ADDENDUM

Client: BURNS RANCH INC.		File No.: 29839A
Property Address: 1 TEMPLE CT.		Case No.: BURNS RANCH INC
City: RANCHO MIRAGE	State: CA	Zip: 92270

I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.

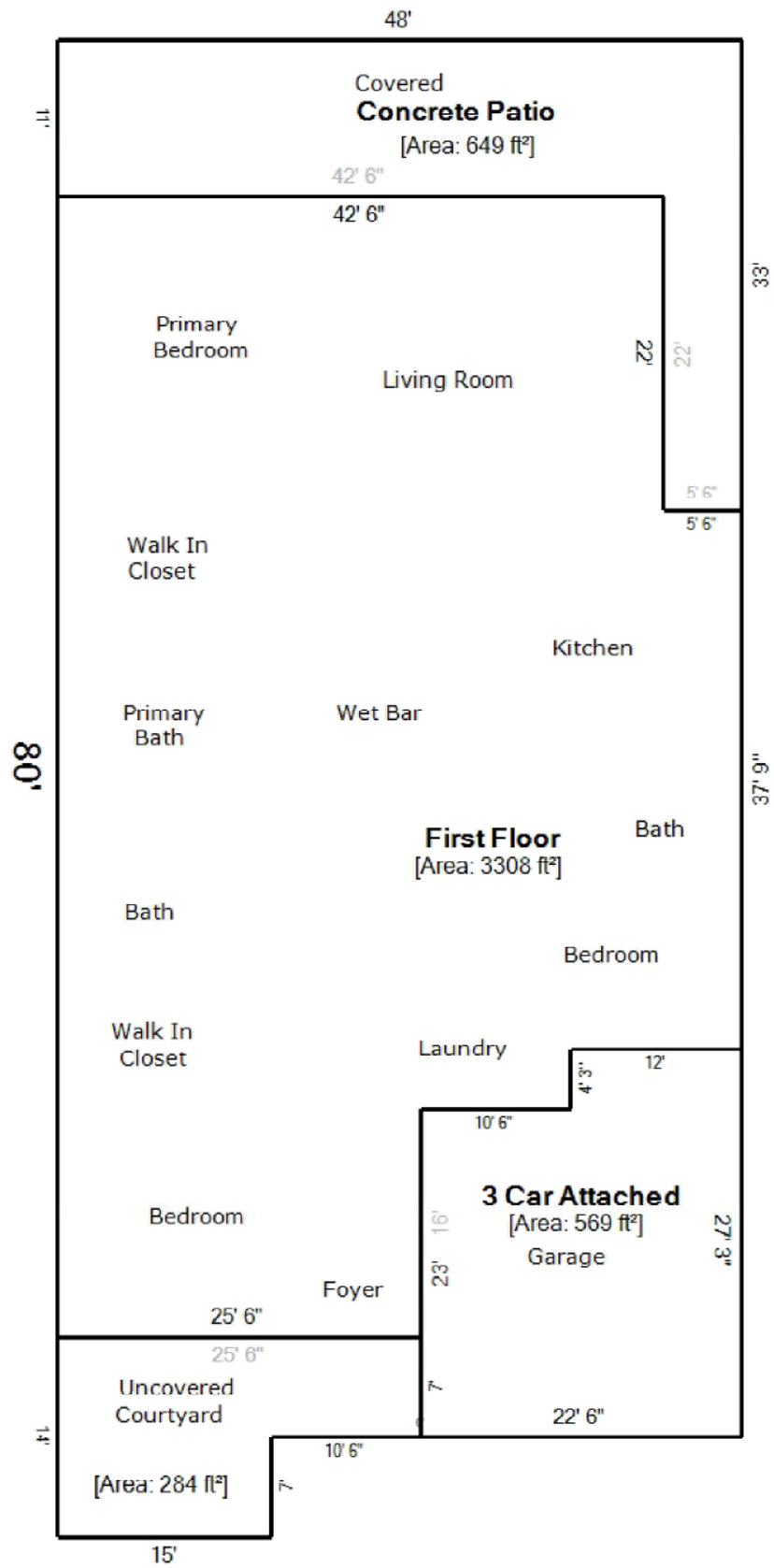
THE CLIENT HAS REQUESTED THAT THE SUBJECT PROPERTY BE MEASURED BY HAND TO DETERMINE THE LIVING AREA AND OTHER COVERED OR ENCLOSED AREAS FOR PURPOSES OF POTENTIAL MARKETING OF THE PROPERTY. THERE ARE NO OTHER INTENDED USES OR USERS.

