

Subject:

From: Freddy Sayegh <Freddy@thefoxxfirm.com>
To: eric@recovery-compass.org, "Chefnuha@gmail.com" <chefnuha@gmail.com>
Date Sent: Saturday, November 1, 2025 10:59:31 PM GMT-07:00
Date Received: Saturday, November 1, 2025 11:00:26 PM GMT-07:00
Attachments: 1226 SONOMA PROPERTY DOCUMENTS (SOLE AND SEPRATE PROPERTY).eml,Fwd: Permit Fees - Ara.eml,Fwd: Venue Inquiry: MusiCares Community Wellness Event for Altadena/Pasadena Fire Victims.eml,OED Matter.eml,Voicemail from (818) 822-7859.eml,REAL ESTATE EXPERT APPRAISEL/BIO.eml,Realtex Homes – General Contractor Partnership Inquiry.eml,Personal Property & Rebuild Workshops.eml,REAL ESTATE EXPERT BIO.eml,LIST OF PROPERTIES AND TE EXLUSIONS FOR THE PUBLIC ADJUSTER.eml,Response to OCTC Inquiry re: www.thefoxxfirm.com (Case No. 24-O-30088).eml,Re: Barmer properties.eml,Formal Invitation to Speak – Altadena Rebuild Series “Money Talks” | Tuesday, August 12, 2025.eml,LA Fire Justice - Rebuild Workshop.eml,Be\$os.eml,CAP.LA Property - Soil Sampling.eml,Exhibit_A_Moore_Marsden_1226_Sonoma_4pct.pdf,ZILLOW AS OF 10-30-25 1,225,000.docx,Permit-Fee-Waiver-Refund-Form_fillable.pdf,Permitting Fee Waiver Board Memo_(final signed).pdf,cert_LOS_409_Woodbury _ The Event Space_2845168_[41].pdf,image001[82].jpg,image001[43].jpg,image001[98].jpg,image001[85].jpg,IMG_1471.png,image001[51].jpg,grasshopper_+18188227859_10_27_2025_222272538.mp: Homes Projects.pdf,1576 E. Gaywood Drive Altadena Pre Post Fire Report.docx,20251006-Rentometer-1576_Gaywood_Drive_Altadena_CA_USA-5-bed-XC5WaUA_U2c.pdf,Report3547Oct06.pdf,image007.png,image009.png,image012.png,image008.png,image003.png,image013.png,image011.png,image004.png,image001.png,image005.png,

-  Stipulated Judgment.eml
-  879 Alameda Street.eml
-  2033 E Oris St Compton CA 90222 - Property information.eml
-  CAP.LA Updates and Upcoming Webinar.eml
-  CRIMINAL AND CIVIL OFFENSES BY NUHA SAYEGH.eml
-  Fw: Available Properties.eml
-  Fw: Eco-Hub.eml
-  Fw: Golbari Properties LLC- Melrose - Smoker Shop - Unit 1B.eml
-  Fw: Properties.eml
-  Fwd: application to lease.eml
-  Fwd: Authorization on all Properties.eml
-  Fwd: Fw: [EXTERNAL] Request for Insurance booklet.eml
-  Fwd: Fw: Investment Opportunity Document.eml
-  Fwd: Henderson Trust.eml
-  Fwd: Listings.eml
-  Fwd: Property list.eml
-  Fwd: Public Notice: Los Angeles Property Owners Near Wildfires Urged to Report Unsolicited Offers...
-  HBM Estate Planning Workbook.pdf, Certification of Trust For Hani Sayegh and France Sayegh Revon...
-  Invitation to Speak – “Designing with Purpose” Panel, Rebuilding Workshop Series (July 29).eml
-  Lease Listing Agreements.eml
-  Media.eml
-  Probate Attorney a Referral.eml
-  Property List.eml
-  Re: Confidential.eml
-  REAL ESTATE RETAINER.eml

-  RENTAL PROPERTY from ALE Solutions.eml
-  Sayegh v. Sayegh (25PDFL01441) — Service of Expert CV, Expert Declaration, and Demonstrative Exhi...
 -  Updated Bio and Sample Draft Report using 1576 E. Gaywood Drive Altadena CA 91001.eml
 -  Van Nuys & Culver City Properties.eml
-  Voicemail from Unknown.eml
-  Join Us for Two Valuable Workshops in Altadena – Oct 22 & Oct 23.eml
 -  A Quick Fix: Workshop Days Corrected (Thanks for Your Patience!).eml

HYH

Subject: Fwd: 1226 SONOMA PROPERTY DOCUMENTS (SOLE AND SEPRATE PROPERTY)

From: Freddy Sayegh <Freddy@thefoxxfirm.com>

To: Gilbert Quinones <gqlaw2004@yahoo.com>,Freddy Sayegh <freddy@thefoxxfirm.com>

Date Sent: Thursday, October 30, 2025 12:12:26 PM GMT-07:00

Date Received: Saturday, November 1, 2025 10:59:31 PM GMT-07:00

Attachments: ZILLOW AS OF 10-30-25 1,225,000.docx,Exhibit_A_Moore_Marsden_1226_Sonoma_4pct.pdf

Gilbert,

I'm sending the updated property packet for **1226 Sonoma Dr., Altadena**, including the Moore/Marsden apportionment, current FMV, and the recorded documents that establish my **sole and separate property** status from purchase through the most recent transfer.

1) Current FMV (today)

- **Zillow: \$1,225,100** (as of Oct 30, 2025)

2) Moore/Marsden (as of Oct 30, 2025)

- **Key assumptions:**

- Date of marriage: **Dec 7, 2003**
- Community principal paydown: **\$150,000**
- Separate principal contributions for ratio: **\$230,000** (original \$80k down + remaining separate principal \$150k)
- Ratio (community): **39.5%**
- First-position loan balance at valuation: **\$212,681**
- Father's lien: **\$460,000** at **4% simple interest** from **7/20/2012**, **no payments**, payoff $\approx \$704,493$ (per-diem $\approx \$50.41/day$)

- **Results (cap applies):**

- Net equity: $\approx \$307,926$
- Community equity (capped at net): $\approx \$307,926$
- Husband's separate equity (this asset under cap): **\$0**
- Wife's $\frac{1}{2}$ of community: $\approx \$153,963$

I've attached a one-page **Exhibit "A" — Moore/Marsden Apportionment (4% Simple Interest)** with all figures and footnotes for your review.

3) Chain of Title & Separate Property Evidence (attached)

These are the documents reflecting purchase as separate property and later instruments expressly confirming "**Married Man as His Sole and Separate Property**," plus an interspousal transfer for belt-and-suspenders:

1. **10-13-1995 ORIGINAL DEED.pdf** — Original purchase deed (separate property at acquisition).

2. **12-13-2004 INTERSPOUSAL TRANSFER.pdf** — Interspousal transfer confirming title to **Fahed Sayegh, married man as his sole and separate property**.
3. **12-13-2004 REFINANCE 300K.pdf** — Refinance documentation (shows vesting at that time).
4. **12-23-2004 DEED OF TRUST.pdf** — DOT reflecting vesting language.
5. **11-30-2010 QUIT CLAIM DEED.pdf** — Further clarification of separate property vesting.
6. **07-07-2005 NOTICE OF DEFAULT.pdf** — Historical loan event (context to encumbrance timeline).
7. **12-14-2024 INTERSPOUSAL (notarized).pdf** — Interspousal transfer “just in case,” signed **Dec 14, 2024: “Fahed Sayegh, married man as his sole and separate property.”**
8. **02-07-2025 CORPORATE TRANSFER.pdf** — Corporate/loan transfer confirming vesting as **“Married Man as Sole and Separate Property.”**
9. **PROPERTY HISTORY 1226 SONOMA DRIVE.pdf** — Summary timeline of ownership/encumbrances.

(File names per my folder:)

- 2-7-25 CORPORATE TRANSFER.pdf
- 07-07-05 NOTICE OF DEFAULT.pdf
- 10 - 13 - 1995 ORIGINAL DEED.pdf
- 11-30-10 QUIT CLAIM DEED.pdf
- 12-13-04 INTERSPOUSAL TRANSFER.pdf
- 12-13-04 REFINANCE 300K.pdf
- 12-23-04 DEED OF TRUST.pdf
- PROPERTY HISTORY 1226 SONOMA DRIVE.pdf

4) Father's Lien Evidence Plan

Because the promissory note burned in the Altadena fire, I will provide:

- **Father's sworn declaration:** principal **\$460,000, 4% simple**, start **7/20/2012, no payments**, still due; DOT recorded in 2012 secures the debt.
- **My declaration** corroborating the same terms and the fire loss of the original note.
- **Payoff calculation** (included in Exhibit A).
- Any secondary corroboration (emails, bank records of advances, tax treatment) we can locate.

5) Requested Guidance

- Do you want to **swap Zillow with an appraisal** or AVM for the FMV used in the brief?
- Any edits to **Exhibit A** before we file/serve?

- Preferred placement of the **interspousal transfer(s)** and vesting language in our separate-property argument (opening declaration vs. RJN vs. exhibit to property brief).
- Do you want me to obtain a **title profile / property detail** from a title company to bundle a clean chain-of-title summary?
- Should we **notice** the court now that Moore/Marsden is capped by current net equity (and therefore there's **no separate equity slice** left in this asset under present numbers), or hold that for hearing?

Attachments

- **Exhibit A — Moore/Marsden (4% Simple Interest)** — one page PDF
- The eight recorded/vesting/history PDFs listed above

Please let me know any changes you want to the exhibit or if you'd like me to line up an appraiser and a title profile.

Zestimate®

\$1,225,100

1226 Sonoma Dr, Altadena, CA 91001

3beds

2baths

1,880sqft

Est. refi payment: **\$7,733/mo**

[**Refinance your loan**](#)

SingleFamily

Built in 1947

9,925 Square Feet Lot

\$1,225,100 Zestimate®

\$652/sqft

\$6,379 Estimated rent

Home value

Zestimate®

\$1,225,100

Estimated sales range

\$1.04M - \$1.41M

Rent Zestimate®

\$6,379/mo

Zestimate® history

Table view

+47% in last 10 years

\$1.1M

2016 2018 2020 2022 2024

EXHIBIT "A" — Moore/Marsden Apportionment (4% Simple Interest)

Property: 1226 Sonoma Dr., Altadena, CA 91001

Owner: Fahed Sayegh

Date of Marriage: Dec 7, 2003

Valuation Date: Oct 30, 2025

Original Purchase (1995): \$230,000 (Down: \$80,000 separate; Original Loan: \$150,000 separate)

Step / Item	Computation	Amount	Notes
Value at Marriage (2003)	FMV	\$600,000	
Loan @ Marriage		(\$150,000)	est. balance
Separate Equity @ DOM	600,000 – 150,000	\$450,000	Husband separate
Community Principal Paydown		\$150,000	Community
Separate Principal Contributions		\$230,000	For ratio calc (80k down + 150k remain)
Community Ratio	$150,000 \div (150,000 + 230,000)$	0.395 (39.5%)	Moore/Marsden ratio
Total Appreciation (marriage → today)	$1,225,100 - 600,000$	\$625,100	
Community Share of Appreciation	$0.395 \times 625,100$	\$246,914	
Add Community Paydown	150,000 + community share of appreciation	\$396,914	Uncapped community interest
Current 1st Loan		(\$212,681)	From prior worksheet
Father's Lien (4% simple)	$460,000 + (460,000 \times 0.04 \times 4,850/365)$	(\$704,493)	7/20/2012 → 10/30/2025; per-diem ≈ \$0.41/day
Net Equity (today)	FMV – (First + Father's lien)	\$307,926	Available equity
Cap Comparison	min(uncapped community, net equity)	\$307,926	Cap applies (net < uncapped)
Split of Equity	Community / Separate	\$307,926 / \$0	Net equity fully community
Wife's ½ of Community	Community ÷ 2	\$153,963	

FMV (Zillow, today): \$1,225,100

Net equity: \$307,926

Community equity (capped): \$307,926

Husband's separate equity: \$0

Wife's ½ share: \$153,963

Father's lien payoff (4% simple): \$704,493 (interest \$244,493; per-diem \$50.41/day)

Prepared for attorney review. Figures rounded to nearest dollar; interest accrual uses Actual/365 for simple interest.

Subject: Fwd: Permit Fees - Ara
From: Alta Design Works <team@altadesignworks.com>
To: Freddy Sayegh <Freddy@thefoxxfirm.com>
Date Sent: Thursday, October 30, 2025 6:54:47 PM GMT-07:00
Date Received: Thursday, October 30, 2025 6:55:02 PM GMT-07:00
Attachments: Permit-Fee-Waiver-Refund-Form_fillable.pdf,Permitting Fee Waiver Board Memo_(final signed).pdf

From Ara Regarding waiving City Fees



COUNTY DISASTER RECOVERY PERMIT - REBUILD PROJECT FEE WAIVER / REFUND REQUEST

Please fill out this form to request a waiver or refund of your rebuild project permit and inspection fees in accordance with the eligibility requirements in the June 17, 2025 County Board of Supervisors motion. Email the completed form to recovery@planning.lacounty.gov.

PROPERTY ADDRESS: _____

ATTESTATION:

- 1 / We attest that I / We owned and lived in a residence on the subject property on or before January 7, 2025, and I / We qualify for a fee waiver or refund.
2. I / We have information to demonstrate that I / We lived in that residence, such as a driver's license or other government-issued identification card, a property tax bill, a utility bill, or a similar document.
3. I / We understand that this attestation may be subject to verification and hereby attest that this information is true.
4. I / We understand that any false or fraudulent submission will require payment or repayment of the rebuild project permit and inspection fees and subject me to administrative, civil, and/or criminal liability, as well as any other penalties as allowed by law.

REQUIRED SIGNATURE(S):

I / We, the owner(s) of the subject property, have read, understand, and acknowledge the above, and consent to the submission of this rebuild project permit and inspection fee waiver or refund request.

SIGNATURE (REQUIRED)

PRINT NAME

DATE

SIGNATURE (REQUIRED)

PRINT NAME

DATE

SIGNATURE (REQUIRED)

PRINT NAME

DATE

If necessary, add additional signature pages

For Staff Use

Assessor Parcel Numbers:

Permit No(s).:



Chief Executive Office.

COUNTY OF LOS ANGELES

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, CA 90012
(213) 974-1101 ceo.lacounty.gov

CHIEF EXECUTIVE OFFICER

Fesia A. Davenport

June 6, 2025

To: Supervisor Kathryn Barger, Chair
Supervisor Hilda L. Solis
Supervisor Holly J. Mitchell
Supervisor Lindsey P. Horvath
Supervisor Janice Hahn

From: Fesia A. Davenport
Chief Executive Officer

REPORT BACK ON FEASIBILITY OF WAIVING CERTAIN PERMIT FEES TO EXPEDITE POST-FIRE REBUILDING (ITEM NO. 61-A, AGENDA OF MAY 6, 2025) AND ON DEFERRING PERMITTING FEES FOR RESIDENTS IMPACTED BY THE JANUARY 2025 FIRES (ITEM NO. 8, AGENDA OF MAY 27, 2025)

On May 6, 2025, the Board of Supervisors (Board) adopted a motion directing the Chief Executive Officer (CEO), in coordination with Directors of Regional Planning (DRP), Public Works (PW), Public Health (DPH), and Fire to report back in 30 days with a revised evaluation of the feasibility of waiving certain fees for applicable permits, with the implementation of technological and streamlining tools. On May 27, 2025, the Board further directed the CEO to incorporate provisions on a plan to defer all fees for County Permitting Departments and identify revenue source(s) to cover the cost of all departmental fee waivers. This report back covers the CEO's response to both Board motions.

BACKGROUND

Recent rebuilding efforts in other California jurisdictions were examined as comparative case studies for how waiving permitting fees were handled.

City of Santa Rosa (2017)

In the wake of the Tubbs Fire, which destroyed over 2,800 Santa Rosa homes in October 2017, the City of Santa Rosa (City) stood up a permit center; scaled up staffing to meet customer demand; relaxed planning and design requirements in impacted areas; waived discretionary planning permit fees, temporary housing



"To Enrich Lives Through Effective And Caring Service"

permit fees, and demolition fees; and implemented a pre-approved plan program for faster permit review times.¹ The City was able to expedite the permitting process by approving a \$9 million contract to outsource its fire-related permitting process.² To help cover the costs of processing rebuild permits, the City continued to assess plan check review and inspection fees.³ To date, 2,190 parcels have completed structure rebuilds, with 186 parcels pending or in construction, and 32 parcels with permits under review.⁴

City of Malibu (2018)

The Woolsey Fire in November 2018 damaged or destroyed over 2,000 structures. To facilitate a faster rebuild, the City of Malibu waived all city fees for like-for-like rebuilds,⁵ excluding those requiring a Coastal District Permit.⁶ Waived fees included those for planning, septic systems, accessory dwelling units (ADUs), hardscaping and landscaping. Fee waivers were time-limited for five years through November 2023 and were extended three years through June 2026. As of October 2023, approximately \$5.22 million⁷ in fees were waived or refunded. To date, 198 certificates of occupancy have been issued, with 103 permitted structures under construction.⁸

City of Los Angeles (2025)

As a result of the Palisades Fire, which damaged or destroyed over 5,300 parcels within city limits, the City of Los Angeles is considering waiving rebuild-related fees. On April 25, 2025, Mayor Bass issued Emergency Executive Order 7⁹ to suspend the collection of plan check and permit fees in support of a motion by Councilwoman Park,¹⁰ which the City Council adopted on February 18, 2025.¹¹ Following the issuance of the Executive Order, the City of Los Angeles' Chief Administrative Officer (CAO) estimated the cost to cover Palisades Fire rebuilding fees to be \$70 -

¹ <https://www.srcity.org/2674/Resilient-City-Zoning>

² <https://www.pressdemocrat.com/article/news/sonoma-county-post-fire-reconstruction-permit-fees-reduced-but-fire-victim>

³ <https://www.northbaybusinessjournal.com/article/industry-news/santa-rosa-moves-to-cut-time-cost-for-rebuilding-after-wildfires/>

⁴ <https://santarosa.maps.arcgis.com/apps/dashboards/07e39ea4077c42a883430a9f60103bc2>

⁵ Waivers were limited to homeowners who used the site as their primary residence prior to the fire.

⁶ Coastal District Permits are required for more complex rebuilds in Coastal Zones. The entire City is in a Coastal Zone.

⁷ <https://www.malibucity.org/AgendaCenter/ViewFile/Item/6371?fileID=55216>

⁸ <https://malibupermits.ci.malibu.ca.us/WoolseyRebuildStats.aspx>

⁹ <https://mayor.lacity.gov/sites/g/files/wph2066/files/2025-04/EO%207%20-%20Emergency%20Executive%20Order%20-%20Suspending%20Collection%20of%20Plan%20Check%20and%20Permit%20Fees.pdf>

¹⁰ https://clkrep.lacity.org/onlinedocs/2025/25-0006-s57_msc_1-24-25.pdf

¹¹ https://clkrep.lacity.org/onlinedocs/2025/25-0006-S57_caf_2-18-25.pdf

\$86 million.¹² Since the CAO's report to the Budget and Finance Committee on May 8, 2025, the Los Angeles City Council has yet to review the necessary City Administrative Code amendments.

COST ESTIMATION OF PERMITTING DEPARTMENT FEES

The collective impact of the Eaton and Palisades Fires was devastating, with over 7,400 residences and 170 businesses in unincorporated areas damaged or destroyed. The following counts are assumed in the rebuild permitting and inspection fee calculations.

	Eaton Fire		Palisades Fire ¹³	
	Residential	Commercial	Residential	Commercial
In Fire Hazard Severity Zone	2,296	0	651	31
Not in Fire Hazard Severity Zone	4,482	143	0	0
Total Units	6,778	143	651	31

Based on these figures and assuming a 100 percent rebuild, the estimated costs of fee waivers for residential and commercial rebuilds are noted below. The residential rebuild estimates only include fees for single-family homes, and excludes any fees for ADUs, retaining walls, grading, garages, or additional structures.

¹² https://ens.lacity.org/cao/cao_budget_memo/caocao_budget_memo2925188787_05082025.pdf

¹³ All structures damaged or destroyed by the Palisades Fire in the unincorporated areas in the City of Palisades are considered to be in a Coastal Zone.

	Eaton Fire		Palisades Fire		Departmental Cost Total
	Residential	Commercial	Residential	Commercial	
DRP ¹⁴	\$11,000,694	\$204,347	\$1,056,573	\$44,299	\$12,305,913
PW ¹⁵	\$94,465,732	-	\$16,282,630	-	\$110,748,361
Fire ¹⁶	\$14,746,044	\$421,135	\$1,753,794	\$115,559	\$17,036,532
DPH ¹⁷	\$588,280	-	\$160,440	-	\$748,720
Total	\$120,800,750	\$625,482	\$19,253,437	\$159,858	\$140,839,526

The cost to waive all rebuilding fees and inspection costs in the unincorporated areas of the Eaton Fire-affected area is about **\$120 million**, and about **\$20 million** for rebuilding in unincorporated areas of Palisades Fire-affected areas; a total estimated residential and commercial cost of **\$140 million** for both fire burn areas.

However, recent rebuilding statistics show that approximately 60 percent¹⁸ of original homeowners are expected to rebuild, which would reduce the total residential cost to about **\$84 million** for both areas.

¹⁴ These estimations assume all properties will be rebuilt as *not like-for-like*. If assuming 100% like-for-like rebuilds, the total cost to DRP would be an estimated \$11.2 million.

¹⁵ These estimations include plan check fees, energy calculation fees, and permit fees, which are calculated based on the square footage and valuation of the home. Estimates assume median 2,000 square footage for Eaton Fire rebuilds, and median 3,000 square footage for Palisades Fire rebuilds.

¹⁶ These estimations include building and fire sprinkler plan check fees and building and fire sprinkler inspection fees. For structures in Fire Hazard Severity Zones, there is a fee associated with fuel modification; this estimation is based on the average of the cost for a structure above 2,500 square feet and a structure below 2,500 square feet.

¹⁷ There are an estimated 385 properties with septic systems in the Eaton Fire area, and 105 in the Palisades Fire area. These estimates assume the highest cost of rebuild, where the home is built in a new location on the lot or with an increased number of bedrooms and needs a conventional septic system. The lowest estimate, assuming a near identical rebuild on the same foundation, same number of bedrooms and prior plans available, is \$447 per home, or \$219,030 for all unincorporated fees in both fire burn areas.

¹⁸ Information from the Los Angeles County Rebuild and Long-Term Recovery Task Force.

