LaRoche Team
Probate & Trust Real Estate

PROPERTY OCCUPANCY, SOLAR PANELS, AND CONDITION REPORT

SUBJECT PROPERTY: 2085 Garfield Avenue, Altadena, CA 91001

Sale Terms & Occupancy Details

- Probate Sale: court confirmation not required
- subject to Notice of Proposed Action.
- Tenant Occupied. Do not disturb tenants; drive by only.
- Property is to be delivered with Tenants in Possession.
- Reverse Mortgage - the property is encumbered by a reverse mortgage, which must be paid in full through escrow upon closing.

The following report summarizes the property's reported occupancy, living arrangements, and conditions observed during property visits. Information regarding occupancy history, relationships to the decedent, and current living arrangements is based on statements made by occupants or other individuals and has not been independently verified.

1. Front Portion of Main Residence - Reported Occupants: 2

The front portion of the main residence is reportedly occupied by an individual who identified herself as the decedent's former girlfriend and her adult daughter. During property visits, numerous cats and dogs were observed within this portion of the residence, along with a strong, noticeable odor.

2. Rear Portion of Main Residence - Reported Occupants: 2

The rear portion of the main residence is reportedly occupied by a nephew of the decedent and his girlfriend. Both individuals have reportedly resided at the property for several years. This portion of the residence appears to be physically separated from the front living area and contains its own kitchen facilities. A dog was also observed within this area.

3. Separate Structure Adjacent to Garage - Reported Occupants: 1

A second nephew of the decedent reportedly occupies a separate structure or converted living area adjacent to the garage. Based on observations and information received, this area appears to have been converted for residential use. The permit status and compliance of the conversion with applicable building requirements have not been independently verified with the appropriate building department.

4. Front Porch of Main Residence - Reported Occupants: 1

An additional individual reportedly occupies the front porch of the main residence. According to information received, this individual has resided at the property for approximately two years.
The nature of this individual's occupancy and any associated occupancy agreements have not been independently verified.

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Property Occupancy Summary

Based on currently available information, the property has **six (6) reported occupants**, distributed as follows:

Location	Reported Occupants
Front Portion of Main Residence	2
Rear Portion of Main Residence	2
Separate Structure Adjacent to Garage	1
Front Porch of Main Residence	1
Total Reported Occupants	**6**

Additional Property Observations

- **Kitchen Facilities:** The property contains three (3) observed kitchen areas, with two (2) located toward the front of the main residence and one (1) toward the rear.
- **Interior Configuration:** Portions of the main residence appear to have been separated into distinct living areas. A structure adjacent to the garage also appears to be utilized for residential occupancy.
- **Animals:** Multiple cats and dogs were observed on the premises during property visits.
- **Photographic Documentation:** See attached photographs for additional details regarding the property's configuration and observed conditions.

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Solar Lease / Lien Disclosure

The property is subject to an existing solar agreement with Sunrun. The Seller entered into an 18-year solar lease, which is scheduled to expire in 2028. The following options have been provided by Sunrun:

Option 1: Full Prepayment of Lease

- Estimated prepayment amount: $2,766.15.
- The existing solar lease will remain in place, and the Buyer will assume the remaining lease obligations.
- Upon expiration of the lease in 2028, the Buyer may apply for a new lease under their name or request that Sunrun terminate the lease and remove the solar panels.
- The amount is an estimate and must be confirmed directly with Sunrun.

Option 2: Purchase of Solar Equipment

- Estimated purchase price: $15,566.32.
- Estimated tax: $1,517.72.
- Estimated total: $17,084.04.
- Upon payment of the full purchase amount, the solar equipment will be paid off and ownership of the solar panels will transfer to the property.
- Sunrun will no longer be responsible for monitoring, servicing, or maintaining the solar equipment.
- The solar panels are expected to continue producing energy; however, any future repairs, replacement of equipment, monitoring issues, or servicing costs will become the Buyer's responsibility.
- The Buyer will be responsible for locating and hiring a separate solar service provider if repairs or maintenance are needed.
- The amounts provided are estimates only and do not represent an official payoff demand. A formal payoff amount, including any applicable interest, must be requested through Sunrun once the property is in escrow and the required documentation, including the Buyer's information, has been submitted.

Important Disclosure

This report is provided for informational purposes only and reflects observations and information available at the time of preparation. Occupancy arrangements, legal rights of occupants, permit status, and the legality of existing improvements have not been independently verified. No representation is made regarding the property's legal number of dwelling units or the right to deliver the property vacant.