Documents Extra Image Pages - "Available Closed Sale Comparables for Prior 12 Months" & "Available Pending Sales & Active Listing Comparables" Herein.)	
	***Supplemental sketch provided herein adheres to Fannie Mae approved ANSI 2765-2021 (American National Standards Institute) Standardized Property Measuring Guidelines for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of subject property.	
	FINAL RECONCILIATION COMMENTS:	
	***After adjusting for differences, the closed sale value ranges from \$2,524,500 to \$2,547,500 with the listings supporting the final estimated value. The estimate of market value for the subject property at \$2,525,000 has been bracketed by the comp closed sale prices and the indicated value range, appears reasonable, and is adequately supported by the market data.	
	***Due to the complexity of assignment, market conditions, age, quality and location most weight is given comp 1 considered most similar to subject condition / upgrades adjusted for time with 60% weight given; less weight is given comps 2 & 3 with comp 2 considered superior to subject condition & considered inferior to subject view & quality of construction & with comp 3 considered superior to subject condition with 15% weight given each. Appraiser reconciled at \$2,525,000 due to location, age, condition, upgrades, amenities, sales, listings, market conditions & predominant value range which appears reasonable and is supported by the market data & comps provided.	
	***Comps 1-3 exceed adjustment guidelines due to adjustment differences derived from paired sales analysis & experience / historical. These comps are included due to lack of recent sales / turnover & per the principle of substitution whereby indicates the markets reaction to the differences. While other comparable sales may exist after researching the differences the comps provided are the best available whereby after adjusting for differences supports the estimated market value therefore is deemed appropriate / indicative of subject's current market value. *** See Additional Comments ***	
COSTS	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)	
	Site value estimated via abstraction method. High land-to-value ratio is typical for the area. Market Value = \$2,525,000 Site Value = \$895,656	
	Variance = 35.47% with Comps 1450 Sunset Plaza Dr & 1710 Kings Way abstraction method finds \$1,602,800 & \$1,117,700 and \$88.96 & \$243.07 per/sf cost; subject reconciled at \$201.00 per/sf cost.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE..... = \$ 895,656
	Source of cost data Building-Cost.net	Dwelling 3,325 Sq. Ft. @ \$ 450.00 = \$ 1,496,250
	Quality rating from cost service Q2 Effective date of cost data 09/13/2023	Sq. Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
	REFER TO SKETCH. Replacement figures obtained via Building-Cost.Net & local builder breakdown analysis. Depreciation based on straight-line method (1% per yr./100 yr. total life). FM requires quality rating as stated on grid; Building-Cost.net SF costs Class 2 rating translates to FM Q2 rating. ***No one, including intended user or 3rd party should rely on these figures for insurance purposes.	Garage/Carport 828 Sq. Ft. @ \$ 100.00 = \$ 82,800 Total Estimate of Cost-New = \$ 1,579,050 Less Physical Functional External Depreciation = \$() Depreciated Cost of Improvements..... = \$ 1,579,050 'As-is' Value of Site Improvements..... = \$ 50,000
Estimated Remaining Economic Life (HUD and VA only) 65 Years	Indicated Value By Cost Approach..... = \$ 2,524,706	
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)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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 sold
	Total number of units rented	Total number of units for sale Data Source(s)
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion	
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)	
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.	
	Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.	
Describe common elements and recreational facilities		

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.

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.

Uniform Residential Appraisal Report

File # 8633 Hollywood Blvd

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).

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 
 Name Steve Perse
 Company Name Steve Perse Appraisals
 Company Address 14065 Moorpark St #16
Sherman Oaks, CA 91423
 Telephone Number 818-533-1077
 Email Address steveperse@gmail.com
 Date of Signature and Report 09/14/2023
 Effective Date of Appraisal 09/13/2023
 State Certification # 3000461
 or State License # _____
 or Other _____ State # _____
 State CA
 Expiration Date of Certification or License 11/13/2024

ADDRESS OF PROPERTY APPRAISED
8633 Hollywood Blvd
Los Angeles, CA 90069
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,525,000
 LENDER/CLIENT
 Name 1st Choice Design & Development
 Company Name TBD
 Company Address TBD
 Email Address tony@1stchoicedevelopment.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 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 _____

Market Conditions Addendum to the Appraisal Report

File No. 8633 Hollywood Blvd

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 **8633 Hollywood Blvd** City **Los Angeles** State **CA** ZIP Code **90069**
 Borrower/Owner **1636 Haslam Terrace LLC**

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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current 3- Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	13	7	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	4.33	2.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings			17	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab. Rate)			7.30	<input type="checkbox"/> Declining	<input 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	4,000,000	3,650,000	3,800,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	87	25	107	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price			4,395,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market			51	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	95.53	91.27	95.12	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Declining

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.). **Concessions are not found indicative to this market area at this time however with the market constantly changing it is possible that future sales may include concessions therefore at this time this market area is considered stable - no concessions.**

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).
Subject market area is not driven by REO sales at this time however REO & Short sales are present. The subject is considered an average marketable property.

Cite data sources for above information. **Realist & MLS. Due to lack of market data and MLS limitation as of March 2009 Fannie Mae removed the requirement for the shaded areas in the listing section whereby appraiser is not able to complete this portion due to the lack of data therefore are intentionally left blank due to the lack of data therefore overall shaded trend boxes are not checked as not applicable.**

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.

Inventory Analysis indicates an absorption rate of 2.33 sales per month although property values are overall increasing in the market with an increasing neighborhood value trend. It is the appraiser's opinion that the overall trends reported on the Inventory Analysis Grid and Median Sale & List Price, DOM, List/Sale Ratio indicate an overall increasing trend in the past 12 months for properties in the neighborhood that are comparable to the subject property. "Fannie Mae scope of work is restricted to "properties that compete with the subject". The DOM & Median Sale Price as % of List Price found above is calculated as an average % versus median % due to market analysis availability however the overall trend appears to indicate increasing at this time. When appraiser compares current-3 months to 7-12 months a 5.00% decrease is found, 4-6 months to 7-12 months a 8.75% decrease is found & current-3 months to 4-6 months a 4.11% increase is found however due to wide range in differences & low amount of sales the above numbers may appear skewed whereby multiple data sources are gathered & analyzed for appraiser reconcile as increasing at this time.

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.

APPRAISER

Signature 
 Appraiser Name **Steve Perse**
 Company Name **Steve Perse Appraisals**
 Company Address **14065 Moorpark St #16, Sherman Oaks, CA 91423**
 State License/Certification # **3000461** State **CA**
 Email Address **steveperse@gmail.com**

Signature _____
 Appraiser Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

USPAP Compliance Addendum

File No. 8633 Hollywood Blvd

Borrower/Client 1636 Haslam Terrace LLC			
Property Address 8633 Hollywood Blvd			
City Los Angeles	County Los Angeles	State CA	Zip Code 90069
Lender/Client TBD			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have **NOT** made a personal inspection of the property that is the subject of this report.

I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. 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.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 90 day(s).

APPRAISER **SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

<p>Signature </p> <p>Name <u>Steve Perse</u></p> <p>Date of Signature <u>09/14/2023</u></p> <p>State Certification # <u>3000461</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>11/13/2024</u></p> <p>Effective Date of Appraisal <u>09/13/2023</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property:</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignments and is reflected on the appraisal report.
I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of TBD, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of TBD, influenced or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that TBD has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

Table with 2 columns: Appraiser's Signature, Appraiser's Name, Address of Property Appraised, State License No, Date. Includes handwritten signature and typed name 'Steve Perse'.

Fannie Mae - Definition of Terms

Case No.
File No. 8633 Hollywood Blvd

Borrower 1636 Haslam Terrace LLC
Property Address 8633 Hollywood Blvd
City Los Angeles County Los Angeles State CA Zip Code 90069
Lender/Client TBD Address TBD

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

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 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 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 finished 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 use. 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 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 of exceptionally 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 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

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

Example: 3.2 indicates three full baths and two half baths.

Requirements - Abbreviations Used in
Data Standardization Text

Case No.
File No. 8633 Hollywood Blvd

Abbreviation	Full Name	Appropriate Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmlLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concession
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
G	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTm	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
s	Settlement Date	Date of Sale/Time
sf	Square Feet	Area, Site, Basement
Short	Short Sale	Sale or Financing Concessions
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

ADDITIONAL COMMENTS

Page 1

Borrower/Owner	1636 Haslam Terrace LLC						
Property Address	8633 Hollywood Blvd						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90069
Lender/Client	TBD						

Additional Comments

Major Adjustment Factors Include: +0.5% per month time adjustment from offer acceptance date to bring within a 30 day window (derived from experience / historical market data); \$50 per SF site utility (if over 1000 SF difference)(derived from experience / historical supported via abstraction method reconciled at \$50 per SF); \$50,000 per view increment (derived from experience / historical 5-10% SP/LP reconciled at \$50,000 per increment); \$100,000 for quality of construction (derived from experience / historical supported by paired sales of comps 1 & 2 whereby after adjusting for differences a \$85,000 difference is found reconciled at \$100,000); \$200,000 per condition / upgrade increment (derived from experience / historical supported by paired sales of comps 1 & 3 whereby after adjusting for differences a \$582,000 difference is found reconciled at \$200,000 increment); \$25,000 per bedroom & \$25,000 per bathroom (derived from experience / historical); \$400 per SF GLA if over 50 SF difference (bedrooms included) (derived from experience / historical); \$10,000 per garage space & \$5,000 per carport space (derived from experience / historical); \$75,000 for pool (derived from experience / historical).

PHOTOGRAPH ADDENDUM

Borrower/Owner 1636 Haslam Terrace LLC

Property Address 8633 Hollywood Blvd

City Los Angeles

County Los Angeles

State CA

Zip Code 90069

Client TBD



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Borrower/Owner 1636 Haslam Terrace LLC

Property Address 8633 Hollywood Blvd

City Los Angeles

County Los Angeles

State CA

Zip Code 90069

Client TBD



Kitchen



Living Room



Family Room



Nook



Primary Bathroom



Bathroom

PHOTOGRAPH ADDENDUM

Borrower/Owner 1636 Haslam Terrace LLC

Property Address 8633 Hollywood Blvd

City Los Angeles

County Los Angeles

State CA

Zip Code 90069

Client TBD



Bathroom



Half Bath



Primary Bedroom



Bedroom



Bedroom



Primary Walk-In Closet

PHOTOGRAPH ADDENDUM

Borrower/Owner 1636 Haslam Terrace LLC

Property Address 8633 Hollywood Blvd

City Los Angeles

County Los Angeles

State CA

Zip Code 90069

Client TBD



Laundry



2nd Floor Landing



3rd Floor Landing



Balcony



View



View

PHOTOGRAPH ADDENDUM

Borrower/Owner 1636 Haslam Terrace LLC

Property Address 8633 Hollywood Blvd

City Los Angeles

County Los Angeles

State CA

Zip Code 90069

Client TBD



View



Garage Interior



Garage Interior



Garage Storage Interior



Subject Front View Left Side



Subject Front View Right Side

PHOTOGRAPH ADDENDUM

Borrower/Owner 1636 Haslam Terrace LLC

Property Address 8633 Hollywood Blvd

City Los Angeles

County Los Angeles

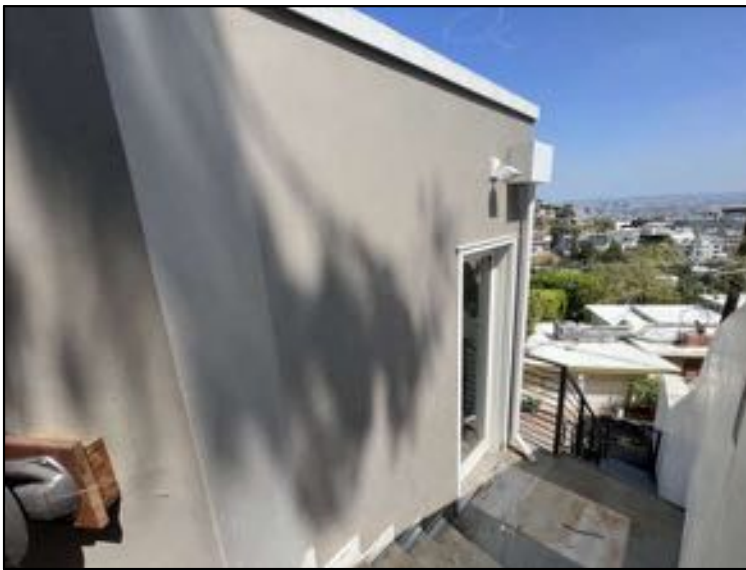
State CA

Zip Code 90069

Client TBD



Subject Rear View Left Side



Subject Rear View Right Side



Address Verification Photo

PHOTOGRAPH ADDENDUM

Borrower/Owner 1636 Haslam Terrace LLC

Property Address 8633 Hollywood Blvd

City Los Angeles

County Los Angeles

State CA

Zip Code 90069

Client TBD

**COMPARABLE #1**1450 Sunset Plaza Dr
Los Angeles, CA 90069

Price	\$2,300,000
Price/SF	\$741.94
Date	s08/21;c07/21
Age	69
Room Count	8-4-3.0
Living Area	3,100
Value Indication	\$2,532,500

**COMPARABLE #2**1271 Sunset Plaza Dr
Los Angeles, CA 90069

Price	\$3,240,000
Price/SF	\$839.38
Date	s05/23;c04/23
Age	88
Room Count	7-3-5.0
Living Area	3,860
Value Indication	\$2,547,500

**COMPARABLE #3**1710 Kings Way
Los Angeles, CA 90069

Price	\$2,510,000
Price/SF	\$1,241.35
Date	s02/23;c03/23
Age	63
Room Count	6-2-3.0
Living Area	2,022
Value Indication	\$2,524,500

PHOTOGRAPH ADDENDUM

Borrower/Owner	1636 Haslam Terrace LLC				
Property Address	8633 Hollywood Blvd				
City	Los Angeles	County	Los Angeles	State	CA
Zip Code	90069				
Client	TBD				



COMPARABLE #1

1301 Devlin Dr
Los Angeles, CA 90069

Price 5625000
Price/SF 1480.65
Date s11/22;c09/22
Age 1
Room Count 8-4-4.1
Living Area 3799

Value Indication 5373500



COMPARABLE #2

1916 Sunset Plaza Dr
Los Angeles, CA 90069

Price 6380000
Price/SF 1372.04
Date s03/23;c03/23
Age 87
Room Count 10-6-5.1
Living Area 4650

Value Indication 5353000



COMPARABLE #3

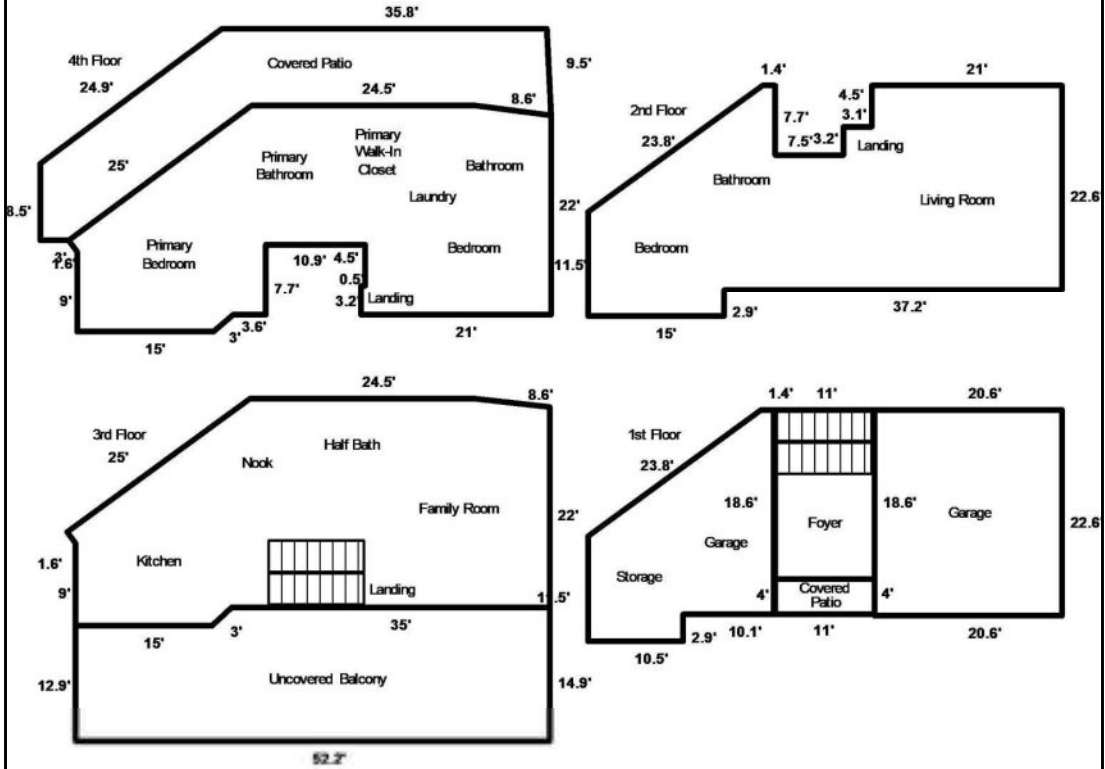
1284 Sunset Plaza Dr
Los Angeles, CA 90069

Price 3920000
Price/SF 1170.15
Date s07/23;c05/23
Age 87
Room Count 8-4-5
Living Area 3350

Value Indication 5362500

SKETCH ADDENDUM

Borrower/Owner	1636 Haslam Terrace LLC		
Property Address	8633 Hollywood Blvd		
City	Los Angeles	County	Los Angeles
		State	CA
		Zip Code	90069
Client	TBD		

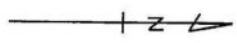
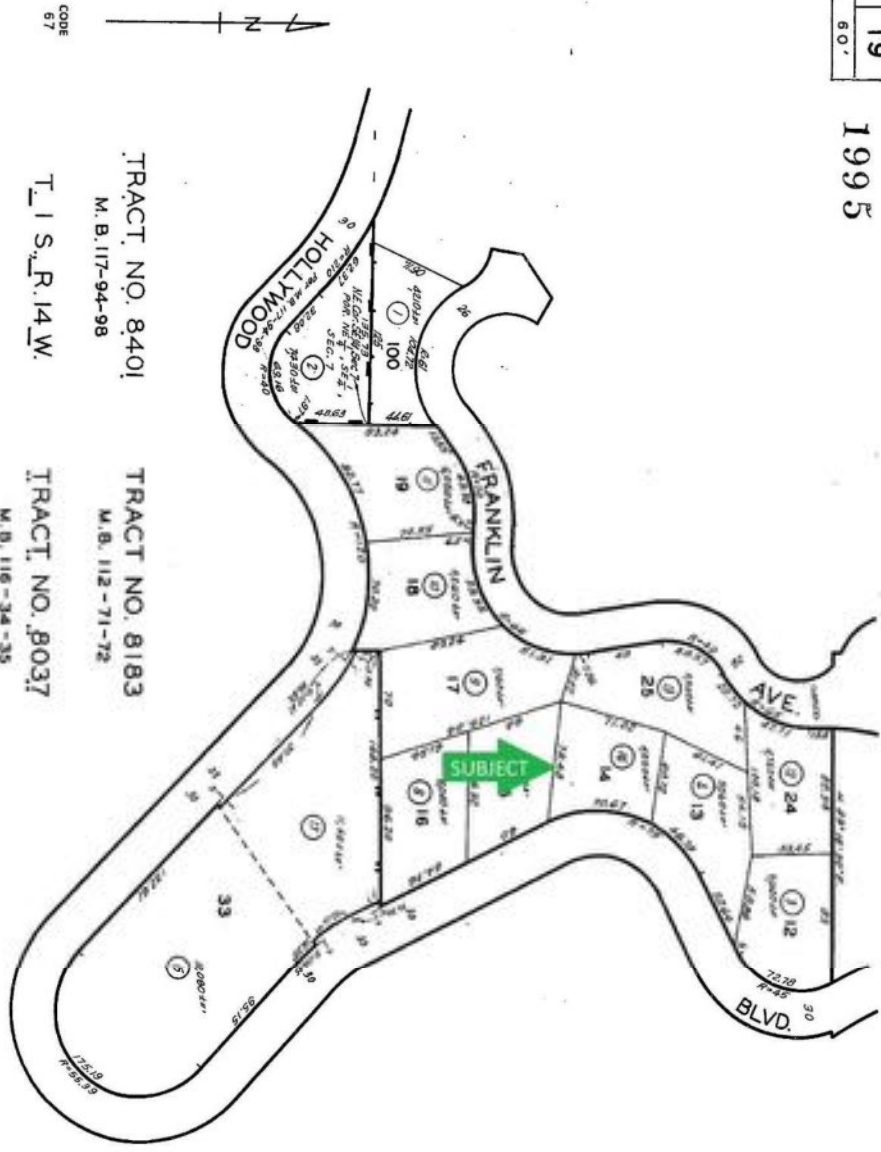


SUMMARY		SQ FT AREA		PERIMETER		AREA CALCULATION DETAILS	
Living Area						First Floor	
First Floor		205		59		11.0 X 18.6 =	204.6
Second Floor		1016		161		Second Floor	
Third Floor		1011		160		6.6 X 7.7 =	50.8
Subtotal		2104		304		21.0 X 4.5 =	94.5
Total		3325		524		24.1 X 3.2 =	77.1
Garage						47.8 X 6.3 =	301.1
Garage		466		86		52.2 X 8.6 =	448.9
Garage		362		83		15.0 X 2.9 =	43.5
Subtotal		828		169		Total	1015.9
Porch						Third Floor	
Porch		44		30		29.4 X 1.0 =	29.4
Porches/Patios						43.7 X 13.8 =	603.0
Patio		746		133		52.7 X 1.2 =	63.2
Patio		525		140		52.2 X 7.0 =	365.4
Subtotal		1271		273		16.1 X 2.0 =	32.2
						Total	1093.2
						Third Floor	
						29.4 X 1.0 =	29.4
						43.7 X 13.8 =	603.0
						52.9 X 0.5 =	26.4
						20.5 X 4.5 =	92.2
						21.0 X 0.7 =	14.7
						20.8 X 7.0 =	145.6
						21.0 X 3.2 =	67.2
						16.1 X 2.0 =	32.2
						Total	1010.7

Plat Map

5558 19
SCALE 1" = 60'

1995



CODE 67

FOR PREV. ASSMT. SEE: 046-24
5559-24

TRACT NO. 8401
M. B. 117-94-99
T. 1 S. R. 14 W.

