

# SUMMARY

22112 Monte Vista Drive, Topanga, CA 90272

## RE: EXISTING PROPERTY CONDITIONS AND UPGRADES

**When the property was purchased in November of 2017, the following conditions existed:**

- (1) 24' x 40' Red Steel And Aluminum Barn and Foundation In Place. 3 sides enclosed. Completely open on the inside.
- (1) 8' x 16' Shipping Container.
- No water supply or meter to the property.
- No electricity supply or meter to the property.
- No septic or sewer system for the property.
- No wifi or Internet utilities.
- Dirt drive and turnaround.
- Geology report performed by Scott Hogrefe of Gold Coast Geoservices, Inc. Report does not include a percolation report for a home design commissioned by the former Owner, Gary Jensen. Nonetheless, a passing percolation test was performed by Gold Coast and can be verified by their offices. The percolation test does not expire and will not require any new testing or pits to be dug as long as the system is built within the boundaries identified by Gold Coast.
  - Quote from Scott Hogrefe "The percolation rate is 60 minutes per inch. We did not prepare a percolation test report / septic system design report, because Gary just wanted a geology report at that time.... the leach line locations we showed on the plan were determined based on the 60 minutes per inch perc rate and a maximum 3 bedroom home (maximum 1,000 gallon septic tank).

## UPGRADES TO THE PROPERTY

- The 24' x 40' barn was enclosed on the 4<sup>th</sup> side including a large sliding barn door large enough to get a 36' RV into the space.
- A small room and loft were built.
- A Complete Stand alone Solar System with 3,600 WDC and approx. 15kWh/day average, 4400 W Inverter including a 20 kWh battery bank.
- New Generac PowerPact Air-Cooled Home Standby Generator — 7.5kW (LP)/6kW (NG), Steel Enclosure, Model# 6998 installed and wired to solar panels. Generator will run and charge battery bank if charge falls below a certain level. Generator will shut off once batteries reach 80%.
- New internet pole was installed to the south by Frontier and underground fiber ran to the barn in 2" conduit. Internet is currently active.
- New County water meter installed alongside new backflow system. All work inspected and operating.

- New power conduit installed. 3" conduit installed underground from power source to property. All work inspected by SoCal Edison. Temporary power for construction all setup by licensed electrician. SCE will setup temporary power as soon as a grading permit is pulled.
- Verified through a local Expediter a 3,599 sq. ft. home can be built on the property. The limits being set by the size of the septic tank allowed by the percolation test.

**DIGITAL DOCUMENTS AVAILABLE UPON REQUEST**

- Geo Map of surrounding property.
- Geo Map of 22112 Monte Vista.
- Gold Coast Geo Report for 22112 Monte Vista.
- Gold Coast geologic cross section.
- Gold Coast site map identifying percolation test pit areas.
- Site Index map.
- Jensen (former Owner) Site plan developed by Corey W. Gapner Architects.
- 2008 Survey of 22112 Monte Vista.
- Parcel Map 22112 Monte Vista.
- Current Owner septic plan – draft.