

20265 Lake Chabot Road

# CAPITAL IMPROVEMENTS AND REPAIRS

Landlord: Chabot Building LLC

("Tenant"): Sierra Kress Dental, Partnership of K.J. Cabugao & Magann DDS, Inc.

## 2019

1) Termite Inspection and Treatment (Paid by LLC)	\$ 2,200.00
2) Manor Pest and Beetles (Paid by LLC)	\$ 75.00
3) New HVAC Unit (Paid by LLC)	\$13,672.00
(Paid by Tenant)	\$ 9,672.00
	\$ 4,000.00
<b>TOTAL Paid by LLC for 2019</b>	<b>\$ 11,947.00</b>

## 2020

1) Broken Window (Paid by LLC)	\$ 360.00
2) Exterior Paint (Paid by LLC)	\$ 2,200.00
3) Fence Repair (Paid by LLC)	\$ 1,000.00
4) HVAC Repair (Paid by LLC)	\$ 1,500.00
<b>TOTAL Paid by LLC for 2020</b>	<b>\$ 5,060.00</b>

Note: All information provided is deemed reliable but is not guaranteed and should be independently verified.

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### 2021

1) Roof Repair (2 <sup>nd</sup> Story)	(Paid by LLC)	\$18,700.00
2) Fence Damage (Wind)		\$ 8,847.00
	(Paid by LLC)	\$ 6,147.00
	(Paid by Insurance)	\$ 2,700.00
<b>TOTAL Paid by LLC for 2021</b>		<b>\$ 24,847.00</b>

### 2022

1) Tree Service (Magnolia)	(Paid by LLC)	\$ 1,550.00
<b>TOTAL Paid by LLC for 2022</b>		<b>\$ 1,550.00</b>

### 2023

1) Fire Alarm Upgrade		\$ 4,900.00
	(Paid by LLC)	\$ 2,200.00
	(Paid by Tenant)	\$ 2,700.00
<b>TOTAL Paid by LLC for 2023</b>		<b>\$ 2,200.00</b>

### 2024

1) Water & Suction Leak		\$ 3,451.00
	(Paid by LLC)	\$ 1,399.14
	(Paid by Insurance)	\$ 1,551.86
	(Paid by Tenant)	\$ 500.00
<b>TOTAL Paid by LLC for 2024</b>		<b>\$ 1,399.14</b>
<b>TOTAL LLC PAYOUTS (2019 thru 2024)</b>		<b>\$ 47,003.14</b>

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