TRACT NO. 8183
M. B. 112-71-72
TRACT NO. 8037
M. B. 116-34-35

REVISED
5-5-65
5405/112002/00-09

MAY 25 1994
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

LOCATION MAP

Borrower/Owner	1636 Haslam Terrace LLC		
Property Address	8633 Hollywood Blvd		
City	Los Angeles	County	Los Angeles
		State	CA
		Zip Code	90069
Client	TBD		



General Map 1

Borrower/Owner	1636 Haslam Terrace LLC		
Property Address	8633 Hollywood Blvd		
City	Los Angeles	County	Los Angeles
		State	CA
		Zip Code	90069
Client	TBD		



Realist Public Record Property Profile Page

8633 Hollywood Blvd, Los Angeles, CA 90069-1415, Los Angeles County 📍 Active Listing
 APN: 5558-019-016 CLIP: 7408089871



MLS Beds	3	MLS Full Baths	3	MLS Half Baths	1	MLS List Price	\$3,995,000	Sale Date	05/23/2022
MLS Sq Ft	3,501	Lot Sq Ft	4,456	MLS Yr Built	2009	Type	RES LOT		

OWNER INFORMATION

Owner Name	1636 Haslam Terrace LLC	Tax Billing Zip	92886
Owner Name 2		Tax Billing Zip+4	2963
Mail Owner Name	1636 Haslam Terrace LLC	Owner Visiting	
Tax Billing Address	20061 Avenida Del Norte	Owner Occupied	No
Tax Billing City & State	Yorba Linda, CA	No Mail Flag	

COMMUNITY INSIGHTS

Median Home Value	\$2,330,113	School District	LOS ANGELES UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	43 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	30 / 100	Walkable Score	82 / 100
Total Incidents (1 yr)	98	Q1 Home Price Forecast	\$2,312,735
Standardized Test Rank	38 / 100	Last 2 Yr Home Appreciation	19%

LOCATION INFORMATION

Zip Code	90069	TGNO	
Carrier Route	C015	Census Tract	1942.00
Zoning	LAR1	Topography	Rolling/Hilly
Tract Number	8183	Township Range Sect	
School District	Los Angeles	Neighborhood Code	
Comm College District Code	Los Angeles City	Within 250 Feet of Multiple Flood Zone	No
Location Influence			

TAX INFORMATION

APN	5558-019-016	Tax Appraisal Area	
Alternate APN		Lot	14
Exemption(s)		Block	
% Improved	72%	Water Tax Dist	Southern California
Tax Area	67	Fire Dept Tax Dist	
Legal Description	TRACT NO 8183 LOT 14		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$389,673	\$382,033	\$378,117
Assessed Value - Land	\$107,174	\$105,073	\$103,996
Assessed Value - Improved	\$282,499	\$276,960	\$274,121
YOY Assessed Change (\$)	\$7,640	\$3,916	
YOY Assessed Change (%)	2%	1.04%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$4,764		
2021	\$4,784	\$21	0.43%
2022	\$4,839	\$55	1.15%
Special Assessment	Tax Amount		
Mrcapospace#180	\$22.25		
Safe Clean Water83	\$67.04		
La Stormwater 21	\$0.69		
Flood Control 62	\$0.87		
Mrcafire-Os#180	\$127.00		

Property Details Courtesy of Steven Perse, Your Home Sold Guaranteed Realty, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 09/13/23

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Available Pending Sales & Active Listing Comparables

Residential Agent 1 Line

Order#	Lottery ID	Sub Type	Off St Name	City	Acres	StC	L/C Price	ASD	APR	Value	Lease/Le	DOMESTIC	Y	SP	MAC	Date	MLC
8.7 44	21112093	A	SPR	LA	0.27	SPR	\$1,490,000	\$1,261.64	2721A	107848	1,213,013	1/21	Y	N	2.2%	06/13/23	CRML24
8.8 44	21112093	A	SPR	LA	0.27	SPR	\$3,685,000	\$1,352.83	2930AP	1025	4,888,001	3/1	Y	N	2.5%	06/11/23	CLAM
8.9 44	21112093	A	SPR	LA	0.27	SPR	\$6,190,000	\$2,031.74	3414A	201808A	75,588,048	2/1	Y	N	2.5%	06/01/23	CLAM
8.1 44	21112093	A	SPR	LA	0.27	SPR	\$4,488,000	\$1,785.27	3016D	182408B	12,148,027	1/1	Y	N	2.5%	06/01/23	CLAM
8.2 44	21112093	A	SPR	LA	0.27	SPR	\$5,790,000	\$1,961.67	3028AP	1028	8,908,015	1/1	Y	N	2.5%	06/01/23	CLAM
8.3 44	21112093	A	SPR	LA	0.27	SPR	\$4,830,000	\$1,695.17	3117D	18120408	5,742,018	1/1	Y	N	2.5%	07/28/23	CLAM
8.4 44	21112093	A	SPR	LA	0.27	SPR	\$5,290,000	\$1,864.71	2948D	1068	6,184,011	1/1	Y	N	2.5%	03/01/23	CLAM
8.5 44	21112093	A	SPR	LA	0.27	SPR	\$1,130,000	\$3,134.18	2844A	1847	3,234,018	1/1	Y	N	2.5%	07/01/23	CLAM
8.6 44	21112093	A	SPR	LA	0.27	SPR	\$4,331,000	\$1,591.81	2761D7N	1861	5,487,011	1/1	Y	N	2.5%	06/01/23	CLAM
8.7 44	21112093	A	SPR	LA	0.27	SPR	\$4,270,000	\$1,621.34	2177J	1708	5,730,013	1/27/14	Y	N	2.5%	05/15/23	CLAM
8.8 44	21112093	A	SPR	LA	0.27	SPR	\$3,995,000	\$1,617.82	2928A	187808B	5,900,013	1/27/18	Y	N	2.5%	04/28/23	CRML24
8.9 44	21112093	A	SPR	LA	0.27	SPR	\$2,998,000	\$913.41	188M	1847	6,074,015	1/27/18	Y	N	2.5%	04/11/23	CLAM
8.1 44	21112093	A	SPR	LA	0.27	SPR	\$3,685,000	\$1,249.38	3050P	1026	5,183	1/1	Y	N	2.5%	06/01/23	CLAM
8.2 44	21112093	A	SPR	LA	0.27	SPR	\$3,685,000	\$1,249.38	3050P	1026	5,183	1/1	Y	N	2.5%	06/01/23	CRML24
8.3 44	21112093	A	SPR	LA	0.27	SPR	\$4,000,000	\$1,344.34	3130	1841	7,048,017	1/27/18	Y	N	2.5%	06/01/23	CLAM

This property, as purchased is a 3,300 sq. ft. 3-bedroom, 3.5-bathroom single-family home, with a 3-car garage and 1,000 sq. ft. rooftop deck. The development plan consists of new construction to build a contemporary home, with full landscaping. The property is located in Hollywood Hills "Sunset Hills" with breathtaking views of Hollywood and Los Angeles from every level of the home.

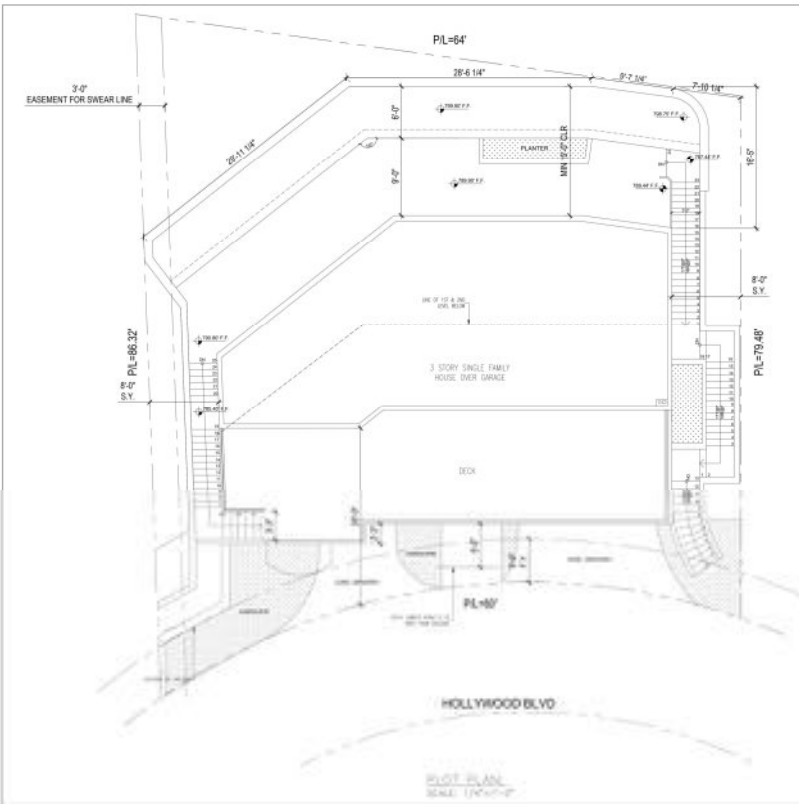


1st Choice Estimate Form			
Line	Description	Total	Notes
General Requirements			
1	Pre Construction Services & City Fees	N/A	Client's Responsibility
2	Temporary Facilities & Utilities	\$3,000.00	3 month timeline
3	Temporary Fencing	N/A	6 month timeline
4	SWPPS/ Erosion Control	\$1,000.00	6 month timeline
5	Tool & Equipment Rental	N/A	Subcontractors will be required to have their own tools
6	Clean-up & Hauling	\$8,000.00	6 month timeline
7	Mobilization	N/A	Project set-up/Commencement
8	Project Management	\$16,000.00	16 week timeline-Not a GC Fee
9	Insurance, Bonding	N/A	Subcontractors are required to have their own
10	Overhead / Administration	\$8,000.00	16 week timeline
11	Contingency	\$25,000.00	6 month timeline
12	Contractor Fee	N/A	Project Management Only
General Requirements Total		\$61,000.00	
Vertical Construction			
13	Foundation - Ftgs. & Slabs (w/flat work)	N/A	Per plan-labor & materials
14	Methane mitigation (include in electrical)	N/A	
15	Framing & Lumber	N/A	Per framing plan-labor & materials

16	Structural hardware	N/A	Per framing plan-labor & materials
17	Structural Steel	N/A	Per framing plan
18	HVAC	\$2,500.00	95% complete, punch list work needed
19	Underground sewer & rough plumbing	\$3,000.00	Sewer is complete, we are
20	Plumbing Fixtures	\$5,000.00	Per design plan-labor & materials
21	Tub and Shower Wall Surfaces (Tile, FRP, etc)	\$35,000.00	Per design plan-labor & materials
22	Fire Sprinklers	\$2,500.00	95% Complete
23	Fire Alarm	\$2,500.00	95% Complete
24	Rough Electrical w/smart home features	\$5,000.00	95% Complete
25	Lighting Fixtures (recessed lighting, outlets & covers)	\$10,000.00	Per design plan-labor & materials
26	Low Voltage / Structured Cabling	\$10,000.00	Per design plan-labor & materials
27	Windows & Sliders(custom aluminum frame)	\$5,000.00	remaining items to purchase
28	Front door	\$5,000.00	(Interior solid core doors are purchased)
29	Insulation and Sound Proofing	\$3,000.00	95% Complete
30	Sheet Metal	\$2,000.00	Per plan-labor & materials
31	Gutters and Downspouts	N/A	Per plan-labor & materials
32	Patio Cover/Exterior Metal Canopies	\$18,000.00	Per design plan-labor & materials
33	Stair Guardrails and Handrails	N/A	Per city code-labor & materials
34	Drywall (level 3-4)	\$45,000.00	Per plan-labor & materials
35	Scaffolding	N/A	Per city code-labor & materials
36	Exterior Waterproofing (part 1)	N/A	Per city code-labor & materials
37	Rooftop Deck Roofing	\$28,000.00	Per plan-labor & materials 50 year roofing product
38	Stucco patch work	\$5,000.00	Per punchlist
39	Exterior Siding and Trim	\$6,000.00	Per punchlist
40	Masonry Veneer	\$5,000.00	Per design plan-labor & materials
41	Cabinets (kitchen, bathrooms, laundry, closets)	\$30,000.00	Final payment
42	Finish Carpentry & Millwork	\$10,000.00	Per design plan-labor & materials
43	Special Finishes (interior & exterior sconces)	\$7,500.00	Per design plan-labor & materials (front entry, perimeter exterior lighting, each bathroom, over kitchen island, outdoor living area)

44	Counters & Backsplash, Hard Surfaces	\$20,000.00	Per design plan-labor & materials (large island, kitchen & bathrooms)
45	Painting (Exterior/Interior)	\$20,000.00	Per design plan-labor & materials
46	Shower Glass	\$6,500.00	Per design plan-labor & materials
47	Mirrors	\$3,000.00	Per design plan-labor & materials
48	Finish Hardware (smart hardware)	\$11,000.00	Per design plan-labor & materials
49	Appliances	\$15,000.00	Per design plan-labor & materials
50	Building Signage: Address & ADA	N/A	
51	Fire Extinguishers	N/A	Per plan
52	Flooring, baseboards & interior trim	\$15,000.00	Labor only
53	Outdoor living area (built in firepit & furniture)	\$15,000.00	Per plan-labor & materials
54	Exposed Concrete Sealer	N/A	
55	Exterior Fire Ladder	N/A	
56	Custom Mailbox	\$1,000.00	Per design plan-labor & materials
57	Interior Pickup / Punch List	\$8,000.00	Throughout property
58	Final Clean-- Including Windows	\$2,000.00	Ready for professional cleaning service
	Vertical Construction Total	\$361,500.00	
	Horizontal Site Work		
59	Clear & Grub	N/A	Per plan
60	Excavation & Grading (front & back yards)	N/A	Per structural plan-labor & 2 lowboys
61	Basement Shoring, Piles & Walls	N/A	Per structural plan
62	Basement Waterproofing	N/A	
63	Basement Sub-Drains	N/A	
64	Storm Water Infrastructure	N/A	Per plan-labor & materials
65	Drywell & Associated Components	N/A	
66	Underground Site Drains & Downspout Connections	N/A	Per plan-labor & materials
67	Utilities: Intercept & Service Extensions	N/A	per plan/city code
68	Finish Grading	N/A	Per plan-labor & materials
69	Concrete Flatwork/Pavers (front & back yards)	\$15,000.00	Per plan-labor & materials