The approximate rebuilding fees and inspection costs by department is below:

	Eaton Residential Rebuild	Palisades Residential Rebuild		
	OWTS ¹⁹ not needed	OWTS needed (uncommon)	OWTS not needed	OWTS needed (uncommon)
DRP²⁰	\$1,623	\$1,623	\$1,623	\$1,623
PW²¹	\$13,937	\$13,937	\$25,012	\$25,012
Fire²²	\$2,176	\$2,176	\$2,694	\$2,694
DPH²³	\$0	\$1,528	\$0	\$1,528
Total	\$17,736	\$19,264	\$29,329	\$30,857

Home rebuilding estimates vary widely from \$300 to \$800 per square foot, due to high demand for building materials and labor. For a 2,000 square foot home, the rebuild cost range varies from \$600,000 to \$1.6 million,²⁴ with fees consisting approximately 1.3 - 3.3 percent of rebuild costs. "Homeowners with disaster losses not fully covered by insurance or other sources can apply for a loan from the U.S. Small Business Administration of up to \$500,000 to replace or repair their primary residence."²⁵

Use of Permitting and Inspections Fees

The fees generated from permitting and inspections identified below for the four permitting departments are used to fund the services, staffing, rental space, and operations of the One-Stop Centers.^{26,27} These staff are key in providing one-on-

¹⁹ Onsite Wastewater Treatment System (OWTS), also known as septic systems, are uncommon in the fire-affected areas, with an estimated 385 OWTS households in the Eaton Fire and 105 in the Palisades Fire affected areas. DPH fees only apply to homes in need of OWTS.

²⁰ These estimations assume a *not* like-for-like rebuild. If assuming like-for-like, the fee is \$1,452 per home.

²¹ These estimations include plan check fees, energy calculation fees, and permit fees, which are calculated based on the square footage and valuation of the home. Estimates assume 2,000 square footage for Eaton Fire rebuilds, and 3,000 square footage for Palisades Fire rebuilds.

²² These estimations include building and fire sprinkler plan check fees and building and fire sprinkler inspection fees. For structures in Fire Hazard Severity Zones, there is a fee associated with fuel modification; the average cost was calculated for homes both above and below 2,500 square feet.

²³ These estimates assume the highest cost of rebuild, where the home is built in a new location on the lot or with an increased number of bedrooms and needs a conventional septic system. The lowest end estimate, assuming a near identical rebuild on the same foundation, same number of bedrooms and prior plans available, is \$447 per home.

²⁴ This is a conservative estimate and may increase as tariffs and other economic factors materialize.

²⁵ <https://www.sba.gov/funding-programs/disaster-assistance/physical-damage-loans#id-home-and-personal-property-loans>

²⁶ In response to the January 2025 fires, permitting departments collaborated to stand up One-Stop Permit Centers in Altadena and Calabasas to better serve Eaton and Palisades Fire survivors rebuild efforts, respectively, in unincorporated areas. These Centers have been tailored to specifically serve these property owners.

²⁷ DPH staff time for one-on-one consultations at the One Stop is covered by FEMA grants.

one consultations, plan reviews and over-the-counter services in wildfire impacted areas. Revenue generated from fees are anticipated to help cover some of these costs; these additional costs, however, are currently not built into existing fee structures. The annual costs are an estimated \$25 million.

DRP - Fees are used to cover project review tasks, including counseling, code and policy review, field investigation, report preparation, public noticing and hearing-related work.

PW – Fees are used to cover plan and document screening; agency referrals and comparisons; plan review; inspections; permit processing; data tracking and reporting; communications and community engagement; and office overhead. Since the 2025 fires, fees have also helped fund new pilots to fast-track permitting, like the Pre-Approved Design Plan Pilot and Self-Certification Pilot Programs.

Fire – Fees cover the cost of reviewing plans and completing required field inspections.

DPH – Fees cover the costs of reviewing plans and completing any required field inspections. DPH is only involved in residential home rebuilds when the property is served by an onsite wastewater treatment system (OWTS) or a septic system.

OPTIONS FOR FEE REDUCTIONS, DEFERRALS, AND/OR WAIVERS

Fee Reductions

PW is considering a fee reduction for those who choose to participate in either the Pre-Approved Plan Pilot Program or the Self-Certification Pilot Program, as these voluntary pilots are designed to reduce plan check times. Homeowners can choose which pilot they would like to participate in.

Archistar users

On May 19, 2025, the County's fiscal intermediary executed a contract with Archistar, an Artificial Intelligence (AI) tool that can pre-screen site and building plans to check for code requirements. Once implemented, this voluntary service will be offered to rebuilding customers free-of-charge. Property owners using Archistar can reduce review time and/or cycles, if flagged issues are addressed prior to submittal. Archistar functionality is being implemented in phases, starting with zoning, and then to building and safety plan screens. Fee reductions could be tied to Archistar use prior to first submission, but additional analysis is needed to better understand how the use of Archistar might impact fee calculations.

Fee Deferral or Waivers

If collection of all or part of departmental fees were deferred or waived, a funding source would need to be identified, as departments are not in a position to absorb these costs. Options to explore include: 1) developing a program to bill insurance companies on behalf of residents to recoup these costs if covered by insurance, 2) using one-time funding from any year-end fund balance remaining, if available, and/or 3) deferring funding for previously approved programs or projects to prioritize funding for this purpose.

Insurance Billing to Recover Costs Deferred

In response to the January 2025 Fires, the Private Property Debris Removal (PPDR) Program,²⁸ a voluntary debris removal program for affected homeowners operated by the US Army Corps of Engineers (USCOE), waived debris removal costs, and collected insurance details in its application process. If property owners are insured and have sufficient coverage for debris removal, their insurance will be charged after the program is complete. The application window closed on April 15, 2025, with about 90 percent participating, and 10 percent opting out for private debris removal. It is unknown what percentage of costs have been recouped.

A voluntary debris removal program was also offered to homeowners following the Woolsey Fire in 2018, with PW working with the California Governor's Office of Emergency Services (CalOES), where homeowners were encouraged to provide insurance information for cost recovery. The total State cost for the debris removal project was about \$120 million, but only 17 percent (\$20 million) of the total cost was estimated to be covered by insurance. Of that \$20 million, \$12.6 million (10.5 percent of the total cost) was collected as of June 2025 from 616 insured properties.

Based on self-reported data collected by Fire, roughly 95 percent of homeowners affected by the Eaton and Palisades Fires had homeowners' insurance.²⁹ However, our analysis determined that requiring property owners to assign their insurance proceeds, if any, to the County to pay for permitting fees is not a viable option. Unlike debris removal, property insurance policies generally do not have a separate category of coverage specifically for permitting fees. If the policyholder assigns their proceeds in lieu of paying permitting fees, the County would only be able to recover fees if there are any proceeds leftover after all debris removal and rebuild costs have been paid for. In nearly all cases, the costs of debris removal alone far exceeded the maximum coverage amount of protection in policies covering these types of losses. It is highly unlikely that any amount will be recoverable for

²⁸ <https://file.lacounty.gov/SDSInter/bos/supdocs/202527.pdf>

²⁹ The County does not have estimates on the percentage of insured homeowners whose coverage includes permit fees.

permitting. Additionally, the insurance recovery process is carried out by a consultant, the costs for which are reimbursable by the Federal Emergency Management Agency (FEMA), but only for debris removal insurance recovery. The costs to recover proceeds for permitting fees are ineligible for FEMA reimbursement, resulting in significant costs incurred for what is likely very little recovery. In our experience with cost recovery efforts from the Woolsey Fire, insurers are typically reluctant to honor any assignment of proceeds, even when the assignment is required under the Stafford Act to avoid duplication of benefits. In the permitting fee context, many insurers will refuse to pay out directly to the County, which would require the County to invoice the homeowner seeking payment for deferred permit costs from insurance proceeds. This type of request largely goes unanswered, based on the County's insurance recovery experience with the Woolsey Fire.

Explore Additional Curtailments and Deferral of Previously Approved Projects

With the current economic outlook and the multiple pressures on the County budget, we are unable to identify new revenue to fund this effort. Given the foregoing, the most viable options to identify funding include: curtailments, redirection of previously allocated funding, and/or deferral or cancellation of previously approved projects. If the Board chooses this direction, the following options would need to be considered to address any revenue losses stemming from a fee deferral or waiver:

- 1) **Additional Curtailments:** Consider directing County departments to take curtailments to cover all or some of the costs. These curtailments would be in addition to the curtailments departments will be implementing in FY 2025-26;
- 2) **Redirection of Previously Allocated Funding:** Identify funding previously allocated for different purposes and redirect that funding to cover the revenue loss caused by any deferral or waiver of fees; and/or
- 3) **Defer Recently Approved Projects or Programs:** Consider deferring the funding for recently approved projects or programs.

Note: We would need to return to your Board with curtailment instructions and/or a list of projects or programs that have been approved to move forward, funding allocated, but program delivery has not yet started. This will have operational impacts but would help close the budget gap caused by the loss of revenue to the permitting departments without compromising their budgets.

These options represent a fiscally responsible strategy to maintain a balanced budget impacted by reduced revenue and increased expenditures. The Center for

Strategic Partnerships is engaging philanthropy in their interest to help cover some of these costs. We will report back to the Board on any commitments they are able to secure.

NEXT STEPS/RECOMMENDATIONS

Our analysis found that:

- While the cost to defer or waive all rebuilding fees and inspection costs in the unincorporated fire-affected areas is \$140 million, recent experience has shown that the more likely total cost for residential rebuilds is about \$84 million for both fire-affected unincorporated areas;
- The individual permit fee costs to homeowners are roughly 1.3 – 3.3 percent of full building costs and unlikely to be cost-prohibitive for homeowners who otherwise have the means to rebuild;
- Departments may be able to reduce some fees with new pilot programs designed to reduce plan check times;
- Seeking cost recovery from insurance companies for permitting fees is not viable; and
- Since the County budget is under tremendous budgetary pressures, funding options include identifying additional curtailments and/or cancelling previously approved projects to claw back some or all of the funding allocated for prior purposes and redirecting the funding to this purpose.

Therefore, if the Board chooses to move forward with deferring or waiving partial or full permitting fees for a specified timeframe, we recommend:

- 1) Evaluating funding opportunities, such as additional curtailments and/or redirecting funding previously allocated from other programs to this purpose in a future budget phase;
- 2) Requesting the Auditor-Controller work with the permitting departments to conduct a 60-day fee study to identify any fee reductions that could be applied;
- 3) Limiting eligibility to those who used the property as their primary residence prior to the fire and who are rebuilding like-for-like; and
- 4) With additional time permitted, exploring other options for how homeowners can leverage additional funding options available to them.

Each Supervisor

June 6, 2025

Page 10

Should you have any questions or concerns, please contact me or Carrie Miller at (213) 262-7823 or cmiller@ceo.lacounty.gov.

FAD:JMN:CDM

KY:kdm

c: Executive Office, Board of Supervisors
County Counsel
Fire
Public Health
Public Works
Regional Planning

Subject: Re: Venue Inquiry: MusiCares Community Wellness Event for Altadena/Pasadena Fire Victims

From: Patrick La Cotera <Patrick.LaCotera@musicares.org>

To: Samera Arkel <info@409woodburyevents.com>, Wes Cole <wes.cole@musicares.org>

Cc: Freddy <freddy@thefoxxfirm.com>

Date Sent: Wednesday, October 29, 2025 1:24:28 PM GMT-07:00

Date Received: Wednesday, October 29, 2025 1:25:06 PM GMT-07:00

Attachments: cert_LOS_409 Woodbury _ The Event Space_2845168_1[41].pdf

Hi Samera –

Attached is the COI that you requested. Will get that deposit going shortly as well.

Thank you,

Patrick



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT					
	Marsh Risk & Insurance Services CA License #0437153 633 W. Fifth Street, Suite 1200 Los Angeles, CA 90071 Attn: Jordan Barr - Phone: (213) 346-5397 CN102638387-STND+-GAWU-25-	NAME: PHONE (A/C, No. Ext): E-MAIL ADDRESS:	FAX (A/C, No):			
INSURER(S) AFFORDING COVERAGE						NAIC #
INSURER A: Navigators Insurance Company						42307
INSURER B: N/A						N/A
INSURER C: N/A						N/A
INSURER D: N/A						N/A
INSURER E: N/A						N/A
INSURER F: _____						

COVERAGES **CERTIFICATE NUMBER:** LOS-002845168-01 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS				
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			NY18NCP02067407	08/01/2025	08/01/2026	EACH OCCURRENCE	\$ 1,000,000			
	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000									
	MED EXP (Any one person)	\$ 5,000									
	PERSONAL & ADV INJURY	\$ 1,000,000									
	GENERAL AGGREGATE	\$ 2,000,000									
	PRODUCTS - COMP/OP AGG	\$ 2,000,000									
GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:						\$	\$				
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$			
	BODILY INJURY (Per person)	\$									
	BODILY INJURY (Per accident)	\$									
	PROPERTY DAMAGE (Per accident)	\$									
	\$	\$									
	UMBRELLA LIAB		OCCUR				EACH OCCURRENCE	\$			
	EXCESS LIAB		CLAIMS-MADE							AGGREGATE	\$
	DED <input type="checkbox"/>	RETENTION \$								\$	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A								PER STATUTE
							E.L. EACH ACCIDENT	\$			
							E.L. DISEASE - EA EMPLOYEE	\$			
							E.L. DISEASE - POLICY LIMIT	\$			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Name of event - HHS One Stop Clinic; Location of the event - Altadena, CA - 409 Woodbury; Date and Time - Tuesday, December 9, 2025; HHS is going to provide vendors such as Hearing, Vision, Mental Health Therapist and Physical Therapy on site for the local fire victims
409 Woodbury (Samara Arkel) is included as additional insured where required by written contract.

CERTIFICATE HOLDER

409 Woodbury - The Event Space Attn: Samara Arkel; Hani Sayegh 407 E Woodbury Road Altadena, CA 91001	CANCELLATION	
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
AUTHORIZED REPRESENTATIVE		
<i>Marsh Risk & Insurance Services</i>		

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Subject: Re: OED Matter

From: Emil Ali <emil@mccabeali.com>

To: Freddy Sayegh <Freddy@thefoxxfirm.com>

Cc: Jonathan Rojas <jonathan@mccabeali.com>

Date Sent: Friday, October 31, 2025 4:49:46 AM GMT-07:00

Date Received: Friday, October 31, 2025 4:49:59 AM GMT-07:00

Thanks, this is helpful. Speak Monday.

Subject: Voicemail from (818) 822-7859
From: Grasshopper <notifications@grasshopper.com>
To: FREDDY@THEFOXXFIRM.COM
Date Sent: Monday, October 27, 2025 3:22:12 PM GMT-07:00
Date Received: Monday, October 27, 2025 3:22:13 PM GMT-07:00
Attachments: file0.mpga

New Grasshopper Voicemail

Caller: (818) 822-7859
Extension: 0 - Default Extension
Grasshopper #: (310) 895-1188
Timestamp: 10/27/2025 6:22:01 PM Eastern Daylight Time

Read Your Voicemail

"Hi there, my name is Cory Almeida and my phone number is 818-822-7859. I'm just calling because my wife and I were there last week at the LA Fire Justice Workshop for Personal Property Loss and we were definitely interested in setting up a time where we could come in and talk through our options. We lost our home completely in Alta Dena, so we have total loss. We will be rebuilding and we wanted to just talk through that process. After hearing Freddie speak to us before the seminar, we were definitely interested to see if we could talk through options in the rebuild, look at the property, and see what all you have to offer. So if you could give me a call back at your earliest convenience. Again, my number is 818-822-7859. My name is Cory Almita. And yeah, and we would maybe hopefully love to get something in this week if possible. Thanks. Look forward to hearing from you. Take care. Bye-bye."

[Play this voicemail](#) on your mobile phone or online
[Sign in](#) to your account

Find us on [Twitter](#) & [Facebook](#)

Love Grasshopper? [Tell a Friend & spread the word!](#)

Subject: Re: REAL ESTATE EXPERT APPRAISEL/BIO

From: Tyler Chalfin <tchalfin@perfectedclaims.com>

To: Oscar Gonzalez <odg.19@outlook.com>

Cc: Freddy Sayegh <Freddy@theoxfirm.com>, Abraham Prattella <abraham@realestatewithabraham.com>, Doug Boxer <dboxer@perfectedclaims.com>, Team Real Estate W/ Abraham <Team@realestatewithabraham.com>

Date Sent: Tuesday, October 14, 2025 4:19:29 AM GMT-07:00

Date Received: Tuesday, October 14, 2025 4:20:06 AM GMT-07:00

Thank you, Oscar. These look good. I will be in touch once we get more clarity on the claims administration process.

Appreciate your help.

Subject: Realtex Homes – General Contractor Partnership Inquiry
From: Alexander Cullins <alexander@realtexhomes.com>
To: Freddy@thefoxxfirm.com
Date Sent: Monday, October 27, 2025 2:08:12 PM GMT-07:00
Date Received: Monday, October 27, 2025 2:08:48 PM GMT-07:00
Attachments: About_Us_Realtex_Homes.pdf,Realtex Homes Projects.pdf

Hi Freddy,

Following up on our recent conversation regarding a potential partnership between Realtex Homes and Alta Design Works, I'm sharing information about our company and examples of our work.

Realtex Homes is a full-service general contractor specializing in residential and commercial projects. We manage projects from concept to completion, ensuring quality, timeliness, and client satisfaction.

Attached are photos of some of our current projects:

- **1006 Pamela Dr., Beverly Hills, CA 90210**
- **1315 Laurel Way, Beverly Hills, CA 90210**

Additional images show completed projects in Northern California. You can also view more of our work on our website: www.realtexhomes.com.

We are interested in partnering with Alta Design Works and are happy to go through your vetting process. Please let me know if there are any additional details, documents, or examples you would like to see.

Thank you,

REALTEX HOMES

Rebuild Smarter. Better. Together.

About Realtex Homes

Realtex Homes is a local, licensed, bonded, and insured Design-Build General Contractor committed to helping families rebuild after the Eaton Fire. We understand the emotional and financial toll that comes with losing a home, and our mission is to make process of building back easier, faster, and more affordable—without compromise.

To accelerate the recovery process, we are developing five thoughtfully designed, pre-engineered home plans. These standardized designs streamline the permitting process and reduce construction costs while maintaining the craftsmanship and livability that Altadena residents expect. This means you can move back into a safer, comfortable, and well-built home faster.

But we also know that no two families are the same. That's why we offer customization options that allow homeowners to personalize their rebuild. From exterior architectural styles to interior finishes, paint colors, and other modifications, Realtex Homes gives you the flexibility to create a space that reflects your lifestyle and taste. We blend the cost-saving advantages of standardization with the freedom of personalization customization to make a home that is truly yours.

At Realtex Homes, we handle every step of the process—from design and permitting to construction and final delivery. Our experienced team is here to guide you every step of the way, offering transparency, expertise, and compassion throughout the rebuild. With us, you're not just rebuilding a house—you're restoring a home, a community.



Whether you've lost your home or are helping a loved one rebuild, Realtex Homes is your trusted partner in the path forward.

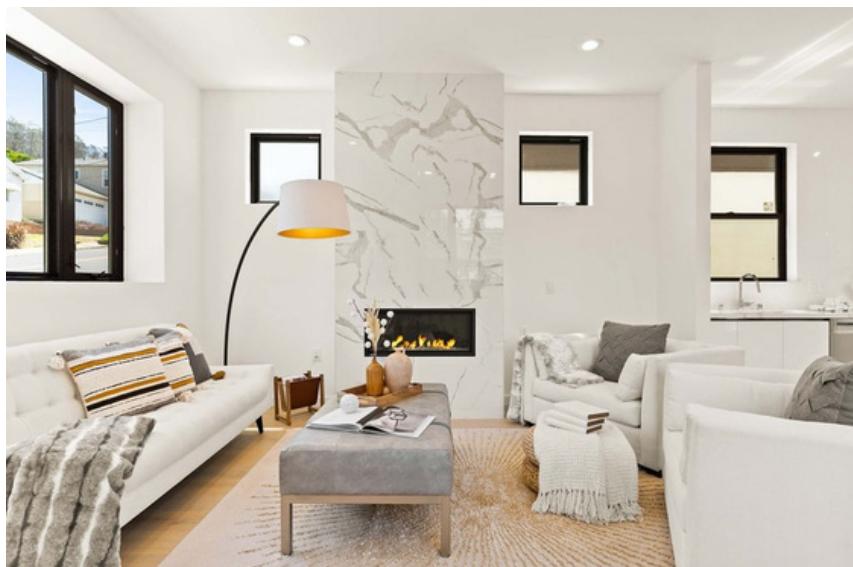
REALTEX HOMES
Licensed, Bonded, and Insured
CSLB# 1135772