JAMES J. BURKE
CA LICENSE #
AR027106
04/21/2025

FLOORPLAN SKETCH

Client: BURNS RANCH INC.		File No.: 29839A
Property Address: 1 TEMPLE CT.		Case No.: BURNS RANCH INC
City: RANCHO MIRAGE	State: CA	Zip: 92270

Sketch



10 ft

Living Area		Area Calculation				
First Floor	3308 ft²	First Floor				x 1.00 = 3308 ft²
Nonliving Area		6' 6" x	37' 9" x	1.00 =	207.63 ft²
Concrete Patio	649 ft²	42' 6" x	59' 9" x	1.00 =	2539.38 ft²
3 Car Attached	568.5 ft²	10' 6" x	4' 3" x	1.00 =	44.63 ft²
Open Porch	283.5 ft²	25' 6" x	20' 3" x	1.00 =	516.38 ft²
Total Living Area (rounded):	3308 ft²				

DIMENSION LIST ADDENDUM

Client: BURNS RANCH INC. File No.: 29839A
Property Address: 1 TEMPLE CT. Case No.: BURNS RANCH INC
City: RANCHO MIRAGE State: CA Zip: 92270

GROSS BUILDING AREA (GBA)	3,308
GROSS LIVING AREA (GLA)	3,308

Area(s)	Area	% of GLA	% of GBA
Living	3,308		100.00
Level 1	3,308	100.00	100.00
Level 2	0	0.00	0.00
Level 3	0	0.00	0.00
Other	0	0.00	0.00
GBA			
Basement ☐			
Garage ☐	569		
Other ☐	933		

Area Measurements							Area Type					
Measurements				Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
5.50	x	37.80	x	1.00	=	207.63	X					
42.50	x	59.80	x	1.00	=	2,539.38	X					
10.50	x	4.20	x	1.00	=	44.63	X					
25.50	x	20.20	x	1.00	=	516.38	X					
22.50	x	23.00	x	1.00	=	517.50						X
4.20	x	12.00	x	1.00	=	51.00						X

LICENSE

Client: BURNS RANCH INC. File No.: 29839A
Property Address: 1 TEMPLE CT. Case No.: BURNS RANCH INC
City: RANCHO MIRAGE State: CA Zip: 92270

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

James J. Burke

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 027106

Effective Date: July 20, 2023
Date Expires: July 19, 2025

Angela Jemmott, Bureau Chief, BREA

3072063

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Client: BURNS RANCH INC.		File No.: 29839A
Property Address: 1 TEMPLE CT.		Case No.: BURNS RANCH INC
City: RANCHO MIRAGE	State: CA	Zip: 92270

LIA Administrators & Insurance Services

Aspen

APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY
(A stock insurance company, herein called the "Company")
499 Washington Blvd, 8th Floor
Jersey City, NJ 07310

Date Issued	Policy Number	Previous Policy Number
08/30/2024	AAI002919-10	AAI002919-09

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

Item

1. Customer ID: 152309
Named Insured:
NEW WEST APPRAISALS
James I. Burke
34 Stonecrest Circle
Rancho Mirage, CA 92270

2. **Policy Period:** From: 09/09/2024 To: 09/09/2025
12:01 A.M. Standard Time at the address stated in 1 above

3. **Deductible:** $1,000 Each **Claim**

4. **Retroactive Date:** 09/09/2007

5. **Inception Date:** 09/09/2015

6. **Limits of Liability:** A. $1,000,000 Each Claim
B. $2,000,000 Aggregate

7. Mail all notices, including notice of **Claim**, to:
LIA Administrators & Insurance Services
1600 Anacapa Street
Santa Barbara, California 93101
(800) 344-0867 Fax: (805) 967-0867

8. **Annual Premium:** $1,049.00

9. **Forms attached at issue:** **LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA021 (10/14) LIA138 (10/14)**

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

08/30/2024
Date

By _____
Authorized Signature

LIA-001 (12/14)

Aspen American Insurance Company

********* INVOICE *********

File Number: 29839A 04/21/2025

BURNS RANCH INC.
1 TEMPLE CT.
RANCHO MIRAGE, CA 92270

Invoice # : 29839A
Order Date : 04/17/2025
Reference/Case # : BURNS RANCH INC
PO Number :

1 TEMPLE CT.
RANCHO MIRAGE, CA 92270

PROPERTY MEASUREMENT	$	150.00
	$	
Invoice Total	$	150.00
State Sales Tax @	$	0.00
Deposit	($	)
Deposit	($	)
Amount Due	$	150.00

Terms:

Please Make Check Payable To:

JAMES BURKE
34 STONECREST CIRCLE
RANCHO MIRAGE, CA 92270

Fed. I.D. #: