

EXHIBIT A



Alfred Bandari
DRE # 01235270
NMLS # 247352

Re : 67110 Garbino Cathedral City, CA 92234

May 1st, 2021

To whom it may concern:

Based on comparable sales 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 \$525,480.00 as of 05/01/2021 .

Price Opinion is base on the median price range of \$232.00 per square foot. For this purpose, the market data approach is used based on recent sales. The Market Data approach is the most reliable indicator of Value. (list of com-parables is attached). Site value is estimated via "Extraction" from com parables sales with 30% to 40% land to value ratios being typical for the area.

Should you have further questions please do not hesitate to contact me @310-803-6161 .

A handwritten signature in black ink, appearing to read "Alfred Bandari", written over a horizontal line.

Alfred Bandari

17046 Chatsworth St.
Granada Hills, CA 91344
888.218.6199
alfredbandari@gmail.com
NMLS # 247352
BRE# 01235270

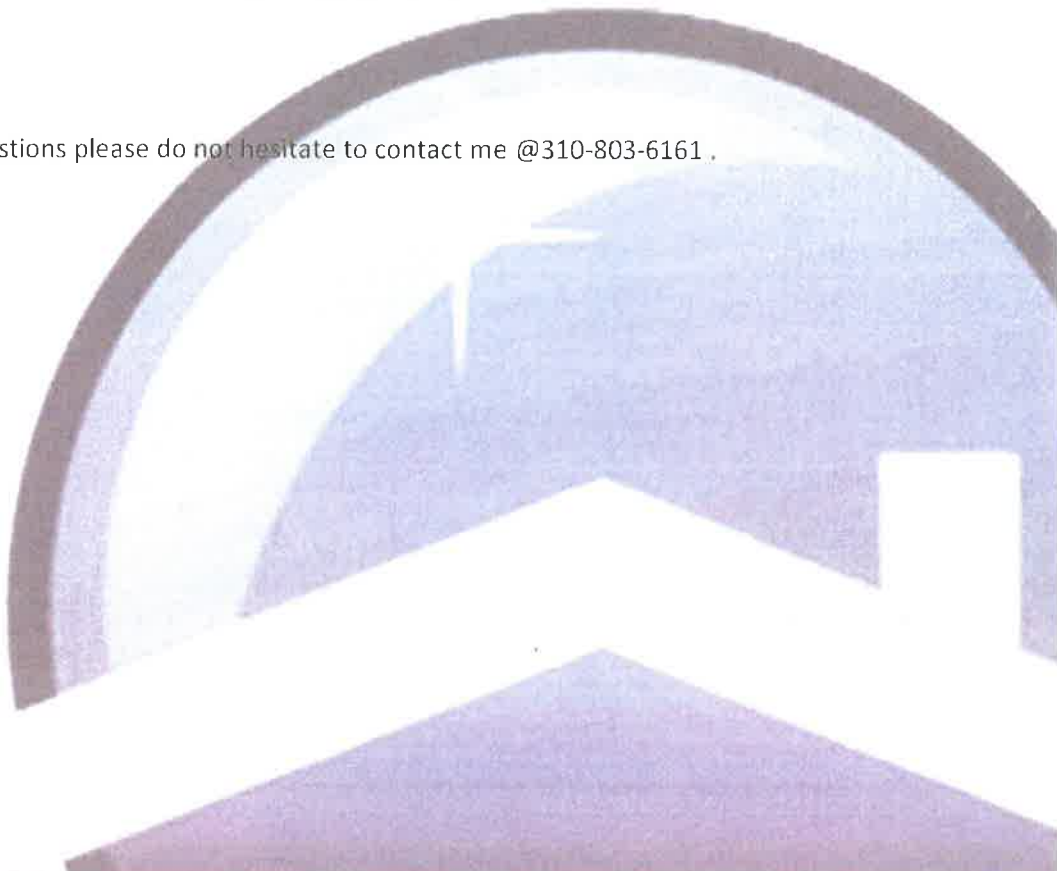


EXHIBIT B

**Subject Property Location**

Property Address 67110 GARBINO RD
City, State & Zip CATHEDRAL CITY, CA 92234-8406