REALTEX HOMES

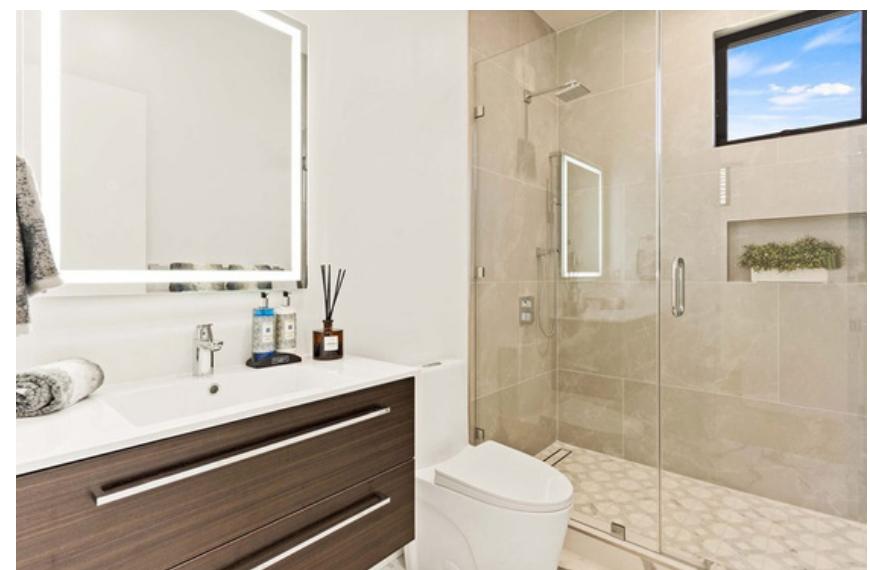
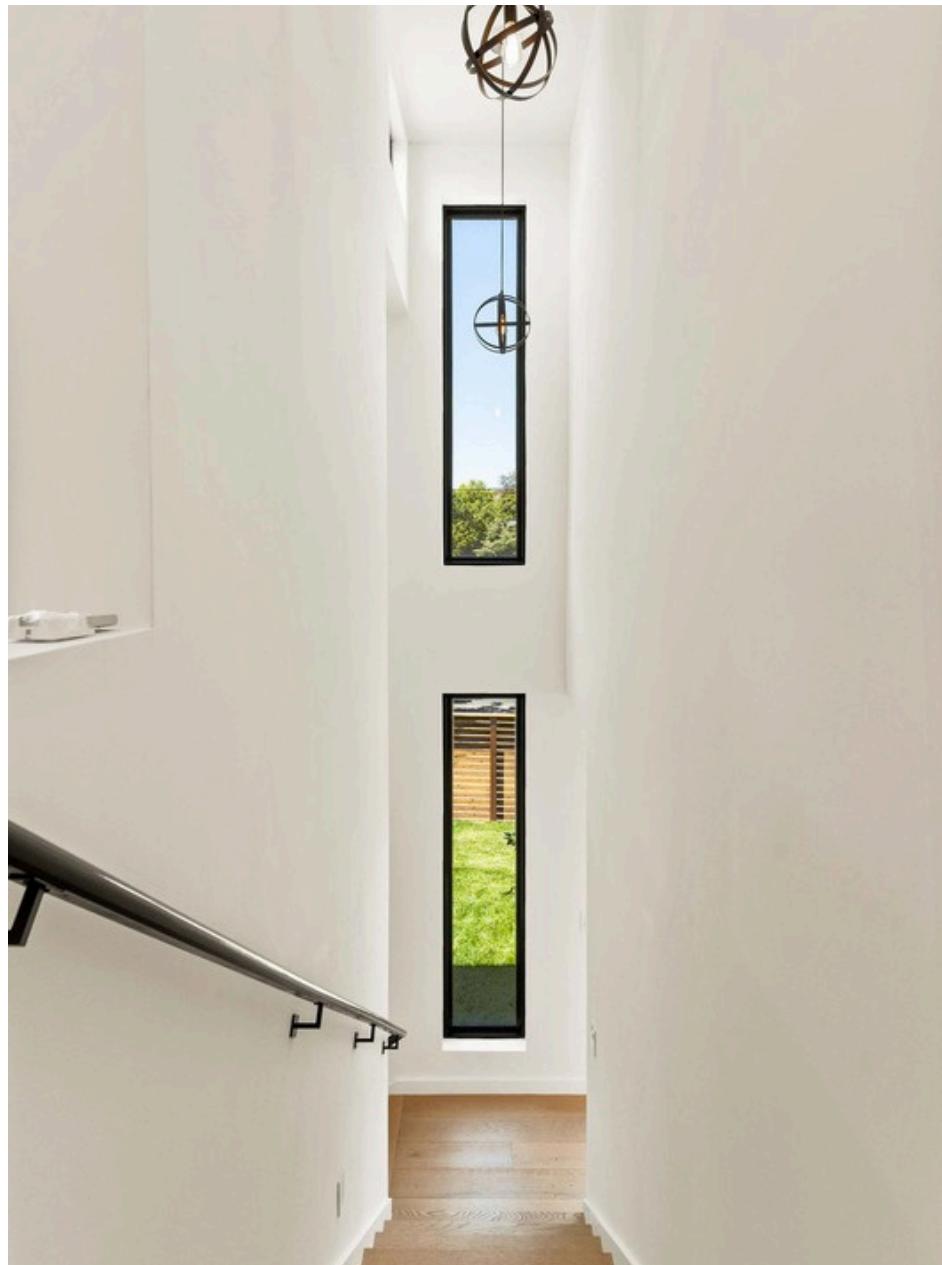
PROJECT PORTFOLIO



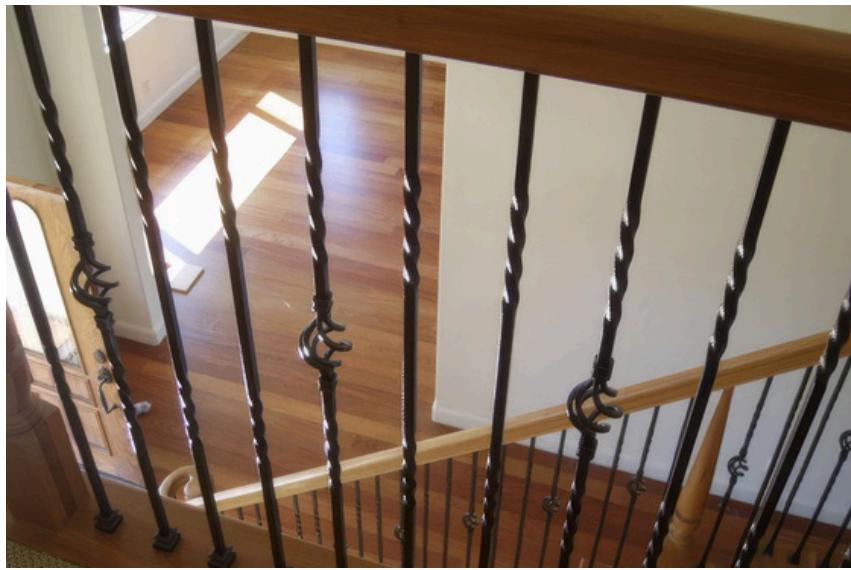
WWW.REALTEXHOMES.COM | (626) 225-0076 | CSLB# 1135772



STYLISH MODERN RESIDENCE | 3 BED/3 BATH 1,614 SQ FT



STYLISH MODERN RESIDENCE | 3 BED/3 BATH 1,614 SQ FT



HILLSIDE SPANISH RESIDENCE | 4 BED/3 BATH 3,253 SQ FT



MEDITERRANEAN RESIDENCE | 3 BED/3 BATH 2,094 SQ FT



MEDITERRANEAN RESIDENCE | 3 BED/3 BATH 2,094 SQ FT



CONTEMPORARY MAKEOVER | 5 BED/3.5 BATH 4,168 SQ FT



CONTEMPORARY MAKEOVER | 5 BED/3.5 BATH 4,168 SQ FT



IN CONSTRUCTION



HILLSIDE CONTEMPORARY | 5 BED/6.5 BATH 7,743 SQ FT



HILLSIDE CONTEMPORARY | 5 BED/6.5 BATH 7,743 SQ FT



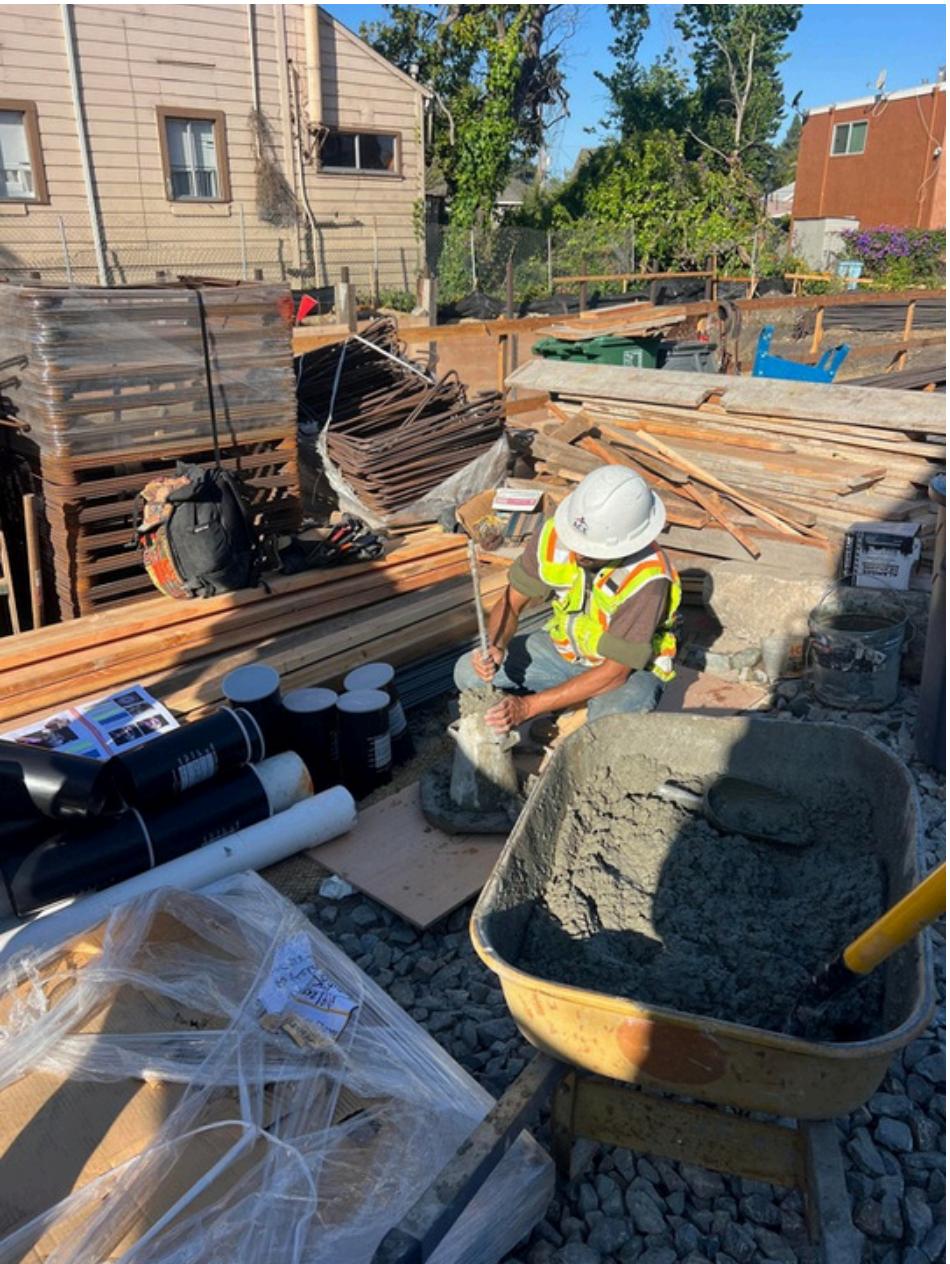
CONTEMPORARY MAKEOVER | 10 BED/6 BATH 16,419 SQ FT



CONTEMPORARY MAKEOVER | 10 BED/6 BATH 16,419 SQ FT



MODERN MULTIFAMILY | 54 UNITS 54,419 SQ FT



MODERN MULTIFAMILY | 54 UNITS 54,419 SQ FT

Subject: Re: Personal Property & Rebuild Workshops

From: Melissa Dixon <mdixon@perfectedclaims.com>

To: Freddy Sayegh <Freddy@theoxxfirm.com>

Cc: Harold Delouise <hdelouise@perfectedclaims.com>, Joshua Gonzalez <jgonzalez@perfectedclaims.com>, Maggie Wessinger <mwessinger@perfectedclaims.com>, Angela Shaw <ashaw@lafirejustice.com>

Date Sent: Monday, October 20, 2025 5:00:27 AM GMT-07:00

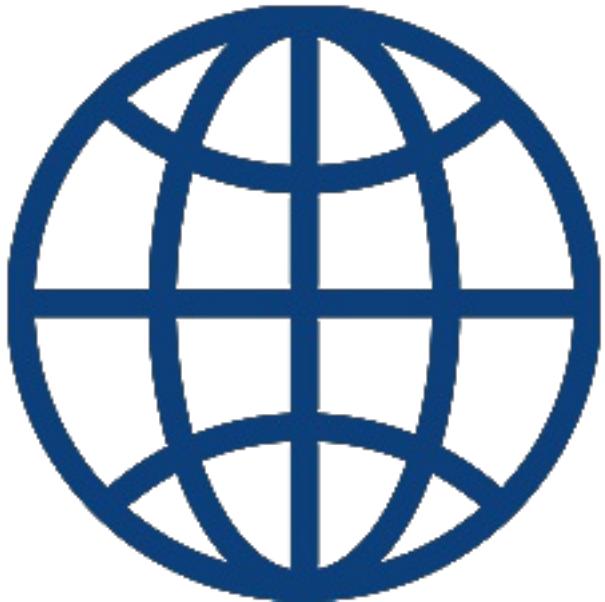
Date Received: Monday, October 20, 2025 5:00:49 AM GMT-07:00

Thanks, Freddy!

Subject: REAL ESTATE EXPERT BIO
From: Freddy Sayegh <Freddy@thefoxxfirm.com>
To: Melissa Dixon <mdixon@perfectedclaims.com>
Date Sent: Monday, October 6, 2025 4:26:08 PM GMT-07:00
Date Received: Saturday, November 1, 2025 10:59:31 PM GMT-07:00
Attachments: image009.png,image003.png,image007.png,image010.png,image005.png,image011.png,image012.png,image008.png,image001.png,1576 E. Gaywood Drive Altadena Pre Post Fire Report.docx,Report3547Oct06.pdf,20251006-Rentometer-1576_Gaywood_Drive_Altadena_CA_USA-5-bed-XC5WaUA_U2c.pdf,image013.png,image002.jpg,image004.png

YELP REVIEWS





ZILLOW REVIEWS





MYAGENT.COM REVIEWS



Property Valuation Report

Prepared for: Hani Sayegh

Subject Property: 1576 Gaywood Drive, Altadena, CA 91001

Valuation Date: January 6, 2025

Prepared by:

Abraham Prattella, Principal Partner | Agency 8 Real Estate Group

Former State Director, California Association of REALTORS®

Certified Residential Specialist | DRE #01506646

Purpose of Report

This report provides a comprehensive valuation of 1576 Gaywood Drive, quantifying both pre-fire market strength and post-fire economic loss following the Eaton Fires of January 2025.

Drawing from verified MLS data, closed comparable sales, and adjusted rental benchmarks, this analysis documents the property's peak pre-fire market value, current land-only post-fire condition, and the resulting equity and income loss.

The purpose is to establish a clear and defensible record of total financial impact to support insurance, legal, and reconstruction recovery efforts.

Professional Qualifications

Abraham Prattella brings over 21 years of real estate experience in Real Estate which includes valuation, post-disaster recovery, and income-based analysis. As Principal Partner of Agency 8 Real Estate Group, he leads valuation and reconstruction strategy throughout Southern California.

Abraham holds a Bachelor's Degree in Business from Cal Poly Pomona, graduating with high honors and induction into Beta Gamma Sigma, with concentrations in Finance, Real Estate, and Law.

He is a Certified Residential Specialist, a Former State Director of the California Association of REALTORS®, and a member of the Economic Development Board for the Citrus Valley Association of REALTORS®, where he advised on regional valuation and market analysis initiatives.

His valuation acumen was honed during the 2006 market collapse, where he performed institutional asset valuations for portfolio managers and banks, developing a rigorous methodology now applied to post-fire market modeling.

Summary of Market Data

Pre-Fire Market Valuation

Before the Eaton Fires, 1576 Gaywood Drive represented one of Altadena's premier hillside estates—featuring a private cul-de-sac location, pool, and commanding mountain views. Comparable sales confirm peak luxury market performance in the immediate 91001 corridor.

Address	Sale Price	Living SF	Lot SF	Bed/Bath	\$/SF	DOM
1801 Alta Wood Dr	\$2,500,000	2,167	18,033	4 / 3	\$1,154	38
2487 Morslay Rd	\$3,148,000	3,713	15,451	4 / 3	\$848	29
1561 Gaywood Dr	\$3,750,000	5,200	40,015	5 / 5	\$721	76

Average Adjusted Market Value (Pre-Fire): $\approx \$3,130,000 - \$3,250,000$

Recommended Pre-Fire Market Value (Subject): \$3,675,000

This reflects full market condition prior to the fire, including property quality, view premium, lot size, and neighborhood demand factors.

Post-Fire Market Valuation

Following the Eaton Fires, the property suffered total structural loss. The remaining land-only value is estimated at \$900,000, reflecting unimproved lot sales with existing utility infrastructure in nearby fire zones.

Estimated Post-Fire Market Value (Land Only): \$900,000

Estimated Equity Loss: \$2,775,000

Percentage of Value Lost: $\approx 76\%$ Total Market Decline

This figure accounts for complete loss of improvements, environmental impact, and depressed buyer sentiment affecting fire-damaged parcels.

Rental Market Analysis

The Altadena and Pasadena foothill market supported some of the region's strongest pre-fire rental values for 5-bedroom homes. Rentometer data (October 2025) confirms stable high-end demand and premium rates.

Metric	Pre-Fire Value
Average Rent	\$15,850 $\pm 7\%$
Median Rent	\$15,950
Adjusted Market Range (25th–75th Percentile, no lower limit)	\$14,450 – \$18,052
Observed High Range	\$15,000 – \$21,499 / month

Estimated Pre-Fire Rent (Subject): \$16,000 per month

Post-Fire Rent (Non-Habitable): \$0

Estimated Annual Income Loss: $\approx \$192,000$ per year

Conclusion

Before the Eaton Fires, 1576 Gaywood Drive was valued at \$3,675,000, supported by strong market performance, premium lot attributes, and robust rental income near \$192,000 per year.

After the fires, the property's market value fell to \$900,000, resulting in a total equity loss of approximately \$2.78 million and complete income cessation.

This represents a 76% reduction in total property value, aligning with catastrophic loss standards and verified regional fire-zone impact data.

The data herein establishes a factual, supportable, and well-documented basis for the property's pre- and post-fire value differential.

Prepared by:

Abraham Prattella

Principal Partner | Agency 8 Real Estate Group

940 W. Foothill Blvd, Claremont, CA 91711

Direct: 909-851-9953 | Team@RealEstateWithAbraham.com

Comparative Market Analysis



Researched and prepared by

Abraham Prattella

Prepared exclusively for

Hani Sayegh

Prepared on
October 06, 2025

Subject Property

1576 Gaywood DR

Altadena

91001-1841

Abraham Prattella State Lic#: 01506646



Agency 8 Real Estate Group
940 W. Foothill Blvd
Claremont, CA 91711
909.851.9953
Team@RealEstateWithAbraham.com



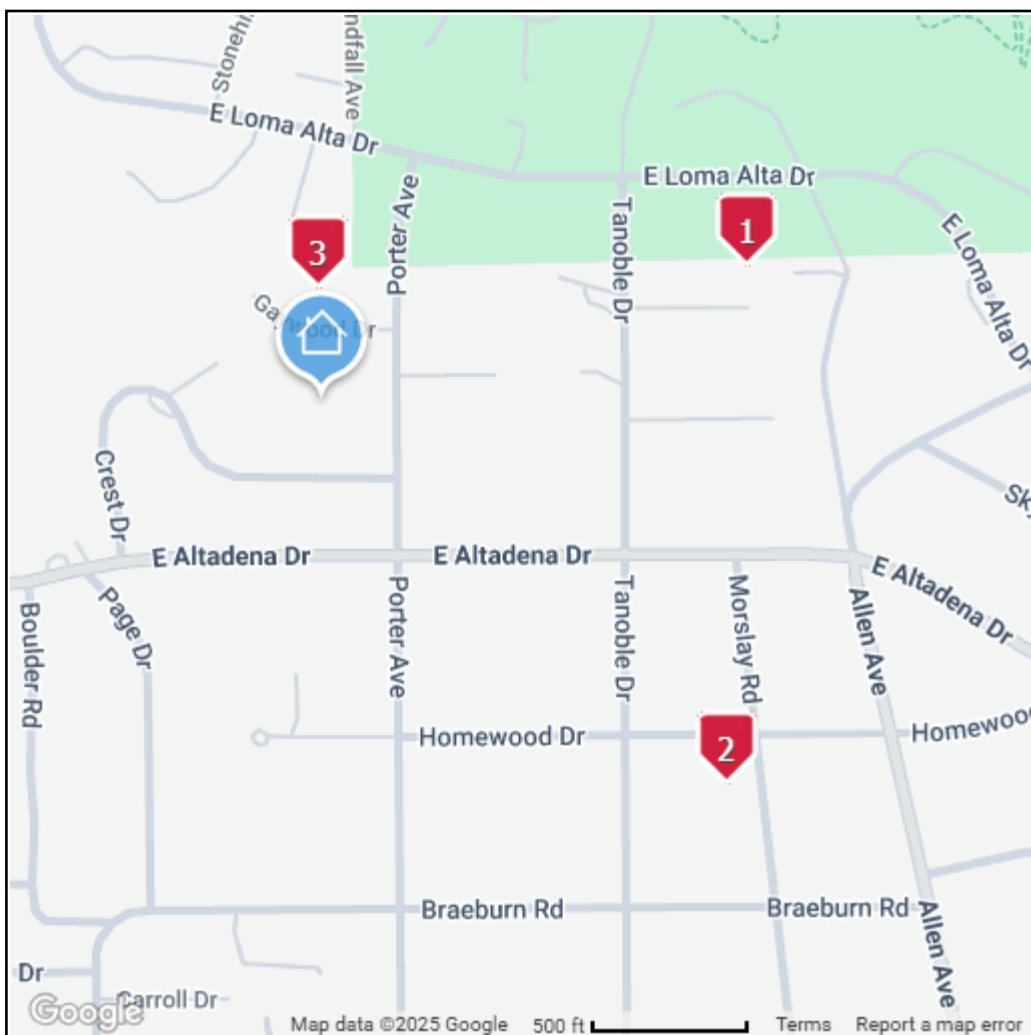
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1576 Gaywood Dr
1 1801 Alta Wood Drive
2 2487 Morsley Road
3 1561 Gaywood Drive





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property	Details		Adjust	Details	Adjust
1576 Gaywood Dr	1801 Alta Wood DR			2487 Morslay RD	
MLS#	WS24144735			24391669	
Status	Closed			Closed	
Area	604 - Altadena		0.00	604 - Altadena	0.00
List Price	\$2,565,000			\$2,798,000	
Sold Price	\$0.00	\$2,500,000		\$3,148,000	
List Date	07/16/2024			05/15/2024	
Sold Date	09/20/2024			07/16/2024	
DOM	38			29	
Beds	4	4	0 4		0
Baths	3	3	0 3		0
Style	Conventional			0 Spanish	0
Sqft	2,900	2,167	250,000	3,713	-365,850
Lot Sqft	20140	18,033	27,000	15,451	30,000
Lot Dim			0.00		0.00
Acres	0.41		0 0.35		0
Grg Stls	Y	No	0 No		0
Prk Char	Parking Avail		0 Gated		0
Age	1958	1952	0 1931		65,000
Interior			0.00		0.00
Appliances	Dishwasher, Freezer, Gas Ove		0.00	Barbecue, Dishwasher, Double	0.00
# FP	2	Living Room	0	Den, Living Room	0
Roof			0.00		0.00
Pool Private YN	y	Y	0 N		25,000
Association Fee	n	0	0		0
Stories Total	1	1	0 2		0
Upgrades	Yes		0		0
View	Yes		100,000		100,000
Remarks:					

Nestled at the end of a tranquil cul-de-sac, this stunning home offers a peaceful family-friendly environment with minimal car traffic. Elevated on a hillside, it provides breathtaking city light views from nearly every room. Located just minutes from the renowned Eaton Canyon waterfall trail junction, this home is perfect for nature lovers. For those who prefer indoor comfort, large windows and doors bring the beauty of the outdoors inside, filling the home with natural light and allowing you to enjoy nature with the

Step into a harmonious blend of old-world charm and modern luxury in this meticulously updated Spanish Colonial home, built in 1931, in the coveted country club district of Altadena. With its graceful arched doorway, spacious living areas adorned with hardwood floors, impressive fireplaces with reclaimed Bachelor tiles and beautiful exposed wood beam ceilings, this residence stands as a testament to timeless design and superior craftsmanship. It is a true architectural gem. The home was built by Daniel Whetsine, a

Price	\$2,500,000	\$3,148,000
Total Adjustments	\$377,000	\$-145,850
Adjusted Price	\$2,877,000	\$3,002,150





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

1576 Gaywood Dr

MLS#

Status

Area

List Price

Sold Price \$0.00

List Date

Sold Date

DOM

Beds 4

Baths 3

Style Conventional

Sqft 2,900

Lot Sqft 20140

Lot Dim

Acres

Grg Stls Y

Prk Char Parking Avail

Age 1958

Interior

Appliances

FP 2

Roof

Pool Private YN y

Association Fee n

Stories Total 1

Upgrades Yes

View Yes

Remarks:

Details

1561 Gaywood DR

AR24094835

Closed

604 - Altadena

Adjust

0.00

\$3,850,000

\$3,750,000

05/26/2024

09/30/2024

76

-15,000

-25,000

Mid Century Modern

0

5,200

-550,000

40,015

-80,000

0.00

0.92

0

No

0

Circular Driveway, Garage, Gæ

0

1958

0

Built-in Features, Pantry, Quar

0.00

Convection Oven, Dishwasher

0.00

Dining Room, Family Room, Li

0

Concrete

0.00

Y

0

0

0

1

0

Yes

0

Yes

100,000

MID CENTURY MODERN ESTATE

A rare architectural gem, this meticulously preserved 1958 mid-century modern estate offers a unique blend of history, innovative design, and luxurious living. This nearly one-acre estate is tucked away on a quiet cul-de-sac with just 11 other homes of the era. As the original and ONLY family to live here, the founder of Electro Music- Leslie Speakers, spared no expense crafting their perfect entertainers paradise.