70	WI Fences & Gates	\$10,000.00	Per plan-labor & materials
71	Landscaping	\$10,000.00	Per plan-labor & materials
72	A permit work (city streets)	N/A	Per A license plan
	Horizontal Site Work Total	\$35,000.00	
	Overall Project Price	\$457,500.00	



PROJECT ADDRESS:
8633 W HOLLYWOOD BLVD, LOS ANGELES, CA 90069

LEGAL INFORMATION:
APN: 558079007
LEGAL DESCRIPTION: LOT 14, TRACT 8183, BLOCK NONE, MB 112-71772
STYLE: SINGLE FAMILY RESIDENCE
(P) STORES: 4
ZONING: R1-1
TYPE OF CONSTRUCTION: HD
SFD TO BE FULLY SPRINKLERED, FIRE SPRINKLERS TO BE UNDER OFFER SUBMITTAL
(P) BEDROOMS: 3 BATHROOMS: 4

SQUARE FOOTAGE:
LOT: 4622.9 SQ.FT.
(P) FLOOR PLAN: 4622.9 SQ.FT.
- FIRST FLOOR (GARAGE): 791.2 SQ.FT.
- FIRST FLOOR (LIVING AREA): 243.0 SQ.FT.
- SECOND FLOOR: 1034.3 SQ.FT.
- THIRD FLOOR: 1046.9 SQ.FT.
- FOURTH FLOOR: 1046.9 SQ.FT.
TOTAL LIVING AREA: 3371.3 SQ.FT.
TOTAL BUILDING AREA: 4162.3 SQ.FT.
FAR: $1367+360+376 = 2103/8500 = 0.32$

APPLICABLE CODE:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK:
- NEW 4162.3 SQ.FT. SINGLE FAMILY HOME TO CONSIST OF 3 BEDROOMS, 3 BATHROOMS AND 3 CAR GARAGE



REVISIONS	

8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069
SINGLE FAMILY HOME



A-1

LA DBS **STORM WATER POLLUTION CONTROL** **FORM GRN 1**
 (2007 Los Angeles Green Building Code)
 Storm Water Pollution Control Requirements for Construction Activities
 Minimum Water Quality Protection Requirements for All Construction Projects

LA DBS **2017 Los Angeles Green Building Code** **FORM GRN 9**
MANDATORY REQUIREMENTS CHECKLIST
ADDENDUM AND ALTERATIONS TO ESSENTIAL BUILDINGS
COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS

LA DBS **2017 Los Angeles Green Building Code** **FORM GRN 9**
MANDATORY REQUIREMENTS CHECKLIST
COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS

LA DBS **2017 Los Angeles Green Building Code** **FORM GRN 14**
2017 Los Angeles Green Building Code
MANDATORY REQUIREMENTS CHECKLIST
ESSENTIAL BUILDINGS

LA DBS **2017 Los Angeles Green Building Code** **FORM GRN 15**
2017 Los Angeles Green Building Code
MANDATORY REQUIREMENTS CHECKLIST
ESSENTIAL BUILDINGS

LA DBS **2017 Los Angeles Green Building Code** **FORM GRN 10B**
2017 Los Angeles Green Building Code
MANDATORY REQUIREMENTS CHECKLIST
ESSENTIAL BUILDINGS

REVISIONS

REVISION NO. DATE BY

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

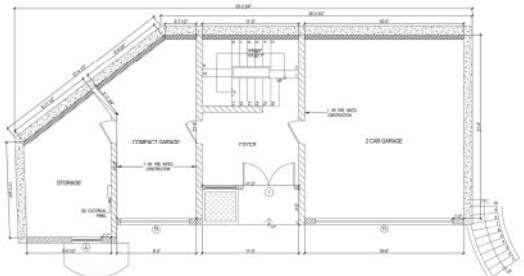
ISSUE CHANGE
 2017 CITY OF LOS ANGELES GREEN BUILDING CODE
 2017 GREEN BUILDING CODE
 CA. 15.5 & 15.6 (15.14)

ISSUED TITLE
 LA DBS ENERGY FORMS

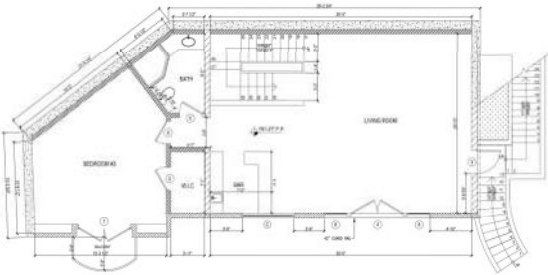
A-1.2

| DOOR SCHEDULE | | | | | | | | | |
|---------------|---------|-------|--------|-------|-------|-------|--------|------|-----------|
| NO. | MARKING | TYPE | FINISH | SWING | GLASS | FRAME | HANDLE | LOCK | REMARKS |
| 1 | D101 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO STAIR |
| 2 | D102 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 3 | D103 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 4 | D104 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 5 | D105 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 6 | D106 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 7 | D107 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 8 | D108 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 9 | D109 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 10 | D110 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 11 | D111 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 12 | D112 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 13 | D113 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 14 | D114 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 15 | D115 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 16 | D116 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 17 | D117 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 18 | D118 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 19 | D119 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |
| 20 | D120 | SWING | WOOD | IN | GLASS | WOOD | WOOD | WOOD | TO GARAGE |

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|---------|-------|--------|-------|-------|-------|--------|------|-----------|
| NO. | MARKING | TYPE | FINISH | SWING | GLASS | FRAME | HANDLE | LOCK | REMARKS |
| 1 | W101 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO STAIR |
| 2 | W102 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |
| 3 | W103 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |
| 4 | W104 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |
| 5 | W105 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |
| 6 | W106 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |
| 7 | W107 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |
| 8 | W108 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |
| 9 | W109 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |
| 10 | W110 | FIXED | WOOD | --- | GLASS | WOOD | --- | --- | TO GARAGE |



PROPOSED GARAGE LEVEL FLOOR PLAN.
SCALE: 1/4"=1'-0"



PROPOSED 1ST STORY FLOOR PLAN.
SCALE: 1/4"=1'-0"

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
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8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069

SINGLE FAMILY HOME

Signature

1ST CHOICE
Architectural Services
333 GUY BLVD, STE 1750
LOS ANGELES, CA 90017
844-282-2000
CA LIC # 50674

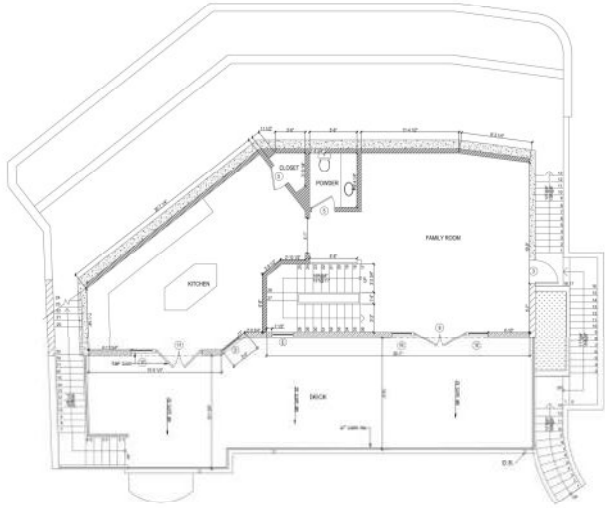
DRAWING TITLE:
PROPOSED GARAGE
LEVEL & 1ST FLOOR
PLAN

DATE:
2/2/2020

SCALE:
A-2

| DOOR SCHEDULE | | | | | | | | | | |
|---------------|--------|-------|----------|----|----|----|----|----|----|----|
| NO. | SYMBOL | TYPE | FINISH | SW | SL | HT | HT | HT | HT | HT |
| 1 | 1 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 2 | 2 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 3 | 3 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 4 | 4 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 5 | 5 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 6 | 6 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 7 | 7 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 8 | 8 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 9 | 9 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 10 | 10 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 11 | 11 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 12 | 12 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 13 | 13 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 14 | 14 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 15 | 15 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 16 | 16 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 17 | 17 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 18 | 18 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 19 | 19 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |
| 20 | 20 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 | 08 |

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|--------|-------|----------|----|----|----|----|----|----|
| NO. | SYMBOL | TYPE | FINISH | SW | SL | HT | HT | HT | HT |
| 1 | 1 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 2 | 2 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 3 | 3 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 4 | 4 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 5 | 5 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 6 | 6 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 7 | 7 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 8 | 8 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 9 | 9 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 10 | 10 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 11 | 11 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 12 | 12 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 13 | 13 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 14 | 14 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 15 | 15 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 16 | 16 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 17 | 17 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 18 | 18 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 19 | 19 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |
| 20 | 20 | SWING | 1/2" OAK | 08 | 08 | 08 | 08 | 08 | 08 |



PROPOSED 2ND STORY FLOOR PLAN:
SCALE: 1/4"=1'-0"

| REVISIONS | |
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| NO. | DESCRIPTION |
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8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069
SINGLE FAMILY HOME

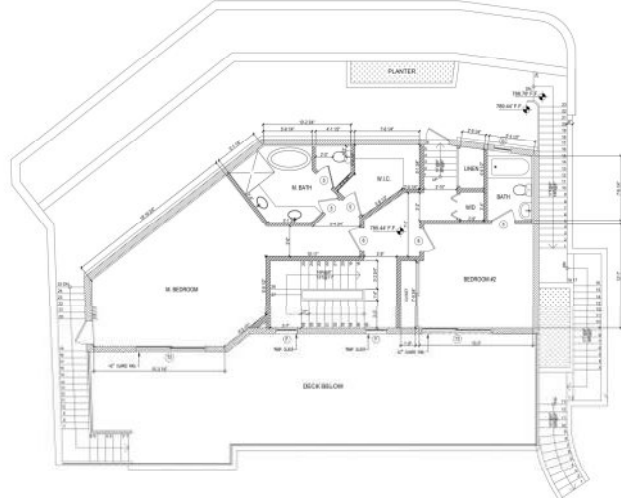
1ST CHOICE
Architectural
333 CITY BLVD, STE 1700
LOS ANGELES, CA 90031
CR. LIC. # 50674

DRAWING TITLE:
PROPOSED 2ND
STORY FLOOR PLAN

DATE:
DRAWN BY:
SCALE:
A-3

| DOOR SCHEDULE | | | | | | | | | |
|---------------|---------|-------|--------|-------|-------|-------|--------|------|---------|
| NO. | MARKING | TYPE | FINISH | SWING | GLASS | FRAME | HANDLE | LOCK | REMARKS |
| 1 | D101 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 2 | D102 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 3 | D103 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 4 | D104 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 5 | D105 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 6 | D106 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 7 | D107 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 8 | D108 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 9 | D109 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 10 | D110 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 11 | D111 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 12 | D112 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 13 | D113 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 14 | D114 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 15 | D115 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 16 | D116 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 17 | D117 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 18 | D118 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 19 | D119 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |
| 20 | D120 | SWING | 1.04P | INT | --- | WOOD | --- | --- | WOOD |

| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|---------|-------|--------|-------|-------|-------|--------|------|---------|
| NO. | MARKING | TYPE | FINISH | SWING | GLASS | FRAME | HANDLE | LOCK | REMARKS |
| 1 | W101 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 2 | W102 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 3 | W103 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 4 | W104 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 5 | W105 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 6 | W106 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 7 | W107 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 8 | W108 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 9 | W109 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |
| 10 | W110 | FIXED | 1.04P | --- | --- | WOOD | --- | --- | WOOD |