Report Date: 04/30/2021

Order ID: R39387809

County: RIVERSIDE

Comparable Sales 20 Comps

Pin	Sale Type	Address	Record Date	Sale Price	S/SF	Living SF	Rm	Bd	Ba	Year	Lot SF	Pool	Dist
		SUBJECT PROPERTY	01/15/2021		\$208	2,265	0	3	3	1989	8,712/.2	Pool (yes) - P	
1		67160 GARBINO RD	02/08/2021	\$410,000	\$232	1,769	0	3	2	2001	7,405/.17	Pool (yes) - P	0.07
2		67265 ONTINA RD	03/31/2021	\$375,000	\$227	1,649	0	3	2	1989	7,405/.17		0.18
3		67265 GARBINO RD	12/21/2020	\$439,000	\$256	1,718	0	3	1.75	2000	7,405/.17	Pool (yes) - P	0.18
4		67235 QUIJO RD	12/11/2020	\$380,000	\$221	1,718	0	3	1.75	2000	7,405/.17		0.2
5		67265 RANGO RD	10/30/2020	\$440,000	\$249	1,766	0	3	2	1986	7,405/.17	Pool (yes) - P	0.25
6		67330 MEDANO RD	10/30/2020	\$315,000	\$195	1,612	0	2	2	1985	7,840/.18	Pool (yes) - P	0.25
7		67345 GARBINO RD	03/31/2021	\$399,000	\$230	1,737	0	3	2	2000	7,405/.17		0.26
8		67200 TAMARA RD	03/31/2021	\$475,000	\$332	1,431	0	3	2	1984	11,761/.27	Pool (yes) - P	0.29
9		67350 OVANTE RD	02/16/2021	\$325,000	\$216	1,502	0	3	2	1988	7,405/.17	Pool (yes) - P	0.33
10		67400 GARBINO RD	02/08/2021	\$329,000	\$212	1,549	0	3	2	1986	7,405/.17	Pool (yes) - P	0.33
11		67415 MEDANO RD	04/07/2021	\$380,000	\$235	1,619	0	2	2	1988	7,405/.17		0.35
12		27050 NORTADA DR	11/09/2020	\$390,000	\$201	1,941	0	3	2	1989	7,405/.17	Pool (yes) - P	0.38
13		67405 RANGO RD	03/29/2021	\$422,000	\$284	1,486	0	3	2	1985	7,405/.17	Pool (yes) - P	0.39
14		27550 ABRIL DR	02/05/2021	\$420,000	\$245	1,715	0	3	2	1985	7,840/.18	Pool (yes) - P	0.44
15		27720 ABRIL DR	01/11/2021	\$275,000	\$192	1,431	0	3	2	1984	8,276/.19		0.46
16		67505 QUIJO RD	01/22/2021	\$302,000	\$269	1,124	0	2	2	1983	9,583/.22	Pool (yes) - P	0.46
17		27132 SHADOWCREST LN	03/09/2021	\$330,000	\$162	2,032	0	4	2	1987	7,405/.17		0.49
18		27720 AVENIDA QUINTANA	12/15/2020	\$382,500	\$227	1,685	0	3	2	2000	7,405/.17		0.51
19		27105 AVENIDA QUINTANA	03/08/2021	\$344,000	\$229	1,502	0	3	2	1986	7,840/.18		0.51
20		27695 HOMBRIA DR	11/12/2020	\$412,500				3	1.75	1984	7,405/.17	Pool (yes) - P	0.52

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Aleksandr Sahakyan
Evelina Manukyan
535 Fischer Street 35
Glendale, CA 91205

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARY #420

AB28014

THIS SPACE FOR RECORDER'S USE ONLY:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX Is \$0.00

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Cathedral City **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Aleksandr Sahakyan, a Single Man

hereby **GRANT(s)** to:

Aleksandr Sahakyan, a Single Man and Evelina Manukyan, a Married Woman, as Joint Tenants

the real property in the City of Cathedral City, County of Riverside, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 67110 Garbino Road, Cathedral City, CA 92234

AP#: 677-063-015

Dated December 18, 2020


Aleksandr Sahakyan

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 12/30/2020 before me, Tamara Adzhemyan A Notary Public personally
appeared Aleksandr Sahakyan who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

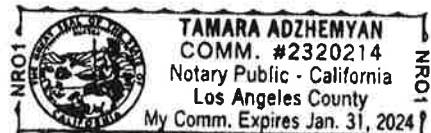
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE

ACCOMMODATION
This document delivered to recorder
as an accommodation only at the
express request of the parties hereto
It has not been examined as to
its effect of validity

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 677-063-015

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CATHEDRAL CITY,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 80 OF TRACT NO. 2122, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE
OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 42, PAGES 26 THROUGH 30, INCLUSIVE OF
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, OF CALIFORNIA.