Price	\$3,750,000
Total Adjustments	\$-570,000
Adjusted Price	\$3,180,000





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Closed Properties



Addr: 1801 Alta Wood DR , Altadena

Area: 604 - Altadena

MLS #: WS24144735

OP: \$2,595,000

Apx SF: 2,167

LP: \$2,565,000

\$/SF: \$1,154

LD: 07/16/2024

LotSF: 18,033

Beds: 4

DOM: 38

YBlt: 1952

High:

Elem:

Mid:

Property Description: Nestled At The End Of A Tranquil Cul-De-Sac, This Stunning Home Offers A Peaceful Family-Friendly Environment With Minimal Car Traffic. Elevated On A Hillside, It Provides Breathtaking City Light Views From Nearly Every Room. Located Just Minutes From The Renowned Eaton Canyon Waterfall Trail Junction, This Home Is Perfect For Nature Lovers. For Those Who Prefer Indoor Comfort, Large Windows And Doors Bring The Beauty Of The Outdoors Inside, Filling The Home With Natural Light And Allowing You To Enjoy Nature With The Comfort Of Air Conditioning.

The Home Features Warm, Inviting Finishes, Including Lime Wash, Roman Clay, Smooth Stucco, Limestone, And Microcement. The Custom-Made Kitchen Is A Chef'S Dream, Crafted From Timeless White Oak And Equipped With A Full Suite Of Thermador Appliances: Gas Range, Hood Range, Built-In Fridge, Built-In Dishwasher, Built-In Wine Fridge, And Microwave. Stunning Travertine Slabs Complement The White Oak Cabinetry , Creating A Harmonious And Stylish Space. Step Outside To A Backyard Designed For Entertainment, With Multiple Seating Areas And A Large Swimming Pool Perfect For Hosting Gatherings And Enjoying Sunny Days.

The Master Bedroom Is A Serene Retreat, Featuring A Freestanding Tub With Views Of A Majestic Oak Tree, And A Spacious 36-Inch Wide Shower Finished In Micro Cement And Travertine Flooring. For Those Who Work From Home, The Fourth Room Is Ideal As An Office, Offering Abundant Natural Light And Picturesque Views That Make Working From Home A Delight.

This Home Perfectly Blends Luxury, Comfort, And Convenience, Making It An Ideal Sanctuary For Modern Living.





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Closed Properties



Addr: 2487 Morslay RD , Altadena

Area: 604 - Altadena

MLS #: 24391669

OP: \$2,798,000

LP: \$2,798,000

SP: \$3,148,000

Apx SF: 3,713

LD: 05/15/2024

SD: 07/16/2024

\$/SF: \$848

Beds: 4

Bath: 3

LotSF: 15,451

YBlt: 1931

Prk: Gated

DOM: 29

Elem:

Mid:

High:

Property Description: Step Into A Harmonious Blend Of Old-World Charm And Modern Luxury In This Meticulously Updated Spanish Colonial Home, Built In 1931, In The Coveted Country Club District Of Altadena. With Its Graceful Arched Doorway, Spacious Living Areas Adorned With Hardwood Floors, Impressive Fireplaces With Reclaimed Bachelder Tiles And Beautiful Exposed Wood Beam Ceilings, This Residence Stands As A Testament To Timeless Design And Superior Craftsmanship. It Is A True Architectural Gem. The Home Was Built By Daniel Whetsine, A Noted Pasadena Area Contractor Who Built Many Of The Area'S Finest Homes, Often Working With Celebrated Architects, Such As Wallace Neff And Sylvanus Marston. This Spacious 3,713 Square Foot, 4 Bedroom, 3 Bathroom Residence On An Expansive 15,451 Square Foot Lot, Offers A Functional Floorplan With Ample Natural Light, Tranquil Outdoor Spaces And Views Of The Remarkable San Gabriel Mountains. The Thoughtfully Updated Kitchen, Primary Bathroom And Den With Gorgeous French Doors To Multiple Courtyard Spaces, Seamlessly Integrate Modern Amenities And Conveniences While Preserving The Home'S Historic Integrity. Additional Updates Include Electrical, Plumbing And Hvac. Don'T Miss Your Chance To Own A Piece Of Altadena History!





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Closed Properties



Addr: 1561 Gaywood DR , Altadena

Area: 604 - Altadena

MLS #: AR24094835

OP: \$3,850,000

LP: \$3,850,000

SP: \$3,750,000

Apx SF: 5,200

LD: 05/26/2024

SD: 09/30/2024

\$/SF: \$721

Beds: 5

Bath: 5

LotSF: 40,015

YBlt: 1958

Prk: Circular Driveway, G

DOM: 76

Elem:

Mid:

High:

Property Description: Mid Century Modern Estate

A Rare Architectural Gem, This Meticulously Preserved 1958 Mid-Century Modern Estate Offers A Unique Blend Of History, Innovative Design, And Luxurious Living. This Nearly One-Acre Estate Is Tucked Away On A Quiet Cul-De-Sac With Just 11 Other Homes Of The Era. As The Original And Only Family To Live Here, The Founder Of Electro Music- Leslie Speakers, Spared No Expense Crafting Their Perfect Entertainers Paradise.

Recently Updated With Impeccable Attention To Detail, The 5 Bedroom, 4 Bath Main Residence Has Been Refreshed And Remodeled Including New Interior And Exterior Paint, New Flooring, Remodeled Kitchen With Cafe' Appliances, And Renovated Bathrooms, New Hvac Systems, Led Lighting And Modern Period Fixtures. Imported Italian Terrazzo Floors, 3 Fireplaces, And Extensive Remodel Updates Make This True California Living.

The Grounds Are Equally Impressive With A North/South Tennis Court, Pool With Changing Cabanas, Exterior 3/4 Bath, Japanese Garden With New Fountain, New Landscaping. There Are Exterior Buildings Totaling 1116 Feet That Included A Media Room/ Party Room (Possible Adu) And Work Room.

You Will Even Find Construction Blueprints From Noted Architect Marion J Varner, Whose Works Include The Burbank Federal Building And City Of Bell Library.

This Incredible Property Blends Vintage Architecture With Todays Modern Amenities In A Ultra- Private And Serene Setting Perfect For Entertainers, Families, And Those With An Appreciation For Iconic Mid-Century Modern Design.





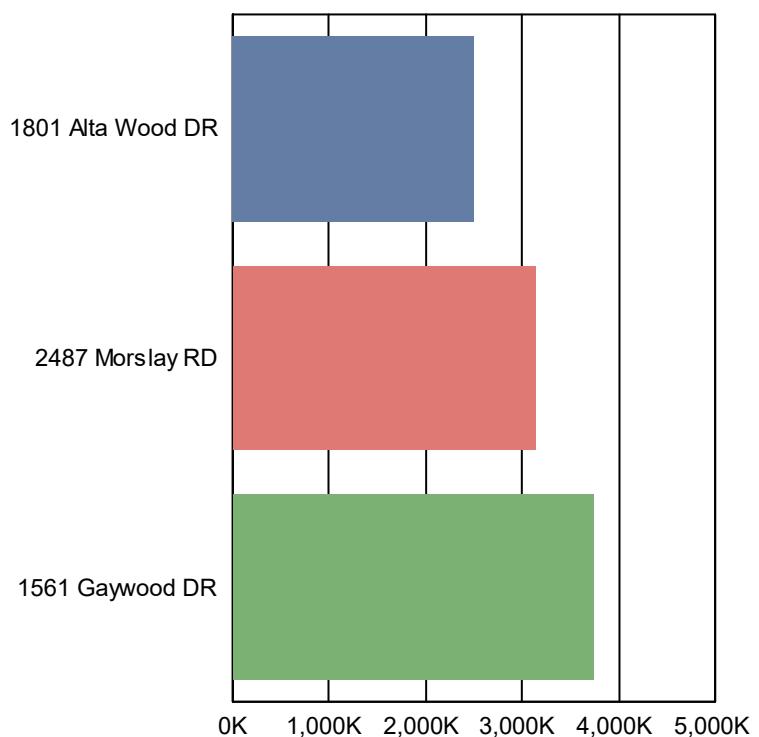
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

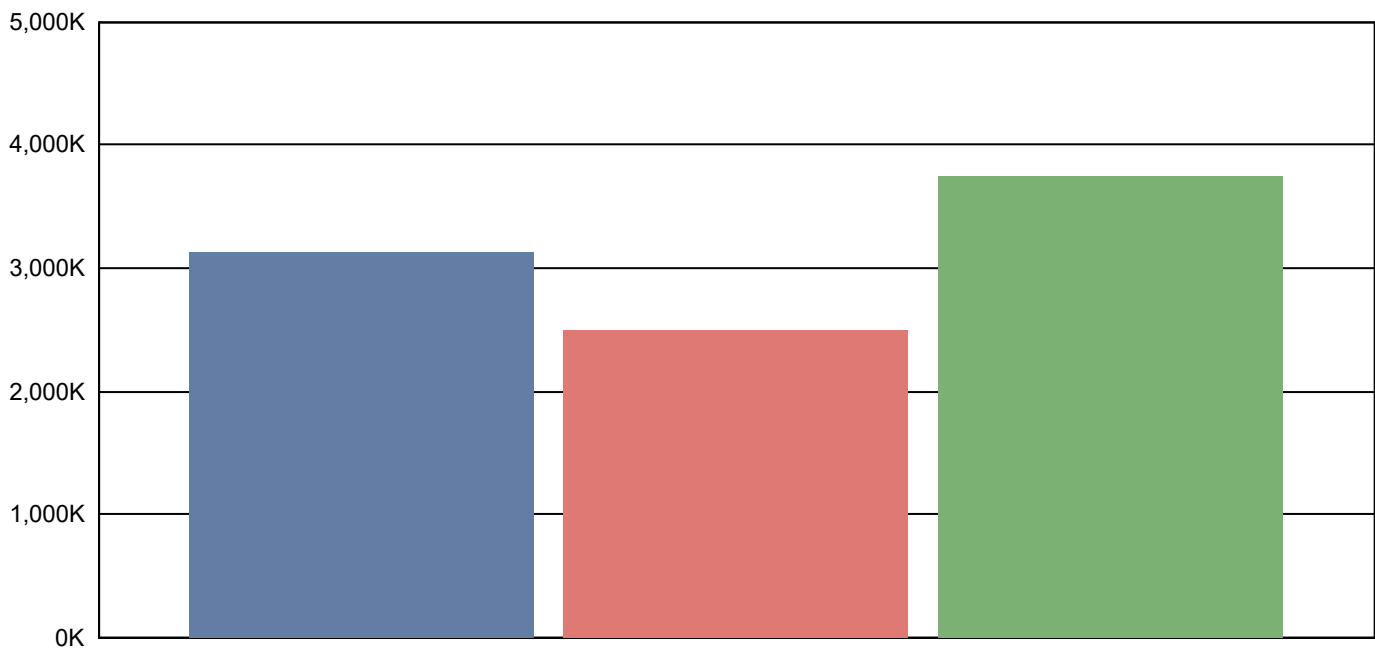
Monday, October 6, 2025

Closed Properties

# of Listings	3
Lowest Price	\$2,500,000
Highest Price	\$3,750,000
Average Price	\$3,132,667
Avg Price/SqFt	\$907.55
Avg DOM	48



Summary Graph/Analysis



■ Avg Price ■ Min Price ■ Max Price





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed	\$2,500,000	\$3,750,000	\$3,132,667	\$907.55
Totals / Averages	\$2,500,000	\$3,750,000	\$3,132,667	\$907.55

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
1801 Alta Wood Dr	\$2,565,000	\$2,500,000	38	-%2.53	\$1,153.67
2487 Morslay Rd	\$2,798,000	\$3,148,000	29	%12.51	\$847.83
1561 Gaywood Dr	\$3,850,000	\$3,750,000	76	-%2.60	\$721.15
Total Averages	\$3,071,000	\$3,132,667	48	%2.46	\$907.55

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

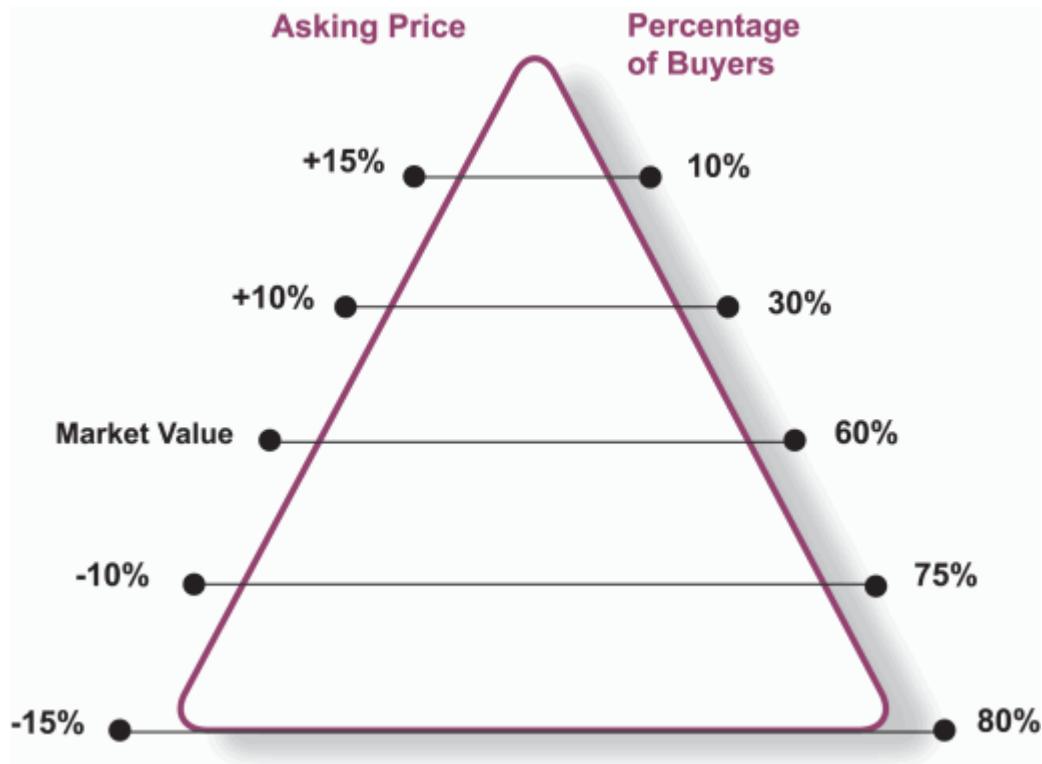
S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	1801 Alta Wood Dr	4	3	2,167	1952	\$2,565,000	\$2,500,000	09/20/2024	38
S	2487 Morslay Rd	4	3	3,713	1931	\$2,798,000	\$3,148,000	07/16/2024	29
S	1561 Gaywood Dr	5	5	5,200	1958	\$3,850,000	\$3,750,000	09/30/2024	76





The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.



This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.





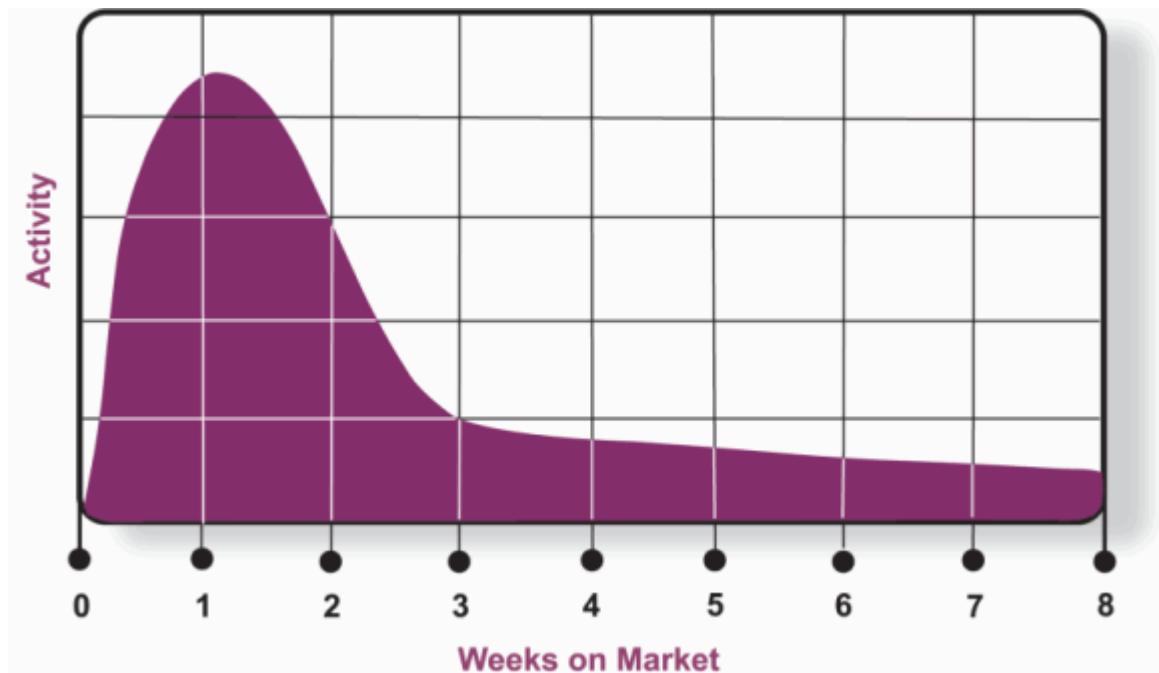
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



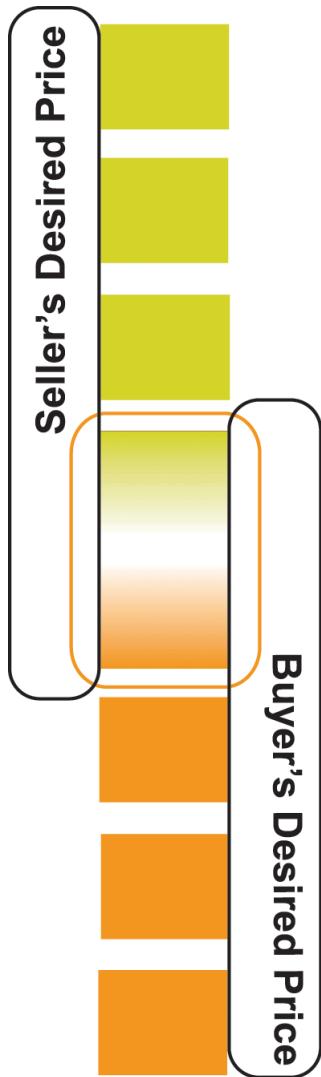
This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.





Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.





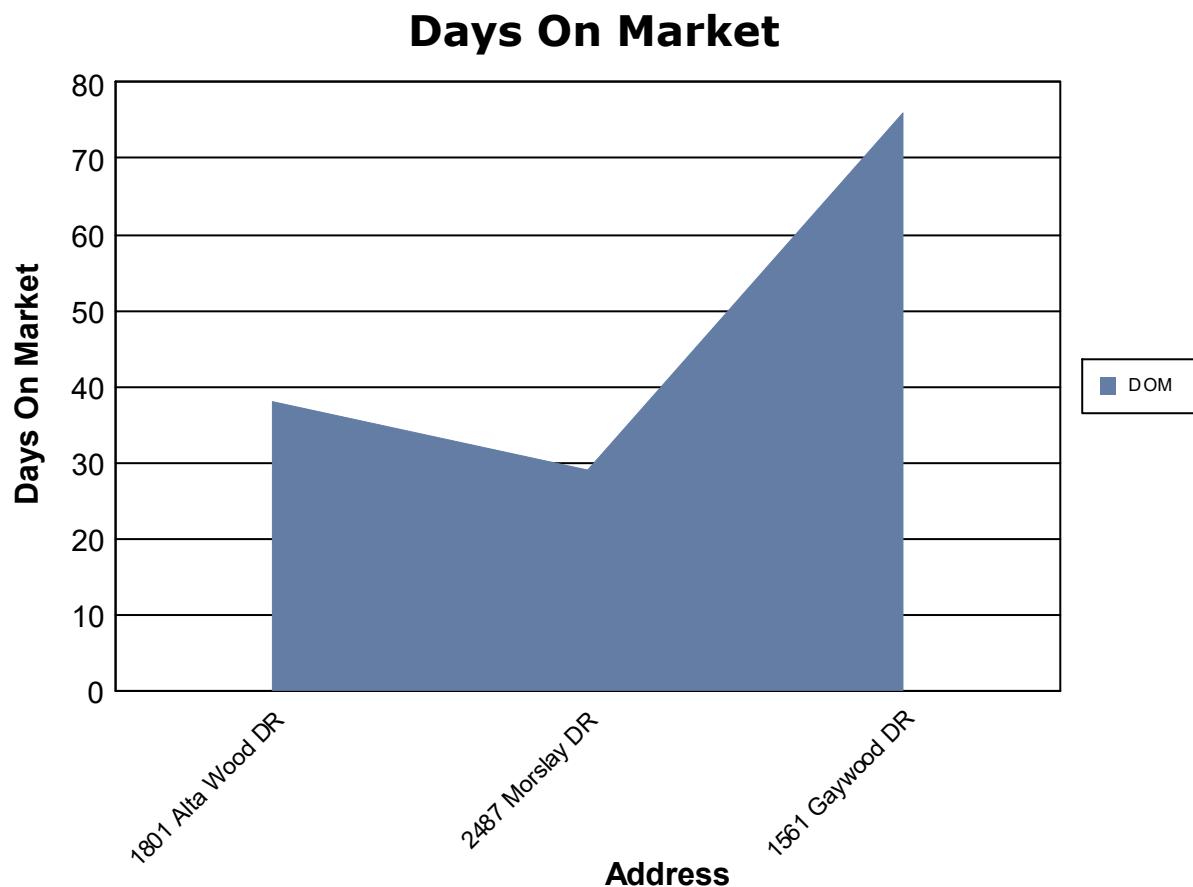
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

\$3,100,000 Based on the average view, cul-de-sac, and basing on assumption of basic upgrades.





