

48 Hours Real Estate Appraisal Service
SKETCH ADDENDUM

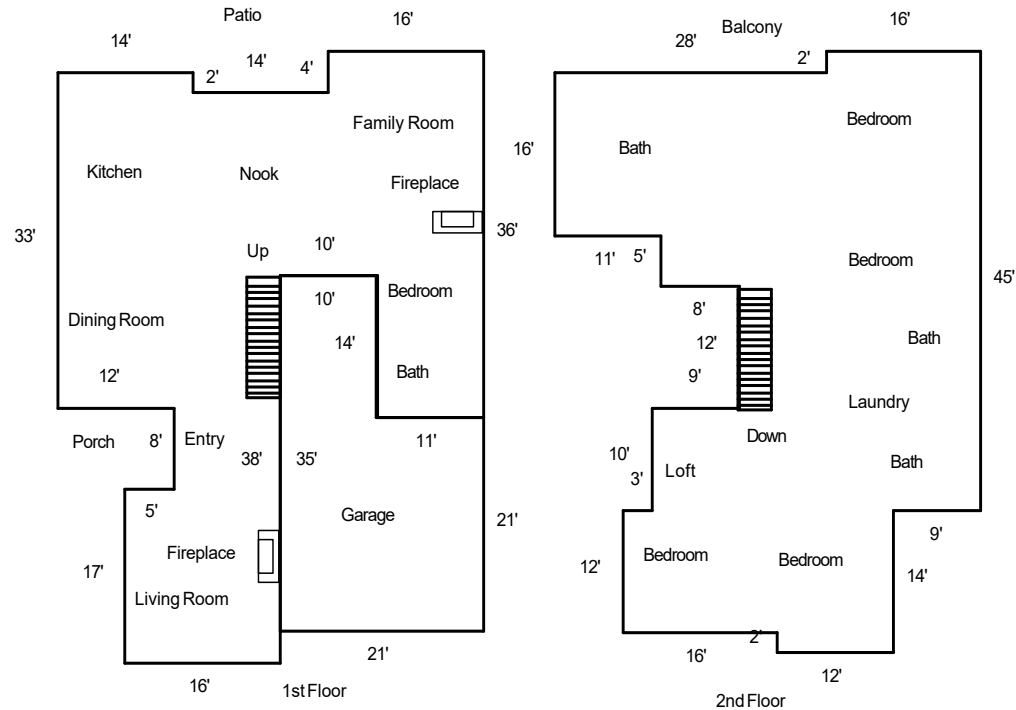
File No. 26957 Timberline Ter
Case No. Sketch - 07/22/2026

Borrower Ana Maria Eck

Property Address 26957 Timberline Ter

City Valencia County Los Angeles State CA Zip Code 91381

Lender/Client Sevan Petrossian Pinnacle Estate Properties Address 20065 Rinaldi St.Suite 210, Porter Ranch, CA 91326



Sketch is to assist the reader only - not an exact rendering.

SKETCH CALCULATIONS		Perimeter	Area
	A1: 16.0x4.0=		64.0
	A2: 14.0x2.0=		28.0
	A3: 23.0x13.0=		299.0
	A4: 11.0x8.0=		88.0
	A5: 16.0x17.0=		272.0
	A6: 44.0x18.0=		792.0
	A7: 11.0x14.0=		154.0
	First Floor		1697.0
	A8: 16.0x2.0=		32.0
	A9: 44.0x16.0=		704.0
	A10: 33.0x5.0=		165.0
	A11: 25.0x12.0=		300.0
	A12: 34.0x10.0=		340.0
	A13: 28.0x12.0=		336.0
	A14: 12.0x2.0=		24.0
	Second Floor		1901.0
Total Living Area			3598.0
	A15: 10.0x14.0=		140.0
	A16: 21.0x21.0=		441.0
	Attached Garage		581.0
Total Garage Area			581.0
Scale: 1 inch = 15 feet			

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PLAT MAP

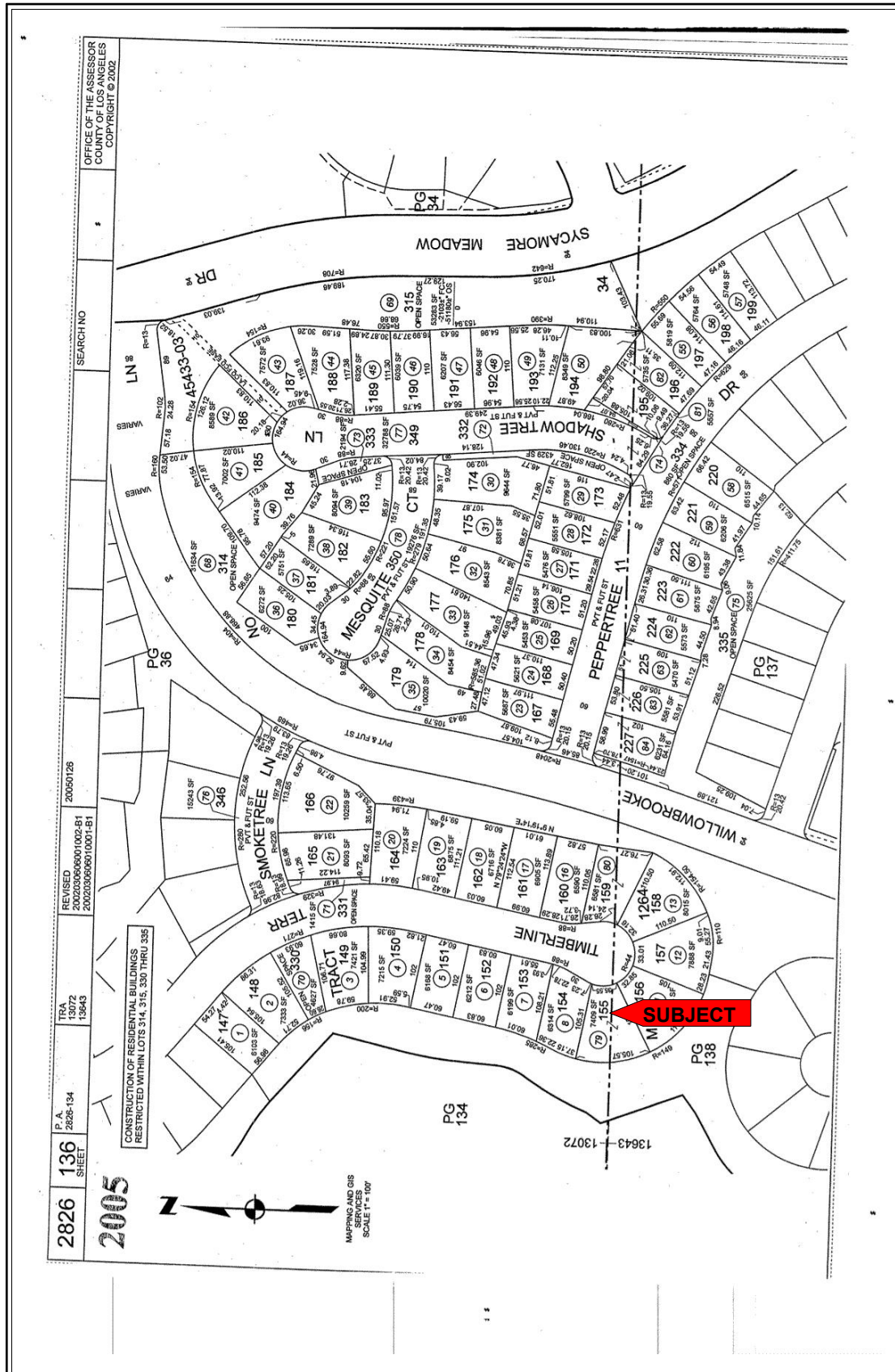
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AERIAL MAP ADDENDUM