PROPOSED 3RD STORY FLOOR PLAN:
SCALE: 1/4"=1'-0"

| REVISIONS | |
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| NO. | DESCRIPTION |
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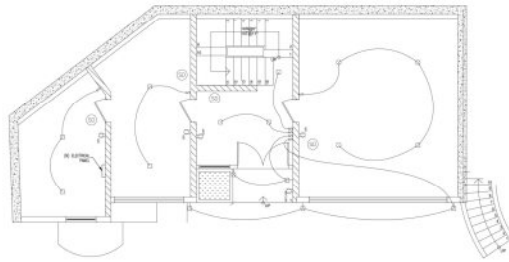
8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069
SINGLE FAMILY HOME

1ST CHOICE
Architectural
333 CITY BLVD, SUITE 1750
LOS ANGELES, CA 90017
844-282-2700
CA LIC # 50674

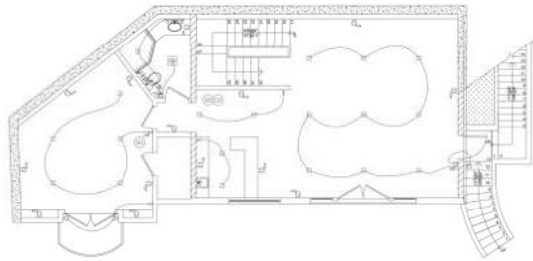
DRAWING TITLE:
PROPOSED 3RD
STORY FLOOR PLAN

DATE:
DRAWN BY:
SCALE:
A-4

| MEP LEGEND | |
|------------|---|
| \square | RECESSED LIGHT FIXTURE AT 2'-0" |
| \square | GROUND-FLOOR CROSSLIGHT RECESSED LIGHT FIXTURE AT 2'-0" |
| \square | GROUND-FLOOR CROSSLIGHT RECESSED LIGHT FIXTURE AT 2'-0" |
| \square | RECESSED LIGHT FIXTURE AT 2'-0" |
| \square | SWITCH WITH GROUND-FLOOR REVISOR |
| \square | SWITCH WITH GROUND-FLOOR REVISOR |
| \square | LED RECESSED LIGHT FIXTURE AT 2'-0" |
| \square | LED PENDANT LIGHT |
| \square | NO DIMMER SWITCH FOR |
| \square | NO DIMMER SWITCH FOR |
| \square | SYSTEMIC WALL MOUNTED SPEAKER AT 4'-0" |
| \square | SYSTEMIC WALL MOUNTED SPEAKER AT 4'-0" |
| \square | SYSTEMIC WALL MOUNTED SPEAKER AT 4'-0" |



PROPOSED GARAGE LEVEL ELECTRICAL PLAN:
SCALE: 1/4"=1'-0"



PROPOSED 1ST FLOOR ELECTRICAL PLAN:
SCALE: 1/4"=1'-0"

| REV | NO | DESCRIPTION |
|-----|----|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069
SINGLE FAMILY HOME
[Signature]

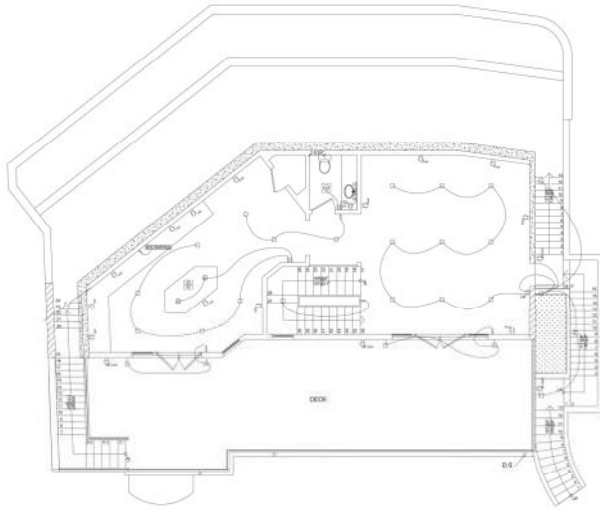
1ST CHOICE
Architectural
333 CITY AVE, STE 1750
LOS ANGELES, CA 90017
844-342-2700
CA LIC # 50874

DRAWING TITLE:
PROPOSED GARAGE LEVEL & 1ST FLOOR ELECTRICAL PLAN


A-5

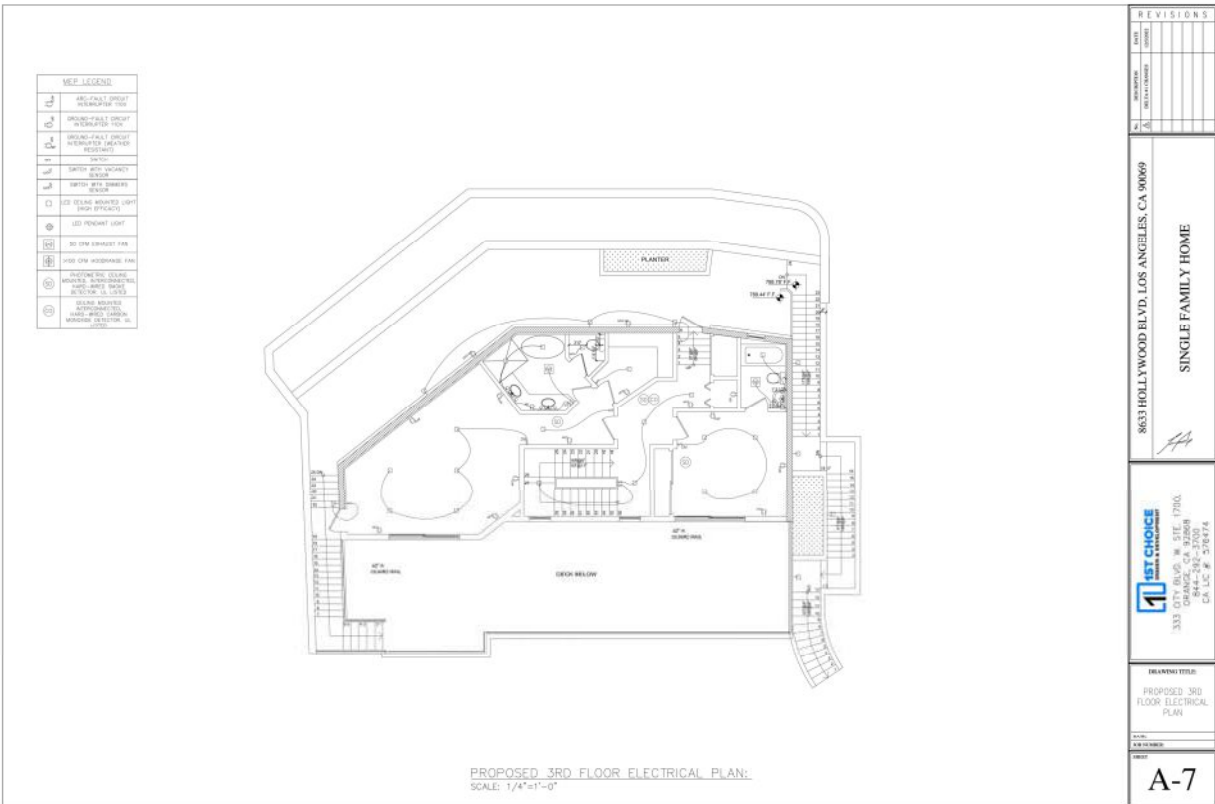
MEP LEGEND

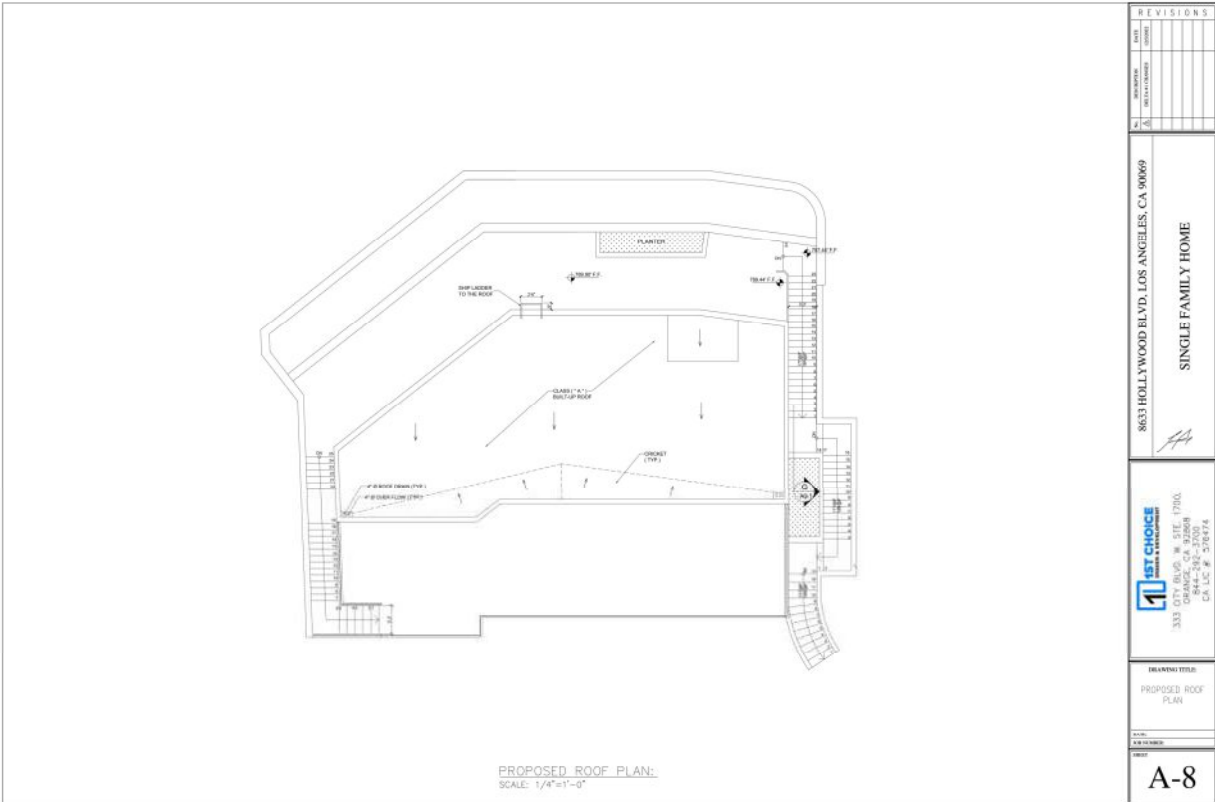
| | |
|---|-------------------------|
| ⊖ | 20 AMP 1-POLE BREAKER |
| ⊕ | 20 AMP 2-POLE BREAKER |
| ⊖ | 30 AMP 1-POLE BREAKER |
| ⊕ | 30 AMP 2-POLE BREAKER |
| ⊖ | 40 AMP 1-POLE BREAKER |
| ⊕ | 40 AMP 2-POLE BREAKER |
| ⊖ | 50 AMP 1-POLE BREAKER |
| ⊕ | 50 AMP 2-POLE BREAKER |
| ⊖ | 60 AMP 1-POLE BREAKER |
| ⊕ | 60 AMP 2-POLE BREAKER |
| ⊖ | 100 AMP 1-POLE BREAKER |
| ⊕ | 100 AMP 2-POLE BREAKER |
| ⊖ | 150 AMP 1-POLE BREAKER |
| ⊕ | 150 AMP 2-POLE BREAKER |
| ⊖ | 200 AMP 1-POLE BREAKER |
| ⊕ | 200 AMP 2-POLE BREAKER |
| ⊖ | 300 AMP 1-POLE BREAKER |
| ⊕ | 300 AMP 2-POLE BREAKER |
| ⊖ | 400 AMP 1-POLE BREAKER |
| ⊕ | 400 AMP 2-POLE BREAKER |
| ⊖ | 600 AMP 1-POLE BREAKER |
| ⊕ | 600 AMP 2-POLE BREAKER |
| ⊖ | 800 AMP 1-POLE BREAKER |
| ⊕ | 800 AMP 2-POLE BREAKER |
| ⊖ | 1000 AMP 1-POLE BREAKER |
| ⊕ | 1000 AMP 2-POLE BREAKER |