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before showing or previewing your property, all sales associates from our firm or a cooperating broker will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

My Guarantee to You

This page is my personal guarantee to you.

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

Date





1576 Gaywood Drive Altadena, CA

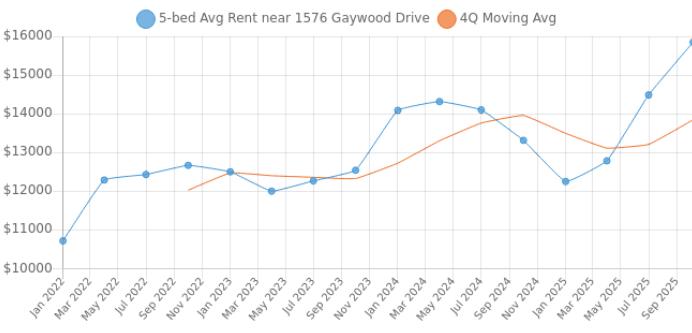
Results based on 8, 5-bedroom, 1½ or more bath House rentals seen within 12 months in a 5.00 mile radius.

A min/max Price or SQFT has been set.

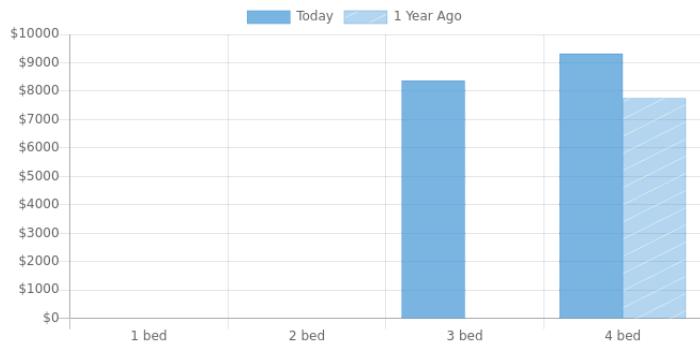
AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$15,850 <small>±7%</small>	\$15,950	\$13,648	\$18,052

Report generated: 06 Oct 2025

Historical Trend Line



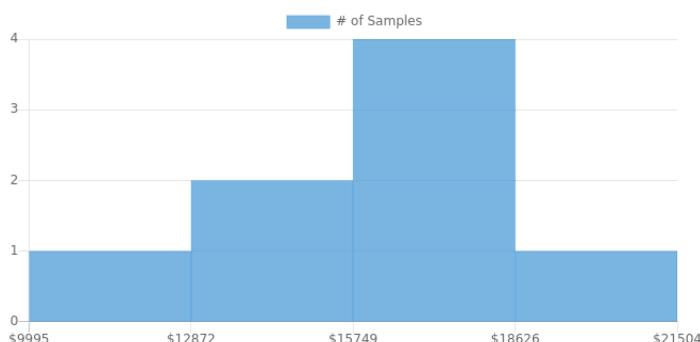
Average Rent by Bedroom Type



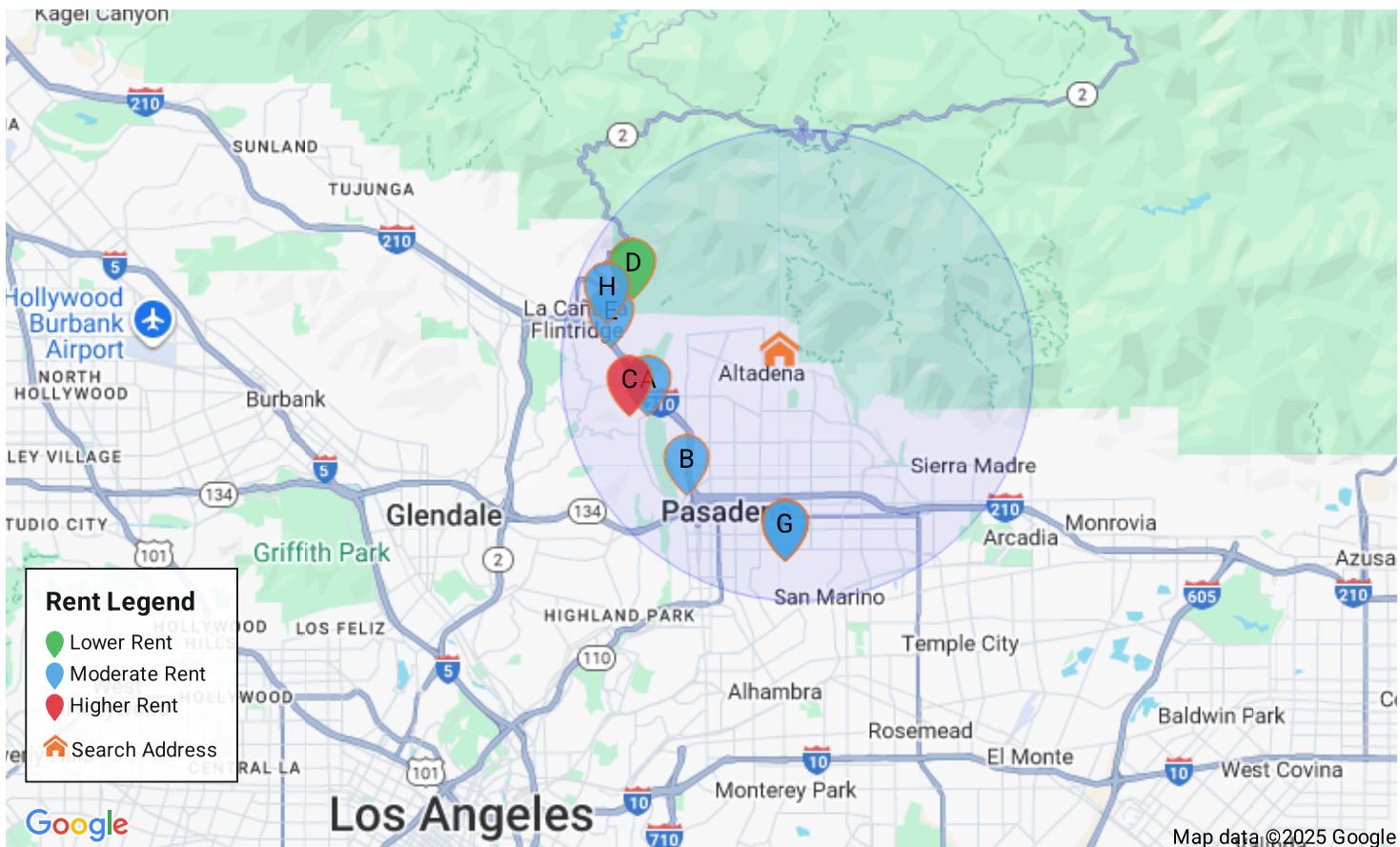
Summary Statistics

Sample Size	8
Sample Min	\$9,995
Sample Max	\$21,499
Sample Median	\$15,950
Sample Mean	\$15,850
Sample Standard Deviation	\$3,263
25th – 75th Percentile	\$13,648 – 18,052
10th – 90th Percentile	\$11,669 – 20,030
5th – 95th Percentile	\$10,484 – 21,216

Rent Distribution



Sample of Listings Used



	Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A	1812 Linda Vista Ave, Pasadena, CA 91103	4.05 mi	\$17,900	6,023 ft ²	\$2.97/ft ²	5 bed	6ba	House	Aug 2025
B	472 Prospect Square, Pasadena, CA 91103	4.38 mi	\$16,500	4,369 ft ²	\$3.78/ft ²	5 bed	4ba	House	Oct 2024
C	1394 Edgehill Pl, Pasadena, CA 91103	4.48 mi	\$21,499	4,444 ft ²	\$4.84/ft ²	5 bed	4ba	House	May 2025
D	5441 Burning Tree Dr, LA Cañada Flintridge, CA 91011	4.55 mi	\$9,995	4,419 ft ²	\$2.26/ft ²	5 bed	5ba	House	Nov 2024
E	433 Richmond Rd, LA Cañada Flintridge, CA 91011	4.83 mi	\$16,000	3,797 ft ²	\$4.21/ft ²	5 bed	4ba	House	Jun 2025
F	1184 Arden Rd, Pasadena, CA 91106	4.99 mi	\$14,500	4,496 ft ²	\$3.23/ft ²	5 bed	5.5ba	House	Sep 2025
G	1184 Arden Rd, Pasadena, CA 91106	4.99 mi	\$14,500	4,496 ft ²	\$3.23/ft ²	5 bed	6ba	House	Aug 2025
H	4828 Gould Ave, LA Cañada Flintridge, CA 91011	5.0 mi	\$15,900	4,810 ft ²	\$3.31/ft ²	5 bed	6ba	House	Jun 2025

Public Record Data

This information is compiled from various public sources and has not been verified by Rentometer. We do not have the ability to change this information.

Vitals

Bedrooms	3
Baths	3
Year Built	1958
Property Use Group	Residential

Property Size

Building Area	2,900 ft ²
Lot Area	0.4630 acres
Lot Dimensions	0.0x0.0

Tax Information

Year Assessed	2024
Assessed Value	\$251,398
Tax Fiscal Year	2024
Tax Rate Area	7-604
Tax Billed Amount	\$2,183.33

Deed Information

Mortgage Amount	\$
Mortgage Date	
Lender Name	

Sale Information

Assessor Last Sale Date	1976-01-08
Assessor Last Sale Amount	\$0
Deed Last Sale Date	
Deed Last Sale Amount	\$

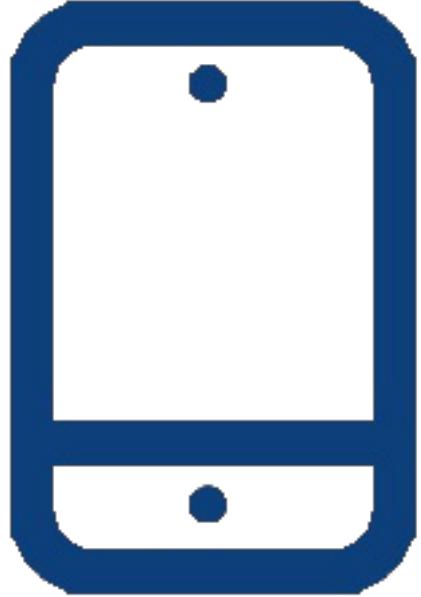
Other Information

Roof Material	Unknown
HVAC Cooling Detail	Unknown
HVAC Heating Detail	Central
HVAC Heating Fuel	Unknown

The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. The information is believed to be accurate, but Rentometer, Inc. does not provide a warranty of any kind, either expressed or implied.

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Subject: Re: LIST OF PROPERTIES AND TE EXLUSIONS FOR THE PUBLIC ADJUSTER

From: Samera Arkel <sameralcb@gmail.com>

To: Abraham Prattella <abraham@realestatewithabraham.com>

Cc: Freddy Sayegh <Freddy@theoxfirm.com>, Dahlia Sayegh <dahliasayegh@yahoo.com>

Date Sent: Friday, January 31, 2025 6:15:35 PM GMT-08:00

Date Received: Friday, January 31, 2025 6:15:47 PM GMT-08:00

Received!

Subject: Response to OCTC Inquiry re: www.thefoxxfirm.com (Case No. 24-O-30088)
From: Freddy Sayegh <Freddy@thefoxxfirm.com>
To: collin.grant@calbar.ca.gov,Crystal.Bruneau@calbar.ca.gov,Samuel Bellicini <sam@statebaradvice.com>
Date Sent: Thursday, October 16, 2025 2:01:22 PM GMT-07:00
Date Received: Saturday, November 1, 2025 10:59:31 PM GMT-07:00
Attachments: IMG_1036.jpeg,IMG_1039.jpeg,IMG_1038.jpeg,IMG_1041.png,IMG_1035.jpeg,IMG_1159.PNG,IMG_1037.jpeg,IMG_1040.png,IMG_1034.jpeg

Dear Mr. Grant and Ms. Bruneau,

I appreciate the opportunity to respond and I fully intend to cooperate under Bus. & Prof. Code §6068(i).

Acknowledgment & Responsibility

I understand the concern: while I have been ineligible to practice since February 14, 2025, archived pages on thefoxxfirm.com still used present-tense language suggesting active practice. I take responsibility for not shutting the site down sooner, and I regret any confusion this created.

What happened (good-faith efforts + technical lockout)

Over the past several months I attempted to bring all public-facing listings into compliance, but I ran into a practical problem with the website:

- A third-party developer who last redesigned the site had sole control of the CMS and DNS. We had serious difficulty locating him and could not obtain working credentials despite repeated outreach (see attached text/email chains).
- Because I could not access the CMS to edit or post a notice, I had to go through and scraped all social media, third party affiliates and my name other information where possible.
- Ultimately, to cure the risk, I instructed my host to take the entire site offline at the DNS level. On **October 13, 2025**, the host confirmed the DNS was reverted and **the site was taken offline**. I will keep the domain dark and/or point it to a clear holding page that states I am **not eligible to practice law** until my status changes.

Timeline (key entries)

- **Feb 14, 2025:** Ineligible to practice.
- **Feb 18–20, 2025:** Emails to my IT contact about regaining access; request for website passwords (attachments).
- **Sep 10 & Sep 29, 2025:** Further messages/emails asking for access to update or shut down the site (attachments).
- **Early Oct 2025:** Google profile marked **Permanently closed**; Yelp shows **Temporarily closed** (screenshots).
- **Oct 13, 2025:** Host confirms DNS was modified back and **website taken offline** (email subject: “Problem Finally Solved,” attached).
- **Oct 9, 2025:** Date referenced in OCTC letter for the still-visible site language (I did not have CMS access to edit that copy prior to the shutdown).

Mitigation & context (not an excuse, but background)

During this period, my attention and resources were strained by two severe circumstances: (1) our family lost seven properties in the Altadena fires; and (2) my wife has been battling stage-4 ovarian cancer. I recognize these hardships do not absolve me of compliance, but they explain why I focused on the fastest cure (shutting the site down) once it became clear we could not reach the developer. Throughout probation, I have worked to comply with every condition, including sitting for the MPRE.

Current status & forward plan

- **Site status:** Offline. I will maintain it offline or replace with a single static compliance notice stating I am not eligible to practice law, with no claims of active services.
- **Listings audit:** I am auditing all web listings (Google, Yelp, directories, social, cached pages) and will remove/modify anything that could imply eligibility.
- **Commitment:** I will promptly address any specific URLs or caches you identify and can provide sworn declarations and host logs if helpful.

Attachments (supporting exhibits)

1. Screenshot – Google Business Profile showing “**Permanently closed**.”
2. Screenshot – Yelp page showing “**Temporarily closed**.”
3. Email (Feb 18–20, 2025) requesting website access/passwords.

4. Text messages (Feb 20, 2025 & Sep 10, 2025) regarding developer access (“Derek”).

5. Email (Sep 29, 2025) re: need to change The Foxx Firm page.

6. **Host email (Oct 13, 2025)** confirming DNS correction and **site taken offline**.

If there is anything further you'd like me to do to remediate, please let me know and I will do it immediately. Thank you for your consideration.

Respectfully,

Thu, Feb 20 at 4:16 PM

The guy who redid my website. I forgot his name

Derek

All good?

Yes I needed to access my website and he is the last one with a password

Ok let me get it

I really need to change The Foxx
Firm page. Not sure how to get into 
it  [Inbox](#)



me Sep 29

to Mike ▾



...

**Freddy Sayegh
THE ALTADENA COALITION
407 East Woodbury
Pasadena, California 91001
O/310-877-5033
F/310-895-1180
www.thealtadena.com**

4:25



...

THE FOXX FIRM

Inbox



me Feb 20



...

to Mike ^

From Freddy Sayegh Freddy@thefoxxfirm.com

To Mike Austin x@xm.la

Date Feb 20, 2025 at 2:00 PM

**Freddy Sayegh
THE ALTADENA COALITION
407 East Woodbury
Pasadena, California 91001
O/310-877-5033
F/310-895-1180
www.thealtadena.com**

4:28 ▶

Safari

< Search

THE FOX FIRM ATTORNEYS AT LAW

The Foxx Firm

4.8 (26 reviews)

See all 8 photos

This location is temporarily closed.
Expected to reopen March 6, 2027.

This screenshot shows a mobile browser displaying a business profile for 'The Foxx Firm'. The top status bar indicates the time is 4:28 and shows signal, Wi-Fi, and battery icons. The browser header says 'Safari'. The main content area shows the business's name 'THE FOX FIRM ATTORNEYS AT LAW' in large letters, followed by 'The Foxx Firm' in a smaller font. Below that is a 5-star rating of 4.8 from 26 reviews. A button to 'See all 8 photos' is visible. A prominent orange banner at the bottom states 'This location is temporarily closed.' and 'Expected to reopen March 6, 2027.' Below the banner, the business's services are listed as 'Criminal Defense Law, DUI Law, Traffic Ticketing Law'. The text 'Updated a few days ago' is also present. At the bottom of the page are four buttons: 'Call', 'Map', 'Website', and 'More'. A navigation bar at the very bottom includes links for 'Info', 'Reviews', and 'More like this', with 'Info' being the active tab. There is also a section asking if you recommend the business with options 'Yes', 'No', and 'Maybe'.

Call

Map

Website

More

Info

Reviews

More like this

Do you recommend this business?

Yes

No

Maybe



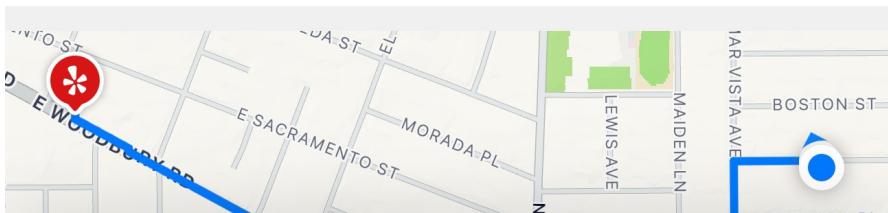
Add Review



Add Photo



Check In



Search



Projects



Me



Collections



More

4:19



...

Hey Buddy - Hacking

Inbox



me Feb 18



...

to Mike ▾

**Freddy Sayegh, Esq.
THE FOXX FIRM, INC.
407 East Woodbury
Pasadena, California 91001
O/310-877-5033
F/310-895-1180
www.thefoxxfirm.com**

1:48



Problem Finally Solved ➤ External



Inbox

⤒ Summarize this email



Mike Austin Oct 13
to me ▾



Hey Freddy,

Sorry for the delay, we finally figured out the problem as your dns was modified and was pointing to another server outside our network. We have reverted the ip address and pointed it back to our network and now we have successfully taken your website offline.

Let us know if you have any further issues.

...



me Oct 13
to Samuel ▾



**Freddy Sayegh
THE ALTADENA COALITION
407 East Woodbury
Pasadena, California 91001
O/310-877-5033
F/310-895-1180**

⤒ Reply

⤓ Forward



99+



Wed, Sep 10 at 5:38 PM

Your guy changed my website I need
to change again does he have the
passwords so I can make changes

Delivered

Let me check right now

The Foxx Firm

5.0 ★ (17) · General practice attorney in Altadena, California



You manage this Business Profile [i](#)

Overview

Reviews

Services

About

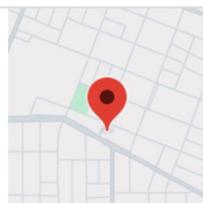
By owner



Permanently closed



407 E Woodbury Rd, Altadena, CA
91001
 2 min



(310) 895-1188



Yelp

<https://m.yelp.com>



THE FOXX FIRM - Updated October 2025 - 26 Reviews - 407 E Woodbury Rd, Altaden...

More info about The Foxx Firm · 407 E Woodbury Rd. Altadena, CA 91001. Directions · (310) 895-1188. Call Now · More Info. Hours · From the Business. Specialties.

[Call \(310\) 895-1188](#)



thefoxxfirm.org

<http://thefoxxfirm.org>



Foxx Firm | Find a Law Firm, Lawyers, Attorney & Legal Services in Los Angeles ...

The Foxx Firm works primarily in criminal defense (and related

[the foxx firm](#)

4:19



...

I really need to change The Foxx
Firm page. Not sure how to get into



it ➤ Inbox



me Sep 29

to Mike ▾



...

Subject: Re: Barmer properties

From: Julian Zappulla <julianzappulla@gmail.com>

To: Jeanette Saville <jeanette@legacyplanninglawgroup.com>

Cc: "Freddy@thefoxxfirm.com" <Freddy@thefoxxfirm.com>

Date Sent: Monday, September 18, 2023 10:23:45 PM GMT-07:00

Date Received: Monday, September 18, 2023 10:24:00 PM GMT-07:00

Hi Jeanette,

I just noticed that the parcel number on both of the deeds are incorrect. It's swapped.

Best,

Julian

Subject: Re: Formal Invitation to Speak – Altadena Rebuild Series “Money Talks” | Tuesday, August 12, 2025

From: Freddy Sayegh <Freddy@thefoxxfirm.com>

To: Ted Olguin <TOlguin@assessor.lacounty.gov>

Date Sent: Thursday, August 14, 2025 1:35:02 PM GMT-07:00

Date Received: Saturday, November 1, 2025 10:59:31 PM GMT-07:00

<https://www.youtube.com/watch?v=xcZhzhhe-s84>

Thank you again

Subject: Re: LA Fire Justice - Rebuild Workshop
From: Maggie Wessinger <mwessinger@perfectedclaims.com>
To: Joshua Gonzalez <jgonzalez@perfectedclaims.com>, Freddy Sayegh <Freddy@thefoxxfirm.com>, Samera Arkel <sameralcb@gmail.com>, Samera Team <team@altadesignworks.com>
Cc: Melissa Dixon <mdixon@perfectedclaims.com>, Angela Shaw <ashaw@perfectedclaims.com>
Date Sent: Wednesday, October 15, 2025 9:00:55 AM GMT-07:00
Date Received: Wednesday, October 15, 2025 9:01:06 AM GMT-07:00

Good Afternoon Team,

I want to follow up on the November Rebuild Workshop dates.

In order to get flyers and ads for these events, I will need to submit a request to our Creative team.

[@Freddy Sayegh](#) - can you please provide the finalized November dates and workshop titles/descriptions?