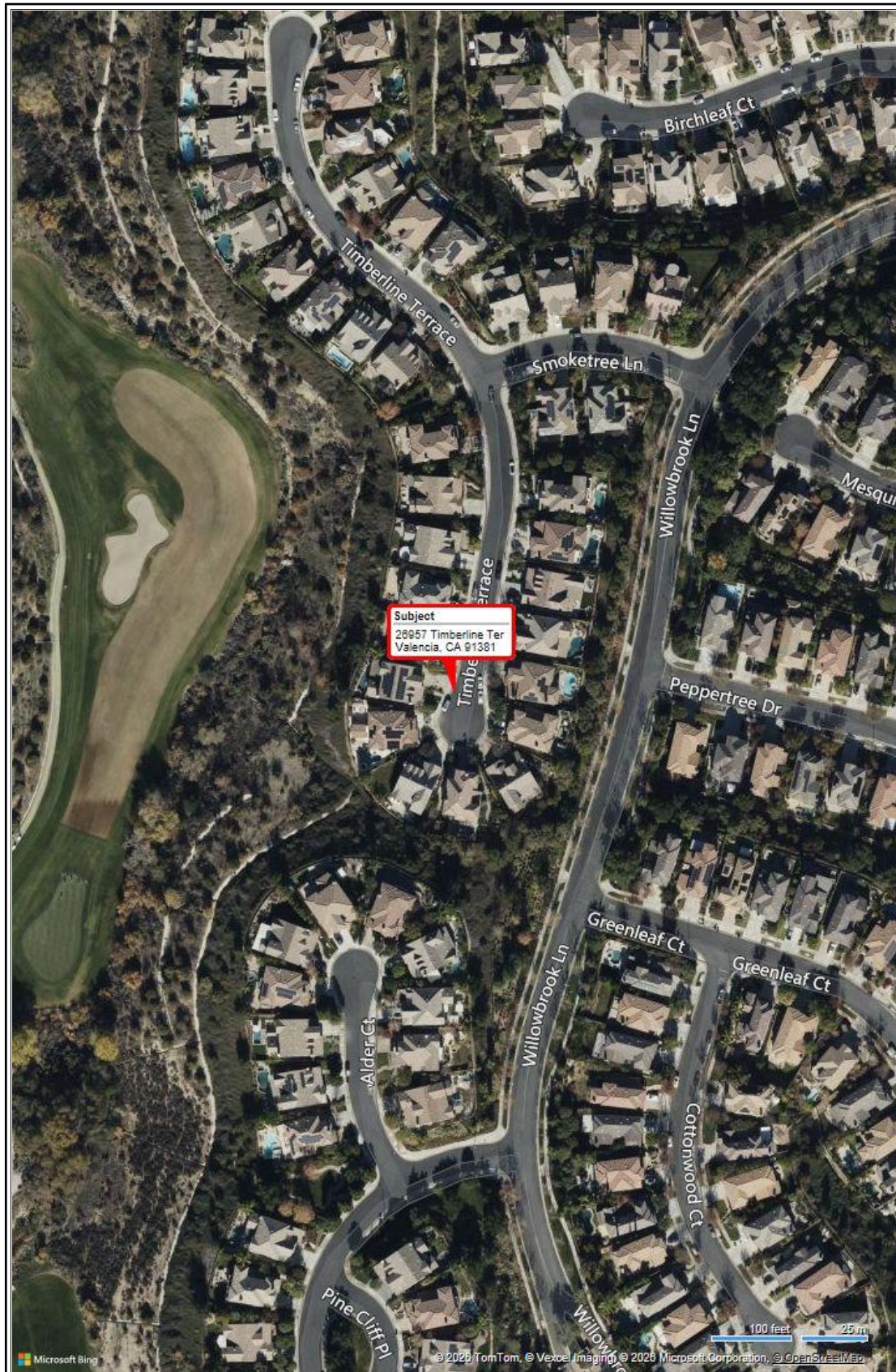
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Living Room



Kitchen



Dining Room



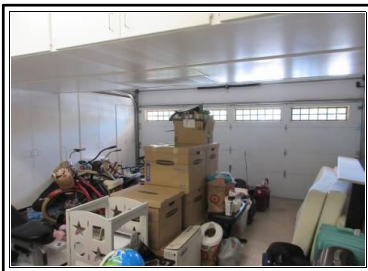
One half bathroom



Bedroom



Bathroom



Garage Interior



Garage Interior



Primary bedroom



Primary bathroom



Bedroom



Loft

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Bedroom



Bathroom



Bathroom



Bedroom



Laundry



Pool



Patio



Barbecue



View



View



View



Yard