PROPOSED 2ND FLOOR ELECTRICAL PLAN:
SCALE: 1/4"=1'-0"

| REVISIONS | |
|---|-------------|
| NO. | DESCRIPTION |
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| | |
| 8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069 | |
| SINGLE FAMILY HOME | |
| 
1ST CHOICE CONSTRUCTION SERVICES
333 CITY AVENUE, SUITE 1750
LOS ANGELES, CA 90017
(213) 441-8278
CA LIC # 31814 | |
| DRAWING TITLE | |
| PROPOSED 2ND FLOOR ELECTRICAL PLAN | |
| DATE | 2/20/2020 |
| SCALE | 1/4"=1'-0" |
| A-6 | |





| REVISIONS | |
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| NO. | DESCRIPTION |
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8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069
SINGLE FAMILY HOME

1ST CHOICE
Architectural
333 CITY BLVD, STE 1700
LOS ANGELES, CA 90017
PH: 213-281-2000
CA LIC # 50674

DRAWING TITLE:
PROPOSED ROOF
PLAN

DATE:
A-8



| REVISIONS | |
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| NO. | DATE |
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8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069
SINGLE FAMILY HOME

1ST CHOICE
ARCHITECTURE
333 07Y AVE. SUITE 17100
LOS ANGELES, CA 90048
CA LIC # 50874

DRAWING TITLE
PROPOSED ELEVATIONS

NO. 1
A-9

PROPOSED EAST ELEVATION:
SCALE: 1/4"=1'-0"

PROPOSED NORTH ELEVATION:
SCALE: 1/4"=1'-0"

| REVISIONS | |
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| NO. | DATE |
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8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069
SINGLE FAMILY HOME


1ST CHOICE
Architectural
333 CITY BLVD, STE 1750
LOS ANGELES, CA 90017
844-382-3700
CA LIC # 20674

DRAWING TITLE:
PROPOSED ELEVATIONS

DATE:
2/2/2020

A-10

| <p>1-HOUR FIRE RATED EAVE-UL U305</p> | <p>STUCCO WEEP SCREED (SOIL EXTERIOR)</p> | <p>DOOR FRAMING</p> | <table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> <p>8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069</p> <p>SINGLE FAMILY HOME</p> | REVISIONS | | NO. | DESCRIPTION | | | | | | | | | | | | | | | | | | |
|---------------------------------------|--|-----------------------|---|-----------|--|-----|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| REVISIONS | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO. | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>VAPOR BARRIER</p> | <p>STUCCO WEEP SCREED (CONC. EXTERIOR)</p> | <p>WINDOW JAMB</p> | <p>DOOR JAMB</p> | | | | | | | | | | | | | | | | | | | | | | |
| <p>STUCCO</p> | <p>WINDOW SILL</p> | <p>DOOR THRESHOLD</p> | <p>8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069</p> <p>SINGLE FAMILY HOME</p> <p>1ST CHOICE
ARCHITECTURE & INTERIORS</p> <p>3331 CITY BLVD., W. STE. 1700A
LOS ANGELES, CA 90018
TEL: 310.442.2942 - 3700
CA LIC. # 376474</p> <p>DRAWING TITLE: DETAILS</p> <p>DATE: 08/11/2010</p> <p>BY: [Signature]</p> <p>A-11</p> | | | | | | | | | | | | | | | | | | | | | | |

| <p>STATEMENT OF COMPLIANCE
 Applicant: [Name], Project No.: [Number], Date: [Date], Page 1 of 18</p> <p>PROPERTY INFORMATION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Item</th><th>Description</th><th>Area</th><th>Volume</th><th>Notes</th></tr> <tr><td>1</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> </table> | Item | Description | Area | Volume | Notes | 1 | ... | ... | ... | ... | <p>STATEMENT OF COMPLIANCE
 Applicant: [Name], Project No.: [Number], Date: [Date], Page 2 of 18</p> <p>SOOT ANALYSIS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Sample</th><th>Location</th><th>SO₂</th><th>CO</th><th>PM₁₀</th><th>PM_{2.5}</th><th>Notes</th></tr> <tr><td>1</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> </table> | Sample | Location | SO ₂ | CO | PM ₁₀ | PM _{2.5} | Notes | 1 | ... | ... | ... | ... | ... | ... | <p>STATEMENT OF COMPLIANCE
 Applicant: [Name], Project No.: [Number], Date: [Date], Page 3 of 18</p> <p>NOISE ANALYSIS</p> <p style="text-align: center;"></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Location</th><th>LAeq</th><th>LAmax</th><th>LAmin</th><th>LA90</th><th>LA5</th><th>LA1</th><th>LA0.1</th></tr> <tr><td>1</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> </table> | Location | LAeq | LAmax | LAmin | LA90 | LA5 | LA1 | LA0.1 | 1 | ... | ... | ... | ... | ... | ... | ... | <p style="text-align: center;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>No.</th><th>Description</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table> | No. | Description | Date | | | | | | | |
|--|-------------|-----------------|-----------------|------------------|-------------------|-------------------|-------|-----|-----|-----|--|--------|----------|-----------------|---|------------------|-------------------|-------|-------|------|-----|-----|-------|-----|-----|--|----------|------|-------|-------|------|--|--------|----------|-----------------|-----|------------------|-------------------|-------|-----|-----|-----|--|-----|-------------|------|--|-----|-------------|------|--|--|--|
| Item | Description | Area | Volume | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Location | LAeq | LAmax | LAmin | LA90 | LA5 | LA1 | LA0.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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 Applicant: [Name], Project No.: [Number], Date: [Date], Page 4 of 18</p> <p>SOOT ANALYSIS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Sample</th><th>Location</th><th>SO₂</th><th>CO</th><th>PM₁₀</th><th>PM_{2.5}</th><th>Notes</th></tr> <tr><td>1</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> </table> | Sample | Location | SO ₂ | CO | PM ₁₀ | PM _{2.5} | Notes | 1 | ... | ... | ... | ... | ... | ... | <p>STATEMENT OF COMPLIANCE
 Applicant: [Name], Project No.: [Number], Date: [Date], Page 5 of 18</p> <p>NOISE ANALYSIS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Location</th><th>LAeq</th><th>LAmax</th><th>LAmin</th><th>LA90</th><th>LA5</th><th>LA1</th><th>LA0.1</th></tr> <tr><td>1</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> </table> | Location | LAeq | LAmax | LAmin | LA90 | LA5 | LA1 | LA0.1 | 1 | ... | ... | ... | ... | ... | ... | ... | <p>STATEMENT OF COMPLIANCE
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| Sample | Location | SO ₂ | CO | PM ₁₀ | PM _{2.5} | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Location | LAeq | LAmax | LAmin | LA90 | LA5 | LA1 | LA0.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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1st CHOICE
 11110 W. 111th St., Suite 100
 Los Angeles, CA 90048
 (310) 441-4444

8633 HOLLYWOOD BLVD, LOS ANGELES, CA 90069

SINGLE FAMILY HOME

T24-1

| SECTION OF COMMENTS | | SECTION OF COMMENTS | | SECTION OF COMMENTS | |
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| Page No. 012 | | Page No. 013 | | Page No. 014 | |
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BEST HELLWOOD BLVD, LOS ANGELES, CA 90069

SINGLE FAMILY HOME

1ST CHOICE

331 S. W. 4th St., STE. 1000
MIAMI, FL 33130
CA. 313.878.3134

DRAWING TITLE

TITLE 24

T24-2

GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES...
2. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT...
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES...
4. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT...
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES...

CONCRETE
REINFORCING STEEL TABLES
TABLE 1: MINIMUM REINFORCEMENT RATIOS FOR SLABS
TABLE 2: MINIMUM REINFORCEMENT RATIOS FOR BEAMS
TABLE 3: MINIMUM REINFORCEMENT RATIOS FOR WALLS

LUMBER/CARPENTRY
1. ALL LUMBER SHALL BE DRY KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%...
2. ALL LUMBER SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT...
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES...
4. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT...
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES...

GLULAMS/MFR. WD. PROD.
SHEATHING TABLES
TABLE 4: SHEATHING TABLES
TABLE 5: SHEATHING TABLES

SHEET INDEX:
DESIGN LOADS
SPECIAL INSPECTION

REVISIONS
8633 W. HOLLYWOOD BLVD., LOS ANGELES, CA 90069
POINTEX ENGINEERING
CONSULTING - ARCHITECTURE - ENGINEERING
SIT STRUCTURAL
DRAWING TITLE: STRUCTURAL NOTES
S0

LEGEND

| | |
|--|---------------------------------------|
| | INDICATES SHEAR WALLS TO BE REMOVED |
| | INDICATES COLUMN KNOCKS TO BE REMOVED |
| | INDICATES COLUMN KNOCKS TO BE REMOVED |
| | INDICATES COLUMN KNOCKS TO BE REMOVED |
| | INDICATES COLUMN KNOCKS TO BE REMOVED |

FRAMING SCHEDULE

| ITEM | DESCRIPTION | QTY |
|------|-----------------|-----|
| 1 | 2x12 @ 16" O.C. | 150 |
| 2 | 2x10 @ 16" O.C. | 120 |
| 3 | 2x8 @ 16" O.C. | 90 |
| 4 | 2x6 @ 16" O.C. | 60 |

FRAMING NOTES

1. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.
2. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.
3. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.

MANUFACTURED LUMBER PRODUCTS:

ALL MANUFACTURED LUMBER PRODUCTS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.

LADBS FOUNDATION NOTES

1. FOUNDATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.
2. FOUNDATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.

LADBS EXPANSIVE SOILS NOTES

1. FOUNDATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.
2. FOUNDATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.

STRUCTURAL STEEL NOTES

1. STRUCTURAL STEEL SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.
2. STRUCTURAL STEEL SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE CALIFORNIA BUILDING CODE.

2ND STORY FRAMING PLAN

1 2ND STORY FRAMING PLAN

REVISIONS

| NO. | DESCRIPTION | DATE |
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| | | |

8633 W. HOLLYWOOD BLVD., LOS ANGELES, CA 90069

PONTEX ENGINEERING
ARCHITECTURE - ENGINEERING

POINTEX CONSULTING - ARCHITECTURE - ENGINEERING

10000 W. BOULEVARD, SUITE 100, LOS ANGELES, CA 90024

PHONE: (213) 709-8888 FAX: (213) 709-8889

WWW.PONTEXENGINEERING.COM

POINTEX STRUCTURAL
STRUCTURAL ENGINEERING

10000 W. BOULEVARD, SUITE 100, LOS ANGELES, CA 90024

PHONE: (213) 709-8888 FAX: (213) 709-8889

WWW.PONTEXENGINEERING.COM

DRAWING TITLE: FRAMING PLAN

DATE: 10/15/10

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

S3

DATE: 10/15/10

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

LEGEND

- ← () → INDICATED SHEAR WALLS AND FRAMING SCHEDULE
- ← () → INDICATED CEILING PANELS AND FRAMING SCHEDULE
- ← () → INDICATED FLOOR PANELS AND FRAMING SCHEDULE
- ← () → INDICATED MECHANICAL ROOMS SCHEDULE
- ← () → MECHANICAL ROOMS SCHEDULE
- ← () → INDICATED BEAM TYPE AND FINISH
- ← () → EXISTING WALL TO BE REMOVED
- ← () → EXISTING WALL TO BE RETAINED
- ← () → NEW WOOD WALL
- ← () → NEW CMU WALL

FRAMING SCHEDULE

| CONCRETE | WOOD STUDS | WOOD JOIST | WOOD TRUSS |
|----------|------------------|-------------------|-------------------|
| W1 | 1 1/2" x 6" SIPS | 1 1/2" x 10" SIPS | 2 1/2" x 10" SIPS |
| W2 | 1 1/2" x 6" SIPS | 1 1/2" x 10" SIPS | 2 1/2" x 10" SIPS |

BEAM TYPE

| CONCRETE | WOOD |
|----------|------|
| W1 | W2 |
| W1 | W2 |

DIAPHRAGM (U.S.O.)