Thank you.

Subject: Re: Be\$os

From: Viviene <viviene@grencoscience.com>

To: Freddy Sayegh <Freddy@thefoxxfirm.com>

Cc: Beso <beso@officialbesos.com>

Date Sent: Monday, October 20, 2025 9:45:49 AM GMT-07:00

Date Received: Monday, October 20, 2025 9:46:01 AM GMT-07:00

Hey Freddy,

Yes, that is understood. I should have been more clear in my previous email, I will be including Christian in the emails, I will not be including you or your info.

Thank you!

Subject: CAP.LA Property - Soil Sampling

From: "Gilbert, Brianne" <Brianne.Gilbert@lmu.edu>

To:

Date Sent: Sunday, September 21, 2025 11:59:52 AM GMT-07:00

Date Received: Sunday, September 21, 2025 12:00:01 PM GMT-07:00

Hello!

As an FYI, the CAP.LA Soil Corps is coming to your neighborhood. The sampling at your property will take place sometime this coming week (assuming there are no delays while out in the field). The plan for this week is that the teams are in Altadena and Pasadena on Monday through Wednesday and the Palisades on Thursday and Friday.

Quick notes:

1. Being at the property is not required. If you choose to be there, please note that our team is trying to work effectively and efficiently to stick to their schedule each day. If you have any questions, please send them over email to allow the field teams to focus on their testing.
2. If you have a gated/fenced/locked property that requires access, please respond to this email with the appropriate code our team will need to gain access. If your property has security or a patrol, please notify them that the team will be there this week so they are not turned away. For safety and efficiency reasons, we do not provide a window when the team will be on a given property.
3. We have had several members of the media reach out about whether they could contact homeowners about their experiences since the fires. If you are interested in possibly being contacted by the media, please send me a quick email response letting me know. Your contact information will NOT be provided to unless you explicitly give your consent via email. No need to respond if you are not interested.
4. After the testing, results will be sent out individually as soon as we get the results back from the lab. Aggregated and anonymized results will be available on our website soon after.

As a quick recap, email responses are only requested if you have a gate/lock access code to share or if you are willing to be contacted by media. Otherwise I'll let you know once we have results.

Have a good day and thank you for enrolling in the soil sampling!

Bri and the CAP.LA team

Brianne Gilbert

Managing Director, Center for the Study of Los Angeles (StudyLA)

Senior Lecturer, Department of Political Science

LMU logo

1 LMU Drive

Los Angeles, CA 90045-2659

lmu.edu | Privacy + Legal

Office

310.338.1779

Email

brianne.gilbert@lmu.edu

[LMU social media links]

EXHIBIT "A" — Moore/Marsden Apportionment (4% Simple Interest)

Property: 1226 Sonoma Dr., Altadena, CA 91001

Owner: Fahed Sayegh

Date of Marriage: Dec 7, 2003

Valuation Date: Oct 30, 2025

Original Purchase (1995): \$230,000 (Down: \$80,000 separate; Original Loan: \$150,000 separate)

Step / Item	Computation	Amount	Notes
Value at Marriage (2003)	FMV	\$600,000	
Loan @ Marriage		(\$150,000)	est. balance
Separate Equity @ DOM	600,000 – 150,000	\$450,000	Husband separate
Community Principal Paydown		\$150,000	Community
Separate Principal Contributions		\$230,000	For ratio calc (80k down + 150k remain)
Community Ratio	$150,000 \div (150,000 + 230,000)$	0.395 (39.5%)	Moore/Marsden ratio
Total Appreciation (marriage → today)	$1,225,100 - 600,000$	\$625,100	
Community Share of Appreciation	$0.395 \times 625,100$	\$246,914	
Add Community Paydown	150,000 + community share of appreciation	\$396,914	Uncapped community interest
Current 1st Loan		(\$212,681)	From prior worksheet
Father's Lien (4% simple)	$460,000 + (460,000 \times 0.04 \times 4,850/365)$	(\$704,493)	7/20/2012 → 10/30/2025; per-diem ≈ \$0.41/day
Net Equity (today)	FMV – (First + Father's lien)	\$307,926	Available equity
Cap Comparison	min(uncapped community, net equity)	\$307,926	Cap applies (net < uncapped)
Split of Equity	Community / Separate	\$307,926 / \$0	Net equity fully community
Wife's ½ of Community	Community ÷ 2	\$153,963	

FMV (Zillow, today): \$1,225,100

Net equity: \$307,926

Community equity (capped): \$307,926

Husband's separate equity: \$0

Wife's ½ share: \$153,963

Father's lien payoff (4% simple): \$704,493 (interest \$244,493; per-diem \$50.41/day)

Prepared for attorney review. Figures rounded to nearest dollar; interest accrual uses Actual/365 for simple interest.

Zestimate®

\$1,225,100

1226 Sonoma Dr, Altadena, CA 91001

3beds

2baths

1,880sqft

Est. refi payment: **\$7,733/mo**

[**Refinance your loan**](#)

SingleFamily

Built in 1947

9,925 Square Feet Lot

\$1,225,100 Zestimate®

\$652/sqft

\$6,379 Estimated rent

Home value

Zestimate®

\$1,225,100

Estimated sales range

\$1.04M - \$1.41M

Rent Zestimate®

\$6,379/mo

Zestimate® history

Table view

+47% in last 10 years

\$1.1M

2016 2018 2020 2022 2024



COUNTY DISASTER RECOVERY PERMIT - REBUILD PROJECT FEE WAIVER / REFUND REQUEST

Please fill out this form to request a waiver or refund of your rebuild project permit and inspection fees in accordance with the eligibility requirements in the June 17, 2025 County Board of Supervisors motion. Email the completed form to recovery@planning.lacounty.gov.

PROPERTY ADDRESS: _____

ATTESTATION:

1. I / We attest that I / We owned and lived in a residence on the subject property on or before January 7, 2025, and I / We qualify for a fee waiver or refund.
2. I / We have information to demonstrate that I / We lived in that residence, such as a driver's license or other government-issued identification card, a property tax bill, a utility bill, or a similar document.
3. I / We understand that this attestation may be subject to verification and hereby attest that this information is true.
4. I / We understand that any false or fraudulent submission will require payment or repayment of the rebuild project permit and inspection fees and subject me to administrative, civil, and/or criminal liability, as well as any other penalties as allowed by law.

REQUIRED SIGNATURE(S):

I / We, the owner(s) of the subject property, have read, understand, and acknowledge the above, and consent to the submission of this rebuild project permit and inspection fee waiver or refund request.

SIGNATURE (REQUIRED)

PRINT NAME

DATE

SIGNATURE (REQUIRED)

PRINT NAME

DATE

SIGNATURE (REQUIRED)

PRINT NAME

DATE

If necessary, add additional signature pages

For Staff Use

Assessor Parcel Numbers:

Permit No(s).:



<https://recovery.lacounty.gov/>



recovery@planning.lacounty.gov



(213) 974-6411





Chief Executive Office.

COUNTY OF LOS ANGELES

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, CA 90012
(213) 974-1101 ceo.lacounty.gov

CHIEF EXECUTIVE OFFICER

Fesia A. Davenport

June 6, 2025

To: Supervisor Kathryn Barger, Chair
Supervisor Hilda L. Solis
Supervisor Holly J. Mitchell
Supervisor Lindsey P. Horvath
Supervisor Janice Hahn

From: Fesia A. Davenport
Chief Executive Officer

REPORT BACK ON FEASIBILITY OF WAIVING CERTAIN PERMIT FEES TO EXPEDITE POST-FIRE REBUILDING (ITEM NO. 61-A, AGENDA OF MAY 6, 2025) AND ON DEFERRING PERMITTING FEES FOR RESIDENTS IMPACTED BY THE JANUARY 2025 FIRES (ITEM NO. 8, AGENDA OF MAY 27, 2025)

On May 6, 2025, the Board of Supervisors (Board) adopted a motion directing the Chief Executive Officer (CEO), in coordination with Directors of Regional Planning (DRP), Public Works (PW), Public Health (DPH), and Fire to report back in 30 days with a revised evaluation of the feasibility of waiving certain fees for applicable permits, with the implementation of technological and streamlining tools. On May 27, 2025, the Board further directed the CEO to incorporate provisions on a plan to defer all fees for County Permitting Departments and identify revenue source(s) to cover the cost of all departmental fee waivers. This report back covers the CEO's response to both Board motions.

BACKGROUND

Recent rebuilding efforts in other California jurisdictions were examined as comparative case studies for how waiving permitting fees were handled.

City of Santa Rosa (2017)

In the wake of the Tubbs Fire, which destroyed over 2,800 Santa Rosa homes in October 2017, the City of Santa Rosa (City) stood up a permit center; scaled up staffing to meet customer demand; relaxed planning and design requirements in impacted areas; waived discretionary planning permit fees, temporary housing



"To Enrich Lives Through Effective And Caring Service"

permit fees, and demolition fees; and implemented a pre-approved plan program for faster permit review times.¹ The City was able to expedite the permitting process by approving a \$9 million contract to outsource its fire-related permitting process.² To help cover the costs of processing rebuild permits, the City continued to assess plan check review and inspection fees.³ To date, 2,190 parcels have completed structure rebuilds, with 186 parcels pending or in construction, and 32 parcels with permits under review.⁴

City of Malibu (2018)

The Woolsey Fire in November 2018 damaged or destroyed over 2,000 structures. To facilitate a faster rebuild, the City of Malibu waived all city fees for like-for-like rebuilds,⁵ excluding those requiring a Coastal District Permit.⁶ Waived fees included those for planning, septic systems, accessory dwelling units (ADUs), hardscaping and landscaping. Fee waivers were time-limited for five years through November 2023 and were extended three years through June 2026. As of October 2023, approximately \$5.22 million⁷ in fees were waived or refunded. To date, 198 certificates of occupancy have been issued, with 103 permitted structures under construction.⁸

City of Los Angeles (2025)

As a result of the Palisades Fire, which damaged or destroyed over 5,300 parcels within city limits, the City of Los Angeles is considering waiving rebuild-related fees. On April 25, 2025, Mayor Bass issued Emergency Executive Order 7⁹ to suspend the collection of plan check and permit fees in support of a motion by Councilwoman Park,¹⁰ which the City Council adopted on February 18, 2025.¹¹ Following the issuance of the Executive Order, the City of Los Angeles' Chief Administrative Officer (CAO) estimated the cost to cover Palisades Fire rebuilding fees to be \$70 -

¹ <https://www.srcity.org/2674/Resilient-City-Zoning>

² <https://www.pressdemocrat.com/article/news/sonoma-county-post-fire-reconstruction-permit-fees-reduced-but-fire-victim>

³ <https://www.northbaybusinessjournal.com/article/industry-news/santa-rosa-moves-to-cut-time-cost-for-rebuilding-after-wildfires/>

⁴ <https://santarosa.maps.arcgis.com/apps/dashboards/07e39ea4077c42a883430a9f60103bc2>

⁵ Waivers were limited to homeowners who used the site as their primary residence prior to the fire.

⁶ Coastal District Permits are required for more complex rebuilds in Coastal Zones. The entire City is in a Coastal Zone.

⁷ <https://www.malibucity.org/AgendaCenter/ViewFile/Item/6371?fileID=55216>

⁸ <https://malibupermits.ci.malibu.ca.us/WoolseyRebuildStats.aspx>

⁹ <https://mayor.lacity.gov/sites/g/files/wph2066/files/2025-04/EO%207%20-%20Emergency%20Executive%20Order%20-%20Suspending%20Collection%20of%20Plan%20Check%20and%20Permit%20Fees.pdf>

¹⁰ https://clkrep.lacity.org/onlinedocs/2025/25-0006-s57_msc_1-24-25.pdf

¹¹ https://clkrep.lacity.org/onlinedocs/2025/25-0006-S57_caf_2-18-25.pdf

\$86 million.¹² Since the CAO's report to the Budget and Finance Committee on May 8, 2025, the Los Angeles City Council has yet to review the necessary City Administrative Code amendments.

COST ESTIMATION OF PERMITTING DEPARTMENT FEES

The collective impact of the Eaton and Palisades Fires was devastating, with over 7,400 residences and 170 businesses in unincorporated areas damaged or destroyed. The following counts are assumed in the rebuild permitting and inspection fee calculations.

	Eaton Fire		Palisades Fire ¹³	
	Residential	Commercial	Residential	Commercial
In Fire Hazard Severity Zone	2,296	0	651	31
Not in Fire Hazard Severity Zone	4,482	143	0	0
Total Units	6,778	143	651	31

Based on these figures and assuming a 100 percent rebuild, the estimated costs of fee waivers for residential and commercial rebuilds are noted below. The residential rebuild estimates only include fees for single-family homes, and excludes any fees for ADUs, retaining walls, grading, garages, or additional structures.

¹² https://ens.lacity.org/cao/cao_budget_memo/caocao_budget_memo2925188787_05082025.pdf

¹³ All structures damaged or destroyed by the Palisades Fire in the unincorporated areas in the City of Palisades are considered to be in a Coastal Zone.

	Eaton Fire		Palisades Fire		Departmental Cost Total
	Residential	Commercial	Residential	Commercial	
DRP ¹⁴	\$11,000,694	\$204,347	\$1,056,573	\$44,299	\$12,305,913
PW ¹⁵	\$94,465,732	-	\$16,282,630	-	\$110,748,361
Fire ¹⁶	\$14,746,044	\$421,135	\$1,753,794	\$115,559	\$17,036,532
DPH ¹⁷	\$588,280	-	\$160,440	-	\$748,720
Total	\$120,800,750	\$625,482	\$19,253,437	\$159,858	\$140,839,526

The cost to waive all rebuilding fees and inspection costs in the unincorporated areas of the Eaton Fire-affected area is about **\$120 million**, and about **\$20 million** for rebuilding in unincorporated areas of Palisades Fire-affected areas; a total estimated residential and commercial cost of **\$140 million** for both fire burn areas.

However, recent rebuilding statistics show that approximately 60 percent¹⁸ of original homeowners are expected to rebuild, which would reduce the total residential cost to about **\$84 million** for both areas.

¹⁴ These estimations assume all properties will be rebuilt as *not like-for-like*. If assuming 100% like-for-like rebuilds, the total cost to DRP would be an estimated \$11.2 million.

¹⁵ These estimations include plan check fees, energy calculation fees, and permit fees, which are calculated based on the square footage and valuation of the home. Estimates assume median 2,000 square footage for Eaton Fire rebuilds, and median 3,000 square footage for Palisades Fire rebuilds.

¹⁶ These estimations include building and fire sprinkler plan check fees and building and fire sprinkler inspection fees. For structures in Fire Hazard Severity Zones, there is a fee associated with fuel modification; this estimation is based on the average of the cost for a structure above 2,500 square feet and a structure below 2,500 square feet.

¹⁷ There are an estimated 385 properties with septic systems in the Eaton Fire area, and 105 in the Palisades Fire area. These estimates assume the highest cost of rebuild, where the home is built in a new location on the lot or with an increased number of bedrooms and needs a conventional septic system. The lowest estimate, assuming a near identical rebuild on the same foundation, same number of bedrooms and prior plans available, is \$447 per home, or \$219,030 for all unincorporated fees in both fire burn areas.

¹⁸ Information from the Los Angeles County Rebuild and Long-Term Recovery Task Force.

The approximate rebuilding fees and inspection costs by department is below:

	Eaton Residential Rebuild	Palisades Residential Rebuild		
	OWTS ¹⁹ not needed	OWTS needed (uncommon)	OWTS not needed	OWTS needed (uncommon)
DRP²⁰	\$1,623	\$1,623	\$1,623	\$1,623
PW²¹	\$13,937	\$13,937	\$25,012	\$25,012
Fire²²	\$2,176	\$2,176	\$2,694	\$2,694
DPH²³	\$0	\$1,528	\$0	\$1,528
Total	\$17,736	\$19,264	\$29,329	\$30,857

Home rebuilding estimates vary widely from \$300 to \$800 per square foot, due to high demand for building materials and labor. For a 2,000 square foot home, the rebuild cost range varies from \$600,000 to \$1.6 million,²⁴ with fees consisting approximately 1.3 - 3.3 percent of rebuild costs. "Homeowners with disaster losses not fully covered by insurance or other sources can apply for a loan from the U.S. Small Business Administration of up to \$500,000 to replace or repair their primary residence."²⁵

Use of Permitting and Inspections Fees

The fees generated from permitting and inspections identified below for the four permitting departments are used to fund the services, staffing, rental space, and operations of the One-Stop Centers.^{26,27} These staff are key in providing one-on-

¹⁹ Onsite Wastewater Treatment System (OWTS), also known as septic systems, are uncommon in the fire-affected areas, with an estimated 385 OWTS households in the Eaton Fire and 105 in the Palisades Fire affected areas. DPH fees only apply to homes in need of OWTS.

²⁰ These estimations assume a *not* like-for-like rebuild. If assuming like-for-like, the fee is \$1,452 per home.

²¹ These estimations include plan check fees, energy calculation fees, and permit fees, which are calculated based on the square footage and valuation of the home. Estimates assume 2,000 square footage for Eaton Fire rebuilds, and 3,000 square footage for Palisades Fire rebuilds.

²² These estimations include building and fire sprinkler plan check fees and building and fire sprinkler inspection fees. For structures in Fire Hazard Severity Zones, there is a fee associated with fuel modification; the average cost was calculated for homes both above and below 2,500 square feet.

²³ These estimates assume the highest cost of rebuild, where the home is built in a new location on the lot or with an increased number of bedrooms and needs a conventional septic system. The lowest end estimate, assuming a near identical rebuild on the same foundation, same number of bedrooms and prior plans available, is \$447 per home.

²⁴ This is a conservative estimate and may increase as tariffs and other economic factors materialize.

²⁵ <https://www.sba.gov/funding-programs/disaster-assistance/physical-damage-loans#id-home-and-personal-property-loans>

²⁶ In response to the January 2025 fires, permitting departments collaborated to stand up One-Stop Permit Centers in Altadena and Calabasas to better serve Eaton and Palisades Fire survivors rebuild efforts, respectively, in unincorporated areas. These Centers have been tailored to specifically serve these property owners.

²⁷ DPH staff time for one-on-one consultations at the One Stop is covered by FEMA grants.

one consultations, plan reviews and over-the-counter services in wildfire impacted areas. Revenue generated from fees are anticipated to help cover some of these costs; these additional costs, however, are currently not built into existing fee structures. The annual costs are an estimated \$25 million.

DRP - Fees are used to cover project review tasks, including counseling, code and policy review, field investigation, report preparation, public noticing and hearing-related work.

PW – Fees are used to cover plan and document screening; agency referrals and comparisons; plan review; inspections; permit processing; data tracking and reporting; communications and community engagement; and office overhead. Since the 2025 fires, fees have also helped fund new pilots to fast-track permitting, like the Pre-Approved Design Plan Pilot and Self-Certification Pilot Programs.

Fire – Fees cover the cost of reviewing plans and completing required field inspections.

DPH – Fees cover the costs of reviewing plans and completing any required field inspections. DPH is only involved in residential home rebuilds when the property is served by an onsite wastewater treatment system (OWTS) or a septic system.

OPTIONS FOR FEE REDUCTIONS, DEFERRALS, AND/OR WAIVERS

Fee Reductions

PW is considering a fee reduction for those who choose to participate in either the Pre-Approved Plan Pilot Program or the Self-Certification Pilot Program, as these voluntary pilots are designed to reduce plan check times. Homeowners can choose which pilot they would like to participate in.

Archistar users

On May 19, 2025, the County's fiscal intermediary executed a contract with Archistar, an Artificial Intelligence (AI) tool that can pre-screen site and building plans to check for code requirements. Once implemented, this voluntary service will be offered to rebuilding customers free-of-charge. Property owners using Archistar can reduce review time and/or cycles, if flagged issues are addressed prior to submittal. Archistar functionality is being implemented in phases, starting with zoning, and then to building and safety plan screens. Fee reductions could be tied to Archistar use prior to first submission, but additional analysis is needed to better understand how the use of Archistar might impact fee calculations.

Fee Deferral or Waivers

If collection of all or part of departmental fees were deferred or waived, a funding source would need to be identified, as departments are not in a position to absorb these costs. Options to explore include: 1) developing a program to bill insurance companies on behalf of residents to recoup these costs if covered by insurance, 2) using one-time funding from any year-end fund balance remaining, if available, and/or 3) deferring funding for previously approved programs or projects to prioritize funding for this purpose.

Insurance Billing to Recover Costs Deferred

In response to the January 2025 Fires, the Private Property Debris Removal (PPDR) Program,²⁸ a voluntary debris removal program for affected homeowners operated by the US Army Corps of Engineers (USCOE), waived debris removal costs, and collected insurance details in its application process. If property owners are insured and have sufficient coverage for debris removal, their insurance will be charged after the program is complete. The application window closed on April 15, 2025, with about 90 percent participating, and 10 percent opting out for private debris removal. It is unknown what percentage of costs have been recouped.

A voluntary debris removal program was also offered to homeowners following the Woolsey Fire in 2018, with PW working with the California Governor's Office of Emergency Services (CalOES), where homeowners were encouraged to provide insurance information for cost recovery. The total State cost for the debris removal project was about \$120 million, but only 17 percent (\$20 million) of the total cost was estimated to be covered by insurance. Of that \$20 million, \$12.6 million (10.5 percent of the total cost) was collected as of June 2025 from 616 insured properties.

Based on self-reported data collected by Fire, roughly 95 percent of homeowners affected by the Eaton and Palisades Fires had homeowners' insurance.²⁹ However, our analysis determined that requiring property owners to assign their insurance proceeds, if any, to the County to pay for permitting fees is not a viable option. Unlike debris removal, property insurance policies generally do not have a separate category of coverage specifically for permitting fees. If the policyholder assigns their proceeds in lieu of paying permitting fees, the County would only be able to recover fees if there are any proceeds leftover after all debris removal and rebuild costs have been paid for. In nearly all cases, the costs of debris removal alone far exceeded the maximum coverage amount of protection in policies covering these types of losses. It is highly unlikely that any amount will be recoverable for

²⁸ <https://file.lacounty.gov/SDSInter/bos/supdocs/202527.pdf>

²⁹ The County does not have estimates on the percentage of insured homeowners whose coverage includes permit fees.

permitting. Additionally, the insurance recovery process is carried out by a consultant, the costs for which are reimbursable by the Federal Emergency Management Agency (FEMA), but only for debris removal insurance recovery. The costs to recover proceeds for permitting fees are ineligible for FEMA reimbursement, resulting in significant costs incurred for what is likely very little recovery. In our experience with cost recovery efforts from the Woolsey Fire, insurers are typically reluctant to honor any assignment of proceeds, even when the assignment is required under the Stafford Act to avoid duplication of benefits. In the permitting fee context, many insurers will refuse to pay out directly to the County, which would require the County to invoice the homeowner seeking payment for deferred permit costs from insurance proceeds. This type of request largely goes unanswered, based on the County's insurance recovery experience with the Woolsey Fire.

Explore Additional Curtailments and Deferral of Previously Approved Projects

With the current economic outlook and the multiple pressures on the County budget, we are unable to identify new revenue to fund this effort. Given the foregoing, the most viable options to identify funding include: curtailments, redirection of previously allocated funding, and/or deferral or cancellation of previously approved projects. If the Board chooses this direction, the following options would need to be considered to address any revenue losses stemming from a fee deferral or waiver:

- 1) **Additional Curtailments:** Consider directing County departments to take curtailments to cover all or some of the costs. These curtailments would be in addition to the curtailments departments will be implementing in FY 2025-26;
- 2) **Redirection of Previously Allocated Funding:** Identify funding previously allocated for different purposes and redirect that funding to cover the revenue loss caused by any deferral or waiver of fees; and/or
- 3) **Defer Recently Approved Projects or Programs:** Consider deferring the funding for recently approved projects or programs.

Note: We would need to return to your Board with curtailment instructions and/or a list of projects or programs that have been approved to move forward, funding allocated, but program delivery has not yet started. This will have operational impacts but would help close the budget gap caused by the loss of revenue to the permitting departments without compromising their budgets.

These options represent a fiscally responsible strategy to maintain a balanced budget impacted by reduced revenue and increased expenditures. The Center for

Strategic Partnerships is engaging philanthropy in their interest to help cover some of these costs. We will report back to the Board on any commitments they are able to secure.

NEXT STEPS/RECOMMENDATIONS

Our analysis found that:

- While the cost to defer or waive all rebuilding fees and inspection costs in the unincorporated fire-affected areas is \$140 million, recent experience has shown that the more likely total cost for residential rebuilds is about \$84 million for both fire-affected unincorporated areas;
- The individual permit fee costs to homeowners are roughly 1.3 – 3.3 percent of full building costs and unlikely to be cost-prohibitive for homeowners who otherwise have the means to rebuild;
- Departments may be able to reduce some fees with new pilot programs designed to reduce plan check times;
- Seeking cost recovery from insurance companies for permitting fees is not viable; and
- Since the County budget is under tremendous budgetary pressures, funding options include identifying additional curtailments and/or cancelling previously approved projects to claw back some or all of the funding allocated for prior purposes and redirecting the funding to this purpose.

Therefore, if the Board chooses to move forward with deferring or waiving partial or full permitting fees for a specified timeframe, we recommend:

- 1) Evaluating funding opportunities, such as additional curtailments and/or redirecting funding previously allocated from other programs to this purpose in a future budget phase;
- 2) Requesting the Auditor-Controller work with the permitting departments to conduct a 60-day fee study to identify any fee reductions that could be applied;
- 3) Limiting eligibility to those who used the property as their primary residence prior to the fire and who are rebuilding like-for-like; and
- 4) With additional time permitted, exploring other options for how homeowners can leverage additional funding options available to them.

Each Supervisor

June 6, 2025

Page 10

Should you have any questions or concerns, please contact me or Carrie Miller at (213) 262-7823 or cmiller@ceo.lacounty.gov.

FAD:JMN:CDM

KY:kdm

c: Executive Office, Board of Supervisors
 County Counsel
 Fire
 Public Health
 Public Works
 Regional Planning



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT		
	NAME: Marsh Risk & Insurance Services CA License #0437153 633 W. Fifth Street, Suite 1200 Los Angeles, CA 90071 Attn: Jordan Barr - Phone: (213) 346-5397 CN102638387-STND+-GAWU-25-	PHONE (A/C, No. Ext): FAX (A/C, No):	
INSURED	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Navigators Insurance Company		42307
	INSURER B: N/A		N/A
	INSURER C: N/A		N/A
	INSURER D: N/A		N/A
	INSURER E: N/A		N/A
INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

LOS-002845168-01

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			NY18NCP02067407	08/01/2025	08/01/2026	EACH OCCURRENCE	\$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000						
	MED EXP (Any one person)	\$ 5,000						
	PERSONAL & ADV INJURY	\$ 1,000,000						
	GENERAL AGGREGATE	\$ 2,000,000						
	PRODUCTS - COMP/OP AGG	\$ 2,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO- JECT <input checked="" type="checkbox"/> LOC								
OTHER:								
AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY							COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
UMBRELLA LIAB EXCESS LIAB							EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
DED <input type="checkbox"/> RETENTION \$								
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N <input type="checkbox"/>	N / A				PER STATUTE	OTHE- R
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Name of event - HHS One Stop Clinic; Location of the event - Altadena, CA - 409 Woodbury; Date and Time - Tuesday, December 9, 2025; HHS is going to provide vendors such as Hearing, Vision, Mental Health Therapist and Physical Therapy on site for the local fire victims
409 Woodbury (Samara Arkel) is included as additional insured where required by written contract.

CERTIFICATE HOLDER

CANCELLATION

409 Woodbury - The Event Space
Attn: Samara Arkel; Hani Sayegh
407 E Woodbury Road
Altadena, CA 91001

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh Risk & Insurance Services

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5:05

5G+



Login



SUNROCKS DELIVERS (3791953)

Request
Certificate

Initial Filing Date	05/27/2015
Status	Suspended - FTB/SOS
Standing - SOS	Not Good
Standing - FTB	Not Good
Standing - Agent	Good
Standing - VCFCF	Good
Inactive Date	04/26/2018
Formed In	CALIFORNIA
Entity Type	Nonprofit Corporation - CA - Mutual Benefit
Principal Address	407 E WOODBURY RD ALTADENA, CA 91001
Mailing Address	2230 PEPPERWOOD AVE LONG BEACH, CA 90815
! Statement of Info Due Date	05/31/2017
Agent	Individual FEHAD SAYEGH 407 E WOODBURY RD ALTADENA, CA 91001



View History



Request Access



bizfileonline.sos.ca.gov





REALTEX HOMES

Rebuild Smarter. Better. Together.

About Realtex Homes

Realtex Homes is a local, licensed, bonded, and insured Design-Build General Contractor committed to helping families rebuild after the Eaton Fire. We understand the emotional and financial toll that comes with losing a home, and our mission is to make process of building back easier, faster, and more affordable—without compromise.

To accelerate the recovery process, we are developing five thoughtfully designed, pre-engineered home plans. These standardized designs streamline the permitting process and reduce construction costs while maintaining the craftsmanship and livability that Altadena residents expect. This means you can move back into a safer, comfortable, and well-built home faster.

But we also know that no two families are the same. That's why we offer customization options that allow homeowners to personalize their rebuild. From exterior architectural styles to interior finishes, paint colors, and other modifications, Realtex Homes gives you the flexibility to create a space that reflects your lifestyle and taste. We blend the cost-saving advantages of standardization with the freedom of personalization customization to make a home that is truly yours.

At Realtex Homes, we handle every step of the process—from design and permitting to construction and final delivery. Our experienced team is here to guide you every step of the way, offering transparency, expertise, and compassion throughout the rebuild. With us, you're not just rebuilding a house—you're restoring a home, a community.

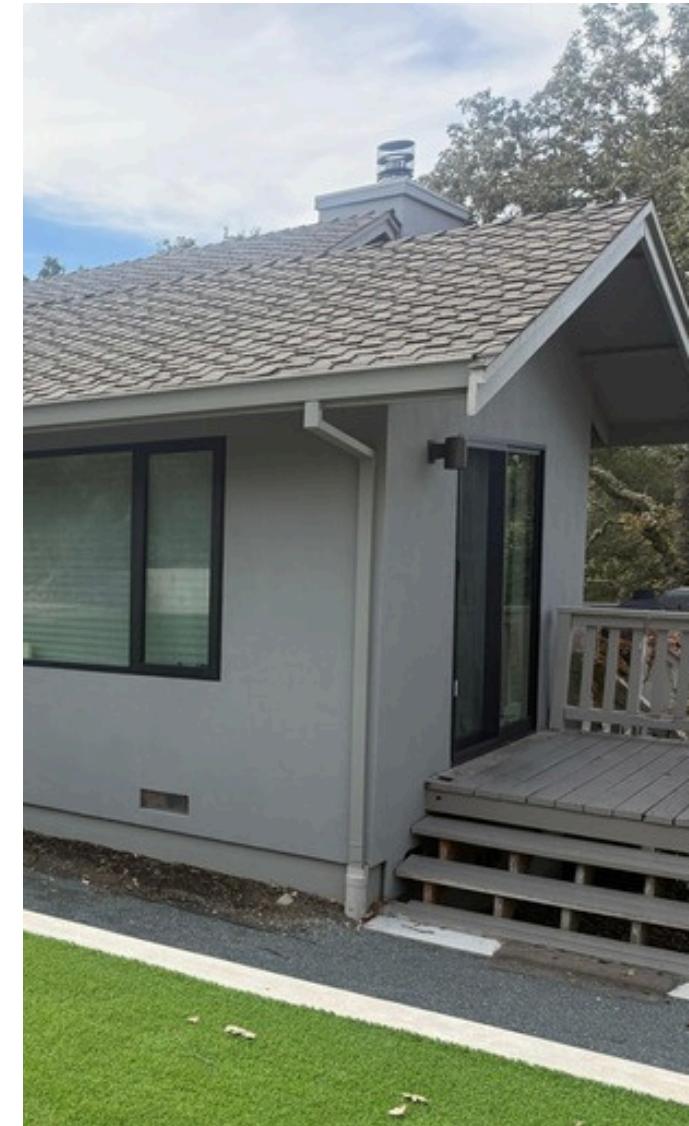


Whether you've lost your home or are helping a loved one rebuild, Realtex Homes is your trusted partner in the path forward.

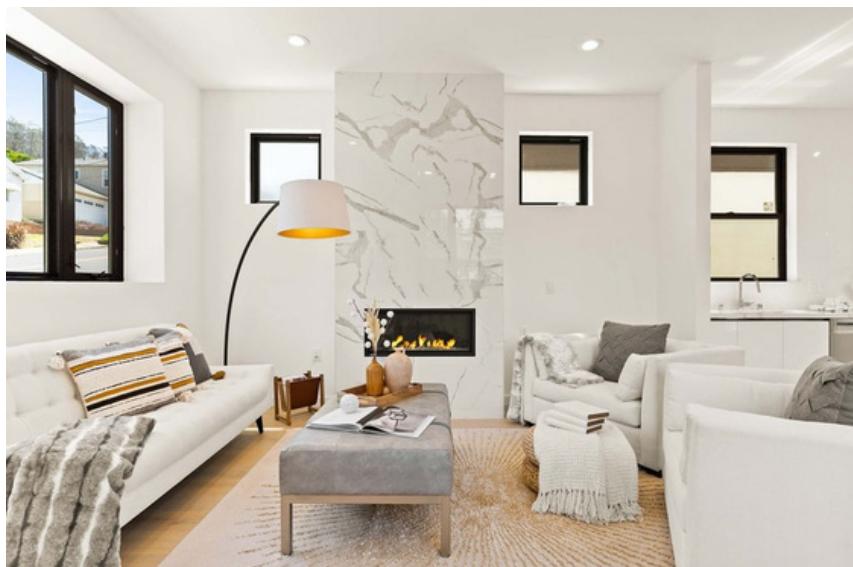
REALTEX HOMES
Licensed, Bonded, and Insured
CSLB# 1135772

REALTEX HOMES

PROJECT PORTFOLIO



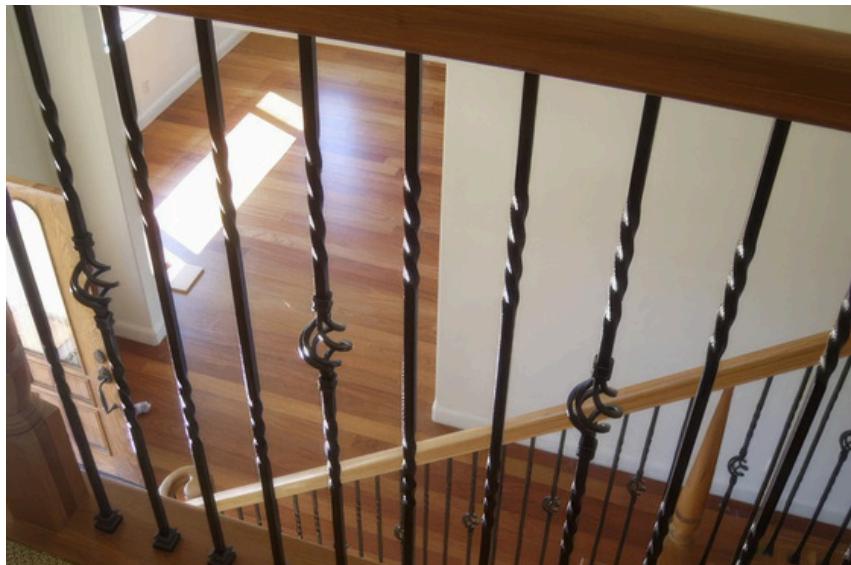
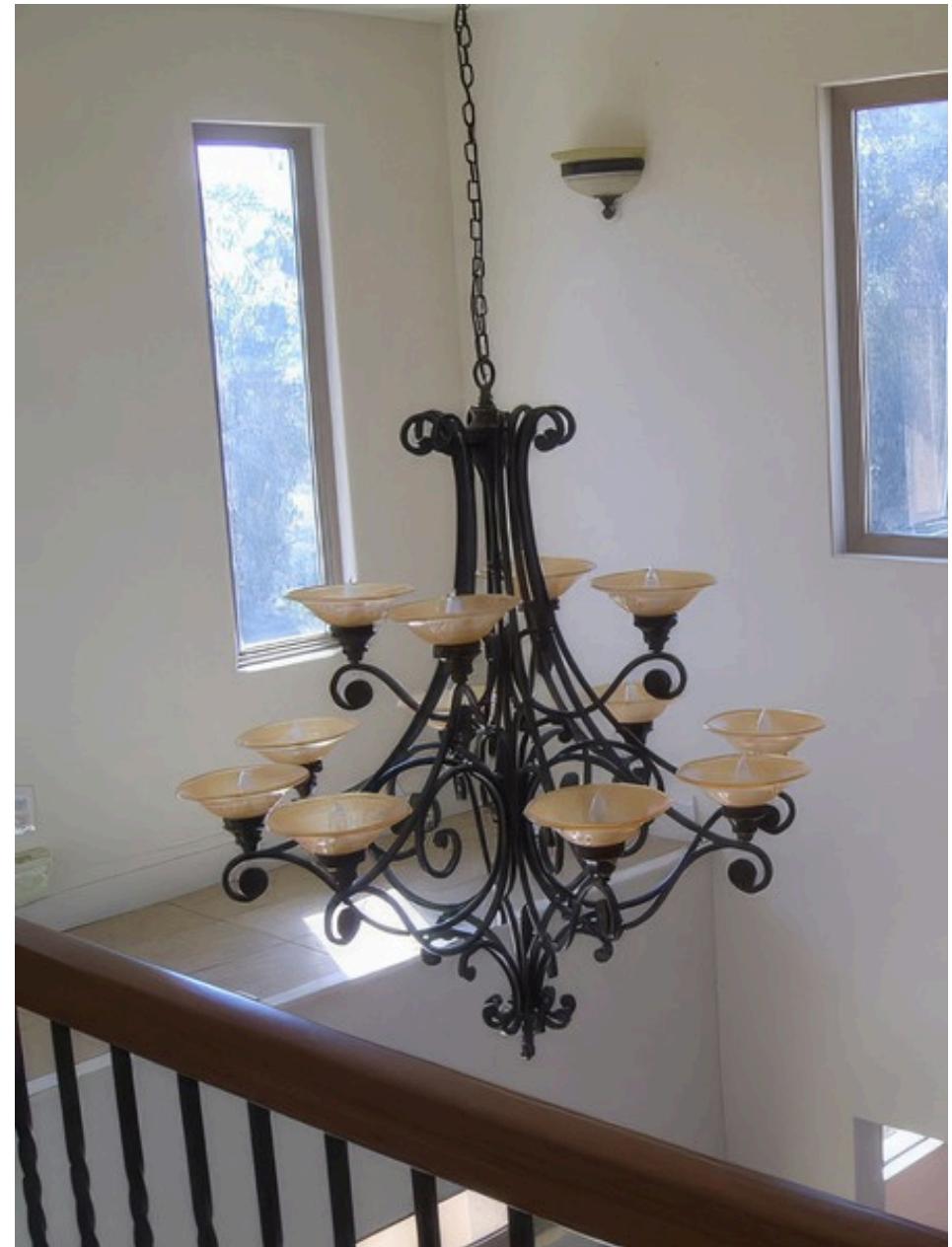
WWW.REALTEXHOMES.COM | (626) 225-0076 | CSLB# 1135772



STYLISH MODERN RESIDENCE | 3 BED/3 BATH 1,614 SQ FT



STYLISH MODERN RESIDENCE | 3 BED/3 BATH 1,614 SQ FT



HILLSIDE SPANISH RESIDENCE | 4 BED/3 BATH 3,253 SQ FT



MEDITERRANEAN RESIDENCE | 3 BED/3 BATH 2,094 SQ FT



MEDITERRANEAN RESIDENCE | 3 BED/3 BATH 2,094 SQ FT



CONTEMPORARY MAKEOVER | 5 BED/3.5 BATH 4,168 SQ FT



CONTEMPORARY MAKEOVER | 5 BED/3.5 BATH 4,168 SQ FT



IN CONSTRUCTION



HILLSIDE CONTEMPORARY | 5 BED/6.5 BATH 7,743 SQ FT



HILLSIDE CONTEMPORARY | 5 BED/6.5 BATH 7,743 SQ FT



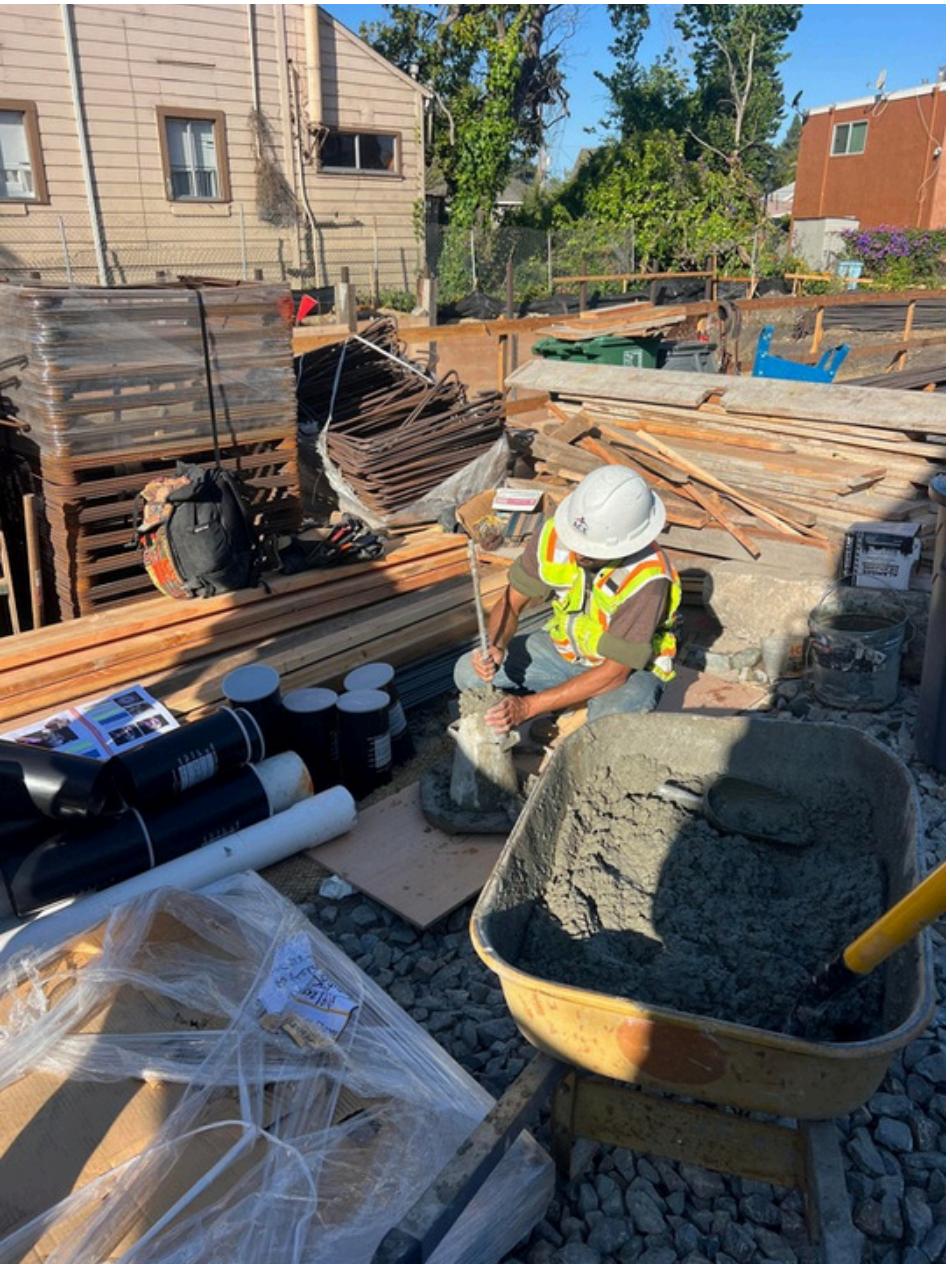
CONTEMPORARY MAKEOVER | 10 BED/6 BATH 16,419 SQ FT



CONTEMPORARY MAKEOVER | 10 BED/6 BATH 16,419 SQ FT



MODERN MULTIFAMILY | 54 UNITS 54,419 SQ FT



MODERN MULTIFAMILY | 54 UNITS 54,419 SQ FT

Property Valuation Report

Prepared for: Hani Sayegh

Subject Property: 1576 Gaywood Drive, Altadena, CA 91001

Valuation Date: January 6, 2025

Prepared by:

Abraham Prattella, Principal Partner | Agency 8 Real Estate Group

Former State Director, California Association of REALTORS®

Certified Residential Specialist | DRE #01506646

Purpose of Report

This report provides a comprehensive valuation of 1576 Gaywood Drive, quantifying both pre-fire market strength and post-fire economic loss following the Eaton Fires of January 2025.

Drawing from verified MLS data, closed comparable sales, and adjusted rental benchmarks, this analysis documents the property's peak pre-fire market value, current land-only post-fire condition, and the resulting equity and income loss.

The purpose is to establish a clear and defensible record of total financial impact to support insurance, legal, and reconstruction recovery efforts.

Professional Qualifications

Abraham Prattella brings over 21 years of real estate experience in Real Estate which includes valuation, post-disaster recovery, and income-based analysis. As Principal Partner of Agency 8 Real Estate Group, he leads valuation and reconstruction strategy throughout Southern California.

Abraham holds a Bachelor's Degree in Business from Cal Poly Pomona, graduating with high honors and induction into Beta Gamma Sigma, with concentrations in Finance, Real Estate, and Law.