FRAMING NOTES

- REFER TO ALL OTHER RELATED NOTES AND DETAILS. VERIFY ALL DIMENSIONS.
- ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE IN FEET AND INCHES (F" x " X ").
- ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

MANUFACTURED LUMBER PRODUCTS

LADDS SHEAR WALL NOTES

- REFER TO ALL OTHER RELATED NOTES AND DETAILS. VERIFY ALL DIMENSIONS.
- ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE IN FEET AND INCHES (F" x " X ").
- ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SHEAR WALL SCHEDULE

| CONCRETE | WOOD STUDS | WOOD JOIST | WOOD TRUSS |
|----------|------------------|-------------------|-------------------|
| W1 | 1 1/2" x 6" SIPS | 1 1/2" x 10" SIPS | 2 1/2" x 10" SIPS |
| W2 | 1 1/2" x 6" SIPS | 1 1/2" x 10" SIPS | 2 1/2" x 10" SIPS |

1 ROOF FRAMING PLAN

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |

PONTEX ENGINEERING
ARCHITECTURE - ENGINEERING

STRUCTURAL

DRAWING TITLE
FRAMING PLAN

S5

1. PILE PER PLAN
 2. 12" - 16" TOP AND BOTTOM INTO PILE AND GRADE BEAM
 3. GRADE BEAM PER PLAN

12. GRADE BEAM TO PILE CONNECTION

9. CMU WALL FOOTING

4. HOLD DOWN

1. FOOTING DETAIL

15. TYPICAL REBAR DETAIL

13. LEGGER DETAIL

14. CONCRETE FOOTING INTERSECTION

16. PILE DETAIL

11. INTERIOR FOOTING

5. HOLD DOWN FRAM

6. FLOOR OVER SLAB

7. PAD FOOTING DETAIL

8. PAD FOOTING DETAIL

10. RETAINING WALL

3. HOLD DOWN

2. INTERIOR FOOTING DETAIL

18. CASSION DETAIL

17. INTERIOR RETAINING WALL DETAIL

19. HOLD DOWN

20. HOLD DOWN

21. HOLD DOWN

22. HOLD DOWN

23. HOLD DOWN

24. HOLD DOWN

25. HOLD DOWN

26. HOLD DOWN

27. HOLD DOWN

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48. HOLD DOWN

49. HOLD DOWN

50. HOLD DOWN

51. HOLD DOWN

52. HOLD DOWN

53. HOLD DOWN

54. HOLD DOWN

55. HOLD DOWN

56. HOLD DOWN

57. HOLD DOWN

58. HOLD DOWN

59. HOLD DOWN

60. HOLD DOWN

61. HOLD DOWN

62. HOLD DOWN

63. HOLD DOWN

64. HOLD DOWN

65. HOLD DOWN

66. HOLD DOWN

67. HOLD DOWN

68. HOLD DOWN

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87. HOLD DOWN

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90. HOLD DOWN

91. HOLD DOWN

92. HOLD DOWN

93. HOLD DOWN

94. HOLD DOWN

95. HOLD DOWN

96. HOLD DOWN

97. HOLD DOWN

98. HOLD DOWN

99. HOLD DOWN

100. HOLD DOWN

REVISIONS

1833 W. HOLLYWOOD BLVD, LOS ANGELES, CA 90069
PONTEX ENGINEERING
 CONSULTING ARCHITECTURE - ENGINEERING

SD1

1. SHEAR WALL PER PLAN
2. FLOOR REINFORCING
3. DRAGGIRMS PER PLAN
4. 2X BLOCKS @ 20" O.C.
5. FOOTING & WALL PER SHEAR WALL SCHEDULE (MIN. 1 PER BEAM)
6. FLOOR JOIST PER PLAN
7. AS BEAM

8. BEAM REINFORCING
9. 2X BLOCKS @ 20" O.C.
10. DRAGGIRMS PER PLAN
11. 2X BLOCKS @ 20" O.C.
12. INTERIOR OF COLUMN BEAM
13. INTERIOR OF WALL BEAM

14. PARALLEL
15. PERPENDICULAR

16. PERPENDICULAR
17. PARALLEL

18. PANEL LAYOUT
19. BLOCKED DIAPHRAGM NAILING
20. PANEL JOINT NAILING

21. NON-BEARING WALL

22. STEEL BEAM
23. SHEAR TRANSFER - RIM BEAMS
24. TYPICAL WALL OPENING
25. TOP PLATE SPlice
26. POST TO BEAM
27. SHEAR TRANSFER
28. SILL NAILING
29. INTERSECTION AND CORNERS
30. OPENING LIMITS
31. BEAM POCKET
32. FLOOR TO SHEAR WALL
33. SHEAR WALL
34. PANEL JOINT NAILING
35. BORING AND NOTCHES

REVISIONS

8633 W. HOLLYWOOD BLVD. LOS ANGELES, CA 90069
PONTTEX ENGINEERING
ARCHITECTURE - ENGINEERING
CONSULTING

SD2

35 WALL ABOVE ROOF

36 HOLD DOWN TO BEAM

37 HOLD DOWN TO BEAM

38 HOLD DOWN TO HEADER

32 W-BEAM TO WOOD POST

33 DRAG DETAILS

34 SHEAR TRANSFER

20 CHU HANGER

30 STAIR CASE

31 HAND/GUARD RAIL

25 SHEAR TRANSFER

26 BEAM TO BEAM

27 STEEL BEAM TO STEEL COLUMN

28 GIRDER TIEDOWN

21 STRAP - POST TO POST

22 STRAP - POST TO BEAM

23 STRAP - POST TO BEAM

24 POST TO POST HOLD DOWN

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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8633 W. HOLLYWOOD BLVD. LOS ANGELES, CA 90069

PONTEX ENGINEERING
ARCHITECTURE - ENGINEERING

STRUCTURAL

DRIVING TITLE:
FRAMING DETAILS

DATE: 10/15/10
JOB NUMBER: 101-001

SD3

49 DRAG DETAIL

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

45 GRADE BEAM DRAG DETAIL

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

40 DRAG DETAIL

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

41 SHEAR TRANSFER

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

42 JOIST TO CONCRETE DETAIL

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

43 FLUSH BEAM

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

46 JOIST TO CONCRETE DETAIL

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

47 GUARD RAIL DETAIL

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

48 INTERIOR FOOTING DETAIL

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

44 SHEAR TRANSFER - RIM BEAM

1. 12" THICK CONCRETE WALL
2. (2) #6 TOP AND BOTTOM INTO FILE AND GRADE BEAM
3. GRADE BEAM PER PLAN
4. SIMPSON HD 3
5. (2) BEAMTEE PLAN
6. 2" ANCHOR ROD
7. 2" X 2" X 2" PLATE WASHER

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
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8633 W. HOLLYWOOD BLVD. LOS ANGELES, CA 90069

PONTEX ENGINEERING
ARCHITECTURE - ENGINEERING

8633 W. HOLLYWOOD BLVD. LOS ANGELES, CA 90069

SD STRUCTURAL

10000 W. BOULEVARD #1000
LOS ANGELES, CA 90024

REGISTERED PROFESSIONAL ENGINEER
NO. 10000
EXPIRES 12/31/2024

DRAWING TITLE:
FRAMING DETAILS

DATE: 10/15/2024
JOB NUMBER: 8633
DRAWN BY: [Name]

SD4

BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

| Model | Panel Width (in) | Anchorage | Rod Dia (in) | Spacing (in) | Length (in) | Development Length (in) | Sheep's Toe |
|---------|------------------|-----------------|--------------|--------------|-------------|-------------------------|-------------|
| HFX-6x | 6 | 1-1/8 STD-BB-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-12x | 12 | 1-1/8 STD-BB-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-15x | 15 | 1-1/8 STD-BB-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-18x | 18 | 1-1/8 STD-BB-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-21x | 21 | 1-1/8 STD-BB-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-24x | 24 | 1-1/8 STD-BB-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |

BB-RA SHEAR TIES & STIRRUPS

3A

BB-RA SECTIONS & ELEVATIONS

3B

REINFORCED ANCHORAGE (RA)

| Model | Panel Width (in) | Anchorage | Rod Dia (in) | Spacing (in) | Length (in) | Development Length (in) | Sheep's Toe |
|---------|------------------|--------------|--------------|--------------|-------------|-------------------------|-------------|
| HFX-6x | 6 | 1-1/8 STD-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-12x | 12 | 1-1/8 STD-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-15x | 15 | 1-1/8 STD-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-18x | 18 | 1-1/8 STD-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-21x | 21 | 1-1/8 STD-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |
| HFX-24x | 24 | 1-1/8 STD-RA | STD | 15 | 19-3/4 | 8-8.4 | #3 (90°) |

RA SHEAR TIES & STIRRUPS

2A

RA SECTIONS & ELEVATIONS

2B

UNREINFORCED ANCHORAGE (UA)

| Model | Panel Height (in) | Anchorage | Rod Dia (in) | Spacing (in) | Length (in) | Development Length (in) | Sheep's Toe |
|---------|-------------------|-----------------|--------------|--------------|-------------|-------------------------|-------------|
| HFX-6x | 6 | 1-1/8 STD-13-19 | STD | 13 | 19 | 8-8.4 | #3 (90°) |
| HFX-12x | 12 | 1-1/8 STD-13-19 | STD | 13 | 19 | 8-8.4 | #3 (90°) |
| HFX-15x | 15 | 1-1/8 STD-13-19 | STD | 13 | 19 | 8-8.4 | #3 (90°) |
| HFX-18x | 18 | 1-1/8 STD-13-19 | STD | 13 | 19 | 8-8.4 | #3 (90°) |
| HFX-21x | 21 | 1-1/8 STD-13-19 | STD | 13 | 19 | 8-8.4 | #3 (90°) |
| HFX-24x | 24 | 1-1/8 STD-13-19 | STD | 13 | 19 | 8-8.4 | #3 (90°) |

UA SHEAR TIES

1A

UA SECTIONS & ELEVATIONS

1B

- DESIGNS ARE TO RESIST LOADINGS PER ACI 318-19, SEC 17.10.3.2.
- STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 305 WITH A HARDY FRAME BOLT BRACE (HFBB) INSTALLED WITH STD OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
- H8 INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x1/2" MIN HPFW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END. HPFW NOT REQUIRED.
- LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFBB BOLT BRACE (TOP OF THE EMBEDDED HPFW PLATE WASHER @ H8 ANCHORS).
- CAT = DISTANCE FROM HQ CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
- CAT + DISTANCE FROM HQ CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
- SHEAR TIES ARE GRADE 60 MIN REBAR AND REQUIRED FOR MINOR EDGE DISTANCE CONDITIONS PER ACI 318-19, FC - 2.6.6.6. PER CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
- FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 3A) INSTALLATION ON WOOD FRAMING, OR FOR RC-BRACED WALL PANEL APPLICATIONS.
- STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE 2D SHEAR LAYOUT (DIMENSIONS 10" x 10" SECTION 17.2.2. COATED REINFORCEMENT MAY BE SPECIFIED BY THE EOR TO LIMIT EXPOSURE AND THEREFORE REDUCE MINIMUM CONCRETE COVER. COATED REINFORCEMENT MUST COMPLY WITH ACI 318-19, SECTION 20.5.2.

| Model | Length | End Distance | Edge Distance |
|---------|---------|--------------|---------------|
| HFX-6x | 7'-10" | 2'-3" | 2'-3" |
| HFX-12x | 10'-12" | 6'-11" | 3'-12" |
| HFX-15x | 12' | 7'-8" | 6'-10" |
| HFX-18x | 15' | 8'-3" | 9' |
| HFX-21x | 18' | 9'-3" | 5'-12" |
| HFX-24x | 21' | 10'-3" | 9' |

TOP OF CONCRETE

| Model | Width (in) | ⊕ (in) | ⊖ (in) |
|---------|------------|--------|--------|
| HFX-6x | 6" | 1-3/4" | 5'-12" |
| HFX-12x | 12" | 2-3/4" | 8'-12" |
| HFX-15x | 15" | 3-3/4" | 9'-6" |
| HFX-18x | 18" | 4'-0" | 10'-3" |
| HFX-21x | 21" | 4'-6" | 11'-0" |
| HFX-24x | 24" | 5'-0" | 11'-6" |

HFX ANCHOR CENTERLINE

IMPORTANT!

- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY. FOUNDATION DESIGN PER EOR.
- REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
- FOR RA AND BB-RA INSTALLATIONS, THE HFBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 1/2" x 3" MIN HPFW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
- HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS.

REVISIONS DATE

ANCHORAGE DETAILS - HFX PANELS

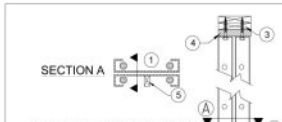
THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

ANCHOR SHEAR WALL SYSTEMS
 1000 S. GARDEN
 SUITE 1000
 WEST PALM BEACH, FL 33411
 561.833.1100
 WWW.MITTEK.COM

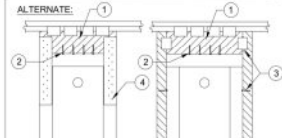
Mittek

DATE: 1-1-2023

HFX1



BACK TO BACK INSTALLATION 3



STEEL BEAM ABOVE THRU-BOLT 2



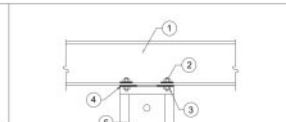
FILLER GREATER THAN 1-1/2 IN. 6



RAISED FLOOR HEAD-OUT 8



INSTALLATION ON 2x PLATE 11



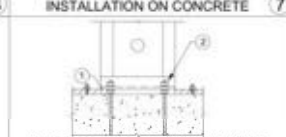
STEEL BEAM ABOVE THRU-BOLT 2



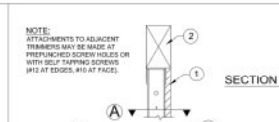
TOP PLATE CONNECTIONS 5



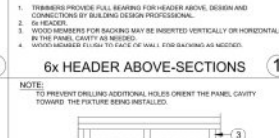
INSTALLATION ON CONCRETE 7



INSTALLATION ON CURB 9



6x HEADER ABOVE-SECTIONS 1



TOP CONNECTION TO HEADER 4



INSTALLATION ON CONCRETE 7



INSTALLATION ON CURB 9

HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

| Model Number | Net Height (ft) | Depth (ft) | Head Down (ft) | Top Screw Qty (ea) | Screw Qty Available at Edges (ea) |
|----------------------------|-----------------|------------|----------------|--------------------|-----------------------------------|
| HFX-12, 15, 18, 21 & 24x78 | 78-1/2 | 78-1/2 | | 8\"/> | |

BALLOON PANELS 14 FEET THROUGH 20 FEET

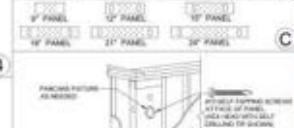
| Model Number | Net Height (ft) | Depth (ft) | Head Down (ft) | Top Screw Qty (ea) | Screw Qty Available at Edges (ea) |
|------------------------|-----------------|------------|----------------|--------------------|-----------------------------------|
| HFX-15, 18, 21 & 24x14 | 14-1/2 | 14-1/2 | | 15\"/> | |

TABLE NOTES:

- FOR 8\"/>

INSTALLATION INSTRUCTIONS:

- WHEN INSTALLING ON CONCRETE CONNECT WITH (1) GAL HARDENED ROUND WASHER BELOW (1) GAL GRADE 8 NUT. SECURE WITH A DEEP SOCKET PRECONNECTED ONCE, BRUG TOP. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE.
- INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE WALLS. CONSULT WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
- USE A 2x12 W/ 1\"/>



NOTES:

- SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS NO LESS THAN 1\"/>

REVISIONS: _____ DATE: _____

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK HARDY FRAME PRODUCTS

MITEK HARDY FRAME SYSTEMS
10000 W. 10TH AVENUE
DENVER, CO 80202
WWW.MITEKFRAME.COM

Mitek

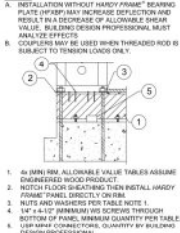
DATE: 1-1-2023

HFX2

NOTES:

A. INSTALLATION WITHOUT HARDY FRAME BEARING PLATE (HFBP) MAY INCREASE DEFLECTION AND RESULT IN A DECREASE OF ALLOWABLE SHEAR VALUE. BUILDING DESIGN PROFESSIONAL MUST ANALYZE EFFECTS.

B. COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.



4 RAISED OS CORNER

1. 4# MIN IRR ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.

2. NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFBP) AND PANEL PER INSTALLATION NOTES 3 & DETAIL BHPFS.

3. NUTS AND WASHERS PER TABLE NOTE 1.

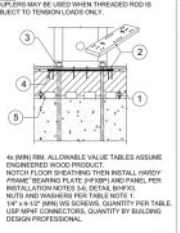
4. 1/4" DIA HOLD DOWN HFBP AND NEW PER TABLE NOTE 1.

5. 1/4" x 4-1/2" IRR WS SCREWS, QUANTITY PER TABLE.

6. USE HFBP CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

NOTE:

COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.



3 RAISED BEARING PLATE

1. 4# MIN IRR ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.

2. NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFBP) AND PANEL PER INSTALLATION NOTES 3 & DETAIL BHPFS.

3. NUTS AND WASHERS PER TABLE NOTE 1.

4. 1/4" DIA HOLD DOWN HFBP AND NEW PER TABLE NOTE 1.


5. 1/4" x 4-1/2" IRR WS SCREWS, QUANTITY PER TABLE.

6. USE HFBP CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

NOTES:

A. CHECK WALL HEIGHT. HARDY FRAME BEARING PLATES BELOW THE PANEL BASE OR CUSTOM HEIGHT PANELS ARE AVAILABLE TO ACROSS/TOILES GREATER THAN 4'-0".

B. FOR MAXIMUM ALLOWABLE VALUES INSTALL PANEL ON CONCRETE.

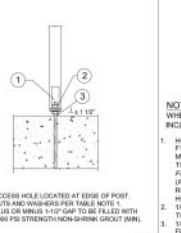


2 RAISED STEM WALL

1. FLOOR SHEATHING NOTCHED, INSTALL PANEL ON WOOD PLATE.

2. 1/8" FEL FOR EQUIVALENT DISCONTINUED BETWEEN PANEL BASE AND TREATED MUDSILL.

3. NUTS AND WASHERS PER TABLE NOTE 1.



1 POST ON N&W

1. ACCESS HOLE LOCATED AT EDGE OF POST.

2. NUTS AND WASHERS PER TABLE NOTE 1.

3. 1/8" OR 3/16" 1-1/2" DIA TO BE FILLED WITH 5,000 PSI STRENGTH+HIGH STRENGTH GROUT (HFR).

| Model Number | Net Height (in) | Hold Down Diameter (in) | Screw Quantity | Screw Qty* Availability at Edge (in) |
|----------------------------|-----------------|-------------------------|----------------|--------------------------------------|
| HFX-12, 15, 18, 21 & 24x8 | 82-104 | 1 1/8 | 8 | 4 |
| HFX-12, 15, 18, 21 & 24x9 | 106-124 | 1 1/8 | 8 | 4 |
| HFX-12, 15, 18, 21 & 24x10 | 128-134 | 1 1/8 | 10 | 5 |
| HFX-15, 18, 21 & 24x11 | 128-134 | 1 1/8 | 12 | 6 |
| HFX-15, 18, 21 & 24x12 | 140-144 | 1 1/8 | 12 | 6 |
| HFX-15, 18, 21 & 24x13 | 152-164 | 1 1/8 | 14 | 8 |

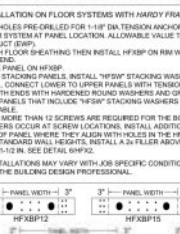
NOTE: HARDY FRAME STAGGING WASHERS (HFW) ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO TENSION ANCHORS FROM ABOVE. HARDY FRAME STIC PANELS INCLUDE HFW WASHERS PRE-WELDED IN THE TOP CHANNEL.

1. HOLD DOWN TENSION ANCHORS SPECIFIED AS STANDARD GRADE (STD) MUST COMPLY WITH ASTM F1554 GRADE 36 (OR EQUAL). HOLD DOWN TENSION ANCHORS SPECIFIED AS HIGH STRENGTH (HS) MUST COMPLY WITH ASTM A 193 GRADE B7 (OR EQUAL). TENSION ANCHORS (BOTH GRADES) CONNECT TO THE UPPER AND LOWER PANELS WITH HARDENED ROUND WASHERS AND GRADE 3045. A HARDY FRAME HFW STIC STAGGING WASHER IS REQUIRED IN THE TOP CHANNEL OF THE LOWER PANEL (AVAILABLE PRE-WELDED IN A HARDY FRAME STIC PANEL). ALTERNATE WASHERS ARE (2) EA) ROUND-FLAT OR (2) EA) SAE WASHERS AT EACH ANCHOR CONNECTION. ALTERNATE NUTS ARE 2H HEAVY HEX.

2. 1/4" DIAMETER MITEK PRO SERIES WS SCREWS, LENGTH IS 3" (MINIMUM) WHEN ATTACHING DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 3x FILLER ABOVE THE PANEL.

3. 1/4" DIAMETER MITEK PRO SERIES WS SCREWS, LENGTH IS 3" (MINIMUM) AT CONNECTIONS TO FLOOR SYSTEMS AND BEAMS BELOW.

4. 1/4" DIAMETER SCREWS ARE REQUIRED AT THE EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" INCH ABOVE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.



5 CRIPPLE WALL

1. 4# MIN IRR ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.

2. NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFBP) AND PANEL PER INSTALLATION NOTES 3 & DETAIL BHPFS.

3. NUTS AND WASHERS PER TABLE NOTE 1.

4. 1/4" DIA HOLD DOWN HFBP AND NEW PER TABLE NOTE 1.

5. 1/4" x 4-1/2" IRR WS SCREWS, QUANTITY PER TABLE.

6. USE HFBP CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

FLOOR SYSTEM DETAILS - HFX PANELS

THE DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK HARDY FRAME PRODUCTS.

DATE: 1-1-2023

HFX3



E&O Insurance

Accelerant National Insurance Company
 (A Stock Company)
 400 Northridge Road, Suite 800
 Sandy Springs, GA 30350

**REAL ESTATE APPRAISERS
 ERRORS AND OMISSIONS INSURANCE POLICY
 DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL102520-00

Renewal of: New

1. **Named Insured: Steven F. Perse**
2. **Address: 14065 Moorpark St #16**
Sherman Oaks, CA 91423
3. **Policy Period: From: May 25, 2023** **To: May 25, 2024**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.
4. **Limit of Liability:**

| | | |
|--|-------------------------|-------------------------|
| | Each Claim | Policy Aggregate |
| Damages Limit of Liability | 4A. \$ 1,000,000 | 4C. \$ 1,000,000 |
| Claim Expenses Limit of Liability | 4B. \$ 1,000,000 | 4D. \$ 1,000,000 |
5. **Deductible (Inclusive of Claims Expenses):**

| | | |
|--|-------------------|--------------------|
| | Each Claim | Aggregate |
| | 5A. \$500 | 5B. \$1,000 |
6. **Policy Premium: \$ 716**
7. **Retroactive Date: Full Prior Acts**
8. **Notice to Company:** Notice of a **Claim** or **Potential Claim** should be sent to:
 OREP Insurance Services: info@orep.org
 6353 El Cajon Blvd, Suite 124-605
 San Diego, CA 92115
9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: May 22, 2023

By: _____

Isaac Peck
 Authorized Representative

Appraiser License Certificate

| | | | |
|------------------|-------------------------|----------|-------------|
| Borrower/Owner | 1636 Haslam Terrace LLC | | |
| Property Address | 8633 Hollywood Blvd | | |
| City | Los Angeles | County | Los Angeles |
| | | State | CA |
| | | Zip Code | 90069 |
| Client | TBD | | |