He is a Certified Residential Specialist, a Former State Director of the California Association of REALTORS®, and a member of the Economic Development Board for the Citrus Valley Association of REALTORS®, where he advised on regional valuation and market analysis initiatives.

His valuation acumen was honed during the 2006 market collapse, where he performed institutional asset valuations for portfolio managers and banks, developing a rigorous methodology now applied to post-fire market modeling.

Summary of Market Data

Pre-Fire Market Valuation

Before the Eaton Fires, 1576 Gaywood Drive represented one of Altadena's premier hillside estates—featuring a private cul-de-sac location, pool, and commanding mountain views. Comparable sales confirm peak luxury market performance in the immediate 91001 corridor.

Address	Sale Price	Living SF	Lot SF	Bed/Bath	\$/SF	DOM
1801 Alta Wood Dr	\$2,500,000	2,167	18,033	4 / 3	\$1,154	38
2487 Morslay Rd	\$3,148,000	3,713	15,451	4 / 3	\$848	29
1561 Gaywood Dr	\$3,750,000	5,200	40,015	5 / 5	\$721	76

Average Adjusted Market Value (Pre-Fire): $\approx \$3,130,000 - \$3,250,000$

Recommended Pre-Fire Market Value (Subject): \$3,675,000

This reflects full market condition prior to the fire, including property quality, view premium, lot size, and neighborhood demand factors.

Post-Fire Market Valuation

Following the Eaton Fires, the property suffered total structural loss. The remaining land-only value is estimated at \$900,000, reflecting unimproved lot sales with existing utility infrastructure in nearby fire zones.

Estimated Post-Fire Market Value (Land Only): \$900,000

Estimated Equity Loss: \$2,775,000

Percentage of Value Lost: $\approx 76\%$ Total Market Decline

This figure accounts for complete loss of improvements, environmental impact, and depressed buyer sentiment affecting fire-damaged parcels.

Rental Market Analysis

The Altadena and Pasadena foothill market supported some of the region's strongest pre-fire rental values for 5-bedroom homes. Rentometer data (October 2025) confirms stable high-end demand and premium rates.

Metric	Pre-Fire Value
Average Rent	\$15,850 $\pm 7\%$
Median Rent	\$15,950
Adjusted Market Range (25th–75th Percentile, no lower limit)	\$14,450 – \$18,052
Observed High Range	\$15,000 – \$21,499 / month

Estimated Pre-Fire Rent (Subject): \$16,000 per month

Post-Fire Rent (Non-Habitable): \$0

Estimated Annual Income Loss: $\approx \$192,000$ per year

Conclusion

Before the Eaton Fires, 1576 Gaywood Drive was valued at \$3,675,000, supported by strong market performance, premium lot attributes, and robust rental income near \$192,000 per year.

After the fires, the property's market value fell to \$900,000, resulting in a total equity loss of approximately \$2.78 million and complete income cessation.

This represents a 76% reduction in total property value, aligning with catastrophic loss standards and verified regional fire-zone impact data.

The data herein establishes a factual, supportable, and well-documented basis for the property's pre- and post-fire value differential.

Prepared by:

Abraham Prattella

Principal Partner | Agency 8 Real Estate Group

940 W. Foothill Blvd, Claremont, CA 91711

Direct: 909-851-9953 | Team@RealEstateWithAbraham.com



1576 Gaywood Drive Altadena, CA

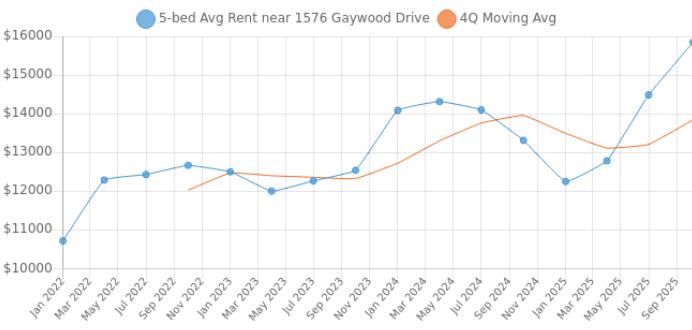
Results based on 8, 5-bedroom, 1½ or more bath House rentals seen within 12 months in a 5.00 mile radius.

A min/max Price or SQFT has been set.

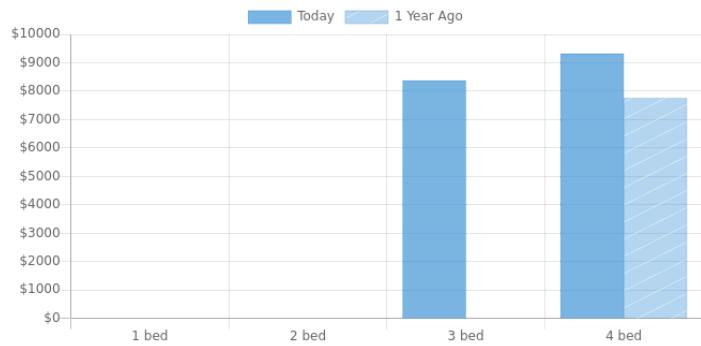
AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$15,850 <small>±7%</small>	\$15,950	\$13,648	\$18,052

Report generated: 06 Oct 2025

Historical Trend Line



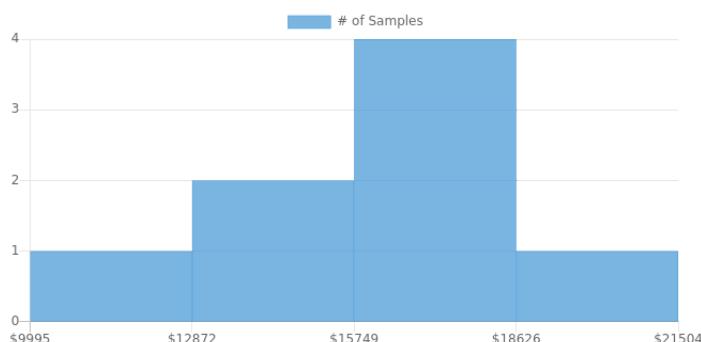
Average Rent by Bedroom Type



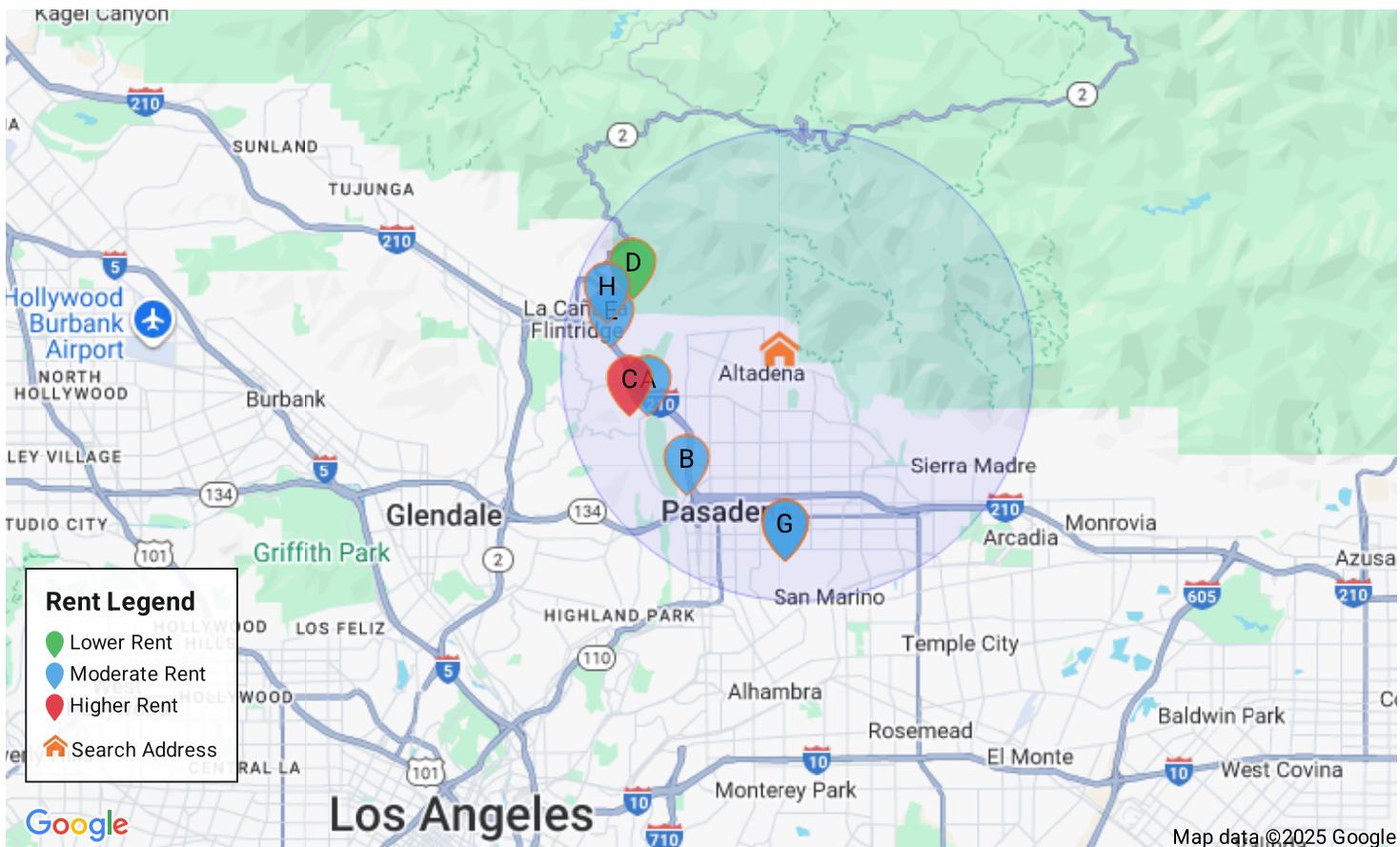
Summary Statistics

Sample Size	8
Sample Min	\$9,995
Sample Max	\$21,499
Sample Median	\$15,950
Sample Mean	\$15,850
Sample Standard Deviation	\$3,263
25th – 75th Percentile	\$13,648 – 18,052
10th – 90th Percentile	\$11,669 – 20,030
5th – 95th Percentile	\$10,484 – 21,216

Rent Distribution



Sample of Listings Used



	Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A	1812 Linda Vista Ave, Pasadena, CA 91103	4.05 mi	\$17,900	6,023 ft ²	\$2.97/ft ²	5 bed	6ba	House	Aug 2025
B	472 Prospect Square, Pasadena, CA 91103	4.38 mi	\$16,500	4,369 ft ²	\$3.78/ft ²	5 bed	4ba	House	Oct 2024
C	1394 Edgehill Pl, Pasadena, CA 91103	4.48 mi	\$21,499	4,444 ft ²	\$4.84/ft ²	5 bed	4ba	House	May 2025
D	5441 Burning Tree Dr, LA Cañada Flintridge, CA 91011	4.55 mi	\$9,995	4,419 ft ²	\$2.26/ft ²	5 bed	5ba	House	Nov 2024
E	433 Richmond Rd, LA Cañada Flintridge, CA 91011	4.83 mi	\$16,000	3,797 ft ²	\$4.21/ft ²	5 bed	4ba	House	Jun 2025
F	1184 Arden Rd, Pasadena, CA 91106	4.99 mi	\$14,500	4,496 ft ²	\$3.23/ft ²	5 bed	5.5ba	House	Sep 2025
G	1184 Arden Rd, Pasadena, CA 91106	4.99 mi	\$14,500	4,496 ft ²	\$3.23/ft ²	5 bed	6ba	House	Aug 2025
H	4828 Gould Ave, LA Cañada Flintridge, CA 91011	5.0 mi	\$15,900	4,810 ft ²	\$3.31/ft ²	5 bed	6ba	House	Jun 2025

Public Record Data

This information is compiled from various public sources and has not been verified by Rentometer. We do not have the ability to change this information.

Vitals

Bedrooms	3
Baths	3
Year Built	1958
Property Use Group	Residential

Property Size

Building Area	2,900 ft ²
Lot Area	0.4630 acres
Lot Dimensions	0.0x0.0

Tax Information

Year Assessed	2024
Assessed Value	\$251,398
Tax Fiscal Year	2024
Tax Rate Area	7-604
Tax Billed Amount	\$2,183.33

Deed Information

Mortgage Amount	\$
Mortgage Date	
Lender Name	

Sale Information

Assessor Last Sale Date	1976-01-08
Assessor Last Sale Amount	\$0
Deed Last Sale Date	
Deed Last Sale Amount	\$

Other Information

Roof Material	Unknown
HVAC Cooling Detail	Unknown
HVAC Heating Detail	Central
HVAC Heating Fuel	Unknown

The research and data included in this report is aggregated from a variety of sources and many are third parties that are not affiliated with Rentometer, Inc. The information is believed to be accurate, but Rentometer, Inc. does not provide a warranty of any kind, either expressed or implied.

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Comparative Market Analysis



Researched and prepared by

Abraham Prattella

Prepared exclusively for

Hani Sayegh

Prepared on
October 06, 2025

Subject Property

1576 Gaywood DR

Altadena

91001-1841

Abraham Prattella State Lic#: 01506646



Agency 8 Real Estate Group
940 W. Foothill Blvd
Claremont, CA 91711
909.851.9953
Team@RealEstateWithAbraham.com



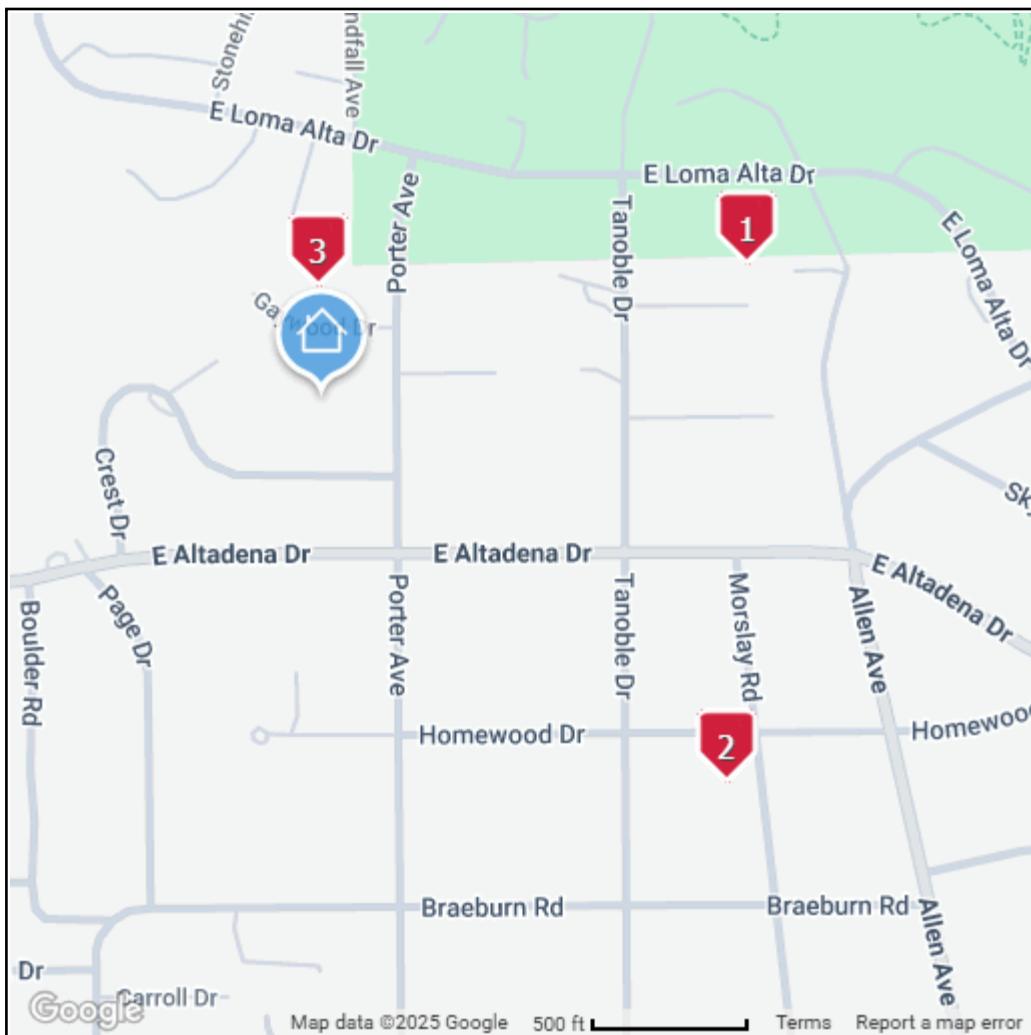
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1576 Gaywood Dr
1 1801 Alta Wood Drive
2 2487 Morsley Road
3 1561 Gaywood Drive





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property	Details		Adjust	Details	Adjust
1576 Gaywood Dr	1801 Alta Wood DR			2487 Morslay RD	
MLS#	WS24144735			24391669	
Status	Closed			Closed	
Area	604 - Altadena		0.00	604 - Altadena	0.00
List Price	\$2,565,000			\$2,798,000	
Sold Price	\$0.00	\$2,500,000		\$3,148,000	
List Date	07/16/2024			05/15/2024	
Sold Date	09/20/2024			07/16/2024	
DOM	38			29	
Beds	4	4	0 4		0
Baths	3	3	0 3		0
Style	Conventional		0 Spanish		0
Sqft	2,900	2,167	250,000 3,713		-365,850
Lot Sqft	20140	18,033	27,000 15,451		30,000
Lot Dim			0.00		0.00
Acres	0.41		0 0.35		0
Grg Stls	Y	No	0 No		0
Prk Char	Parking Avail		0 Gated		0
Age	1958	1952	0 1931		65,000
Interior			0.00		0.00
Appliances	Dishwasher, Freezer, Gas Ove		0.00	Barbecue, Dishwasher, Double	0.00
# FP	2	Living Room	0 Den, Living Room		0
Roof			0.00		0.00
Pool Private YN	y	Y	0 N		25,000
Association Fee	n	0	0		0
Stories Total	1	1	0 2		0
Upgrades	Yes		0		0
View	Yes		100,000		100,000

Remarks:

Nestled at the end of a tranquil cul-de-sac, this stunning home offers a peaceful family-friendly environment with minimal car traffic. Elevated on a hillside, it provides breathtaking city light views from nearly every room. Located just minutes from the renowned Eaton Canyon waterfall trail junction, this home is perfect for nature lovers. For those who prefer indoor comfort, large windows and doors bring the beauty of the outdoors inside, filling the home with natural light and allowing you to enjoy nature with the

Step into a harmonious blend of old-world charm and modern luxury in this meticulously updated Spanish Colonial home, built in 1931, in the coveted country club district of Altadena. With its graceful arched doorway, spacious living areas adorned with hardwood floors, impressive fireplaces with reclaimed Bachelor tiles and beautiful exposed wood beam ceilings, this residence stands as a testament to timeless design and superior craftsmanship. It is a true architectural gem. The home was built by Daniel Whetsine, a

Price	\$2,500,000	\$3,148,000
Total Adjustments	\$377,000	\$-145,850
Adjusted Price	\$2,877,000	\$3,002,150



Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

1576 Gaywood Dr

MLS#

Status

Area

List Price

Sold Price \$0.00

List Date

Sold Date

DOM

Beds 4

Baths 3

Style Conventional

Sqft 2,900

Lot Sqft 20140

Lot Dim

Acres

Grg Stls Y

Prk Char Parking Avail

Age 1958

Interior

Appliances

FP 2

Roof

Pool Private YN y

Association Fee n

Stories Total 1

Upgrades Yes

View Yes

Remarks:

Details

1561 Gaywood DR

AR24094835

Closed

604 - Altadena

Adjust

0.00

\$3,850,000

\$3,750,000

05/26/2024

09/30/2024

76

-15,000

-25,000

Mid Century Modern

0

5,200

-550,000

40,015

-80,000

0.00

0.92

0

No

0

Circular Driveway, Garage, G

0

1958

0

Built-in Features, Pantry, Quar

0.00

Convection Oven, Dishwasher

0.00

Dining Room, Family Room, Li

0

Concrete

0.00

Y

0

0

0

1

0

Yes

0

Yes

100,000

MID CENTURY MODERN ESTATE

A rare architectural gem, this meticulously preserved 1958 mid-century modern estate offers a unique blend of history, innovative design, and luxurious living. This nearly one-acre estate is tucked away on a quiet cul-de-sac with just 11 other homes of the era. As the original and ONLY family to live here, the founder of Electro Music- Leslie Speakers, spared no expense crafting their perfect entertainers paradise.

Price	\$3,750,000
Total Adjustments	\$-570,000
Adjusted Price	\$3,180,000





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Closed Properties



Addr:	1801 Alta Wood DR , Altadena	MLS #:	WS24144735
Area:	604 - Altadena		
OP:	\$2,595,000	Apx SF:	2,167
LP:	\$2,565,000	\$/SF:	\$1,154
LD:	07/16/2024	SD:	09/20/2024
Beds:	4	Bath:	3
YBlt:	1952	Prk:	
Elem:		Mid:	High:

Property Description: Nestled At The End Of A Tranquil Cul-De-Sac, This Stunning Home Offers A Peaceful Family-Friendly Environment With Minimal Car Traffic. Elevated On A Hillside, It Provides Breathtaking City Light Views From Nearly Every Room. Located Just Minutes From The Renowned Eaton Canyon Waterfall Trail Junction, This Home Is Perfect For Nature Lovers. For Those Who Prefer Indoor Comfort, Large Windows And Doors Bring The Beauty Of The Outdoors Inside, Filling The Home With Natural Light And Allowing You To Enjoy Nature With The Comfort Of Air Conditioning.

The Home Features Warm, Inviting Finishes, Including Lime Wash, Roman Clay, Smooth Stucco, Limestone, And Microcement. The Custom-Made Kitchen Is A Chef'S Dream, Crafted From Timeless White Oak And Equipped With A Full Suite Of Thermador Appliances: Gas Range, Hood Range, Built-In Fridge, Built-In Dishwasher, Built-In Wine Fridge, And Microwave. Stunning Travertine Slabs Complement The White Oak Cabinetry, Creating A Harmonious And Stylish Space. Step Outside To A Backyard Designed For Entertainment, With Multiple Seating Areas And A Large Swimming Pool Perfect For Hosting Gatherings And Enjoying Sunny Days.

The Master Bedroom Is A Serene Retreat, Featuring A Freestanding Tub With Views Of A Majestic Oak Tree, And A Spacious 36-Inch Wide Shower Finished In Micro Cement And Travertine Flooring. For Those Who Work From Home, The Fourth Room Is Ideal As An Office, Offering Abundant Natural Light And Picturesque Views That Make Working From Home A Delight.

This Home Perfectly Blends Luxury, Comfort, And Convenience, Making It An Ideal Sanctuary For Modern Living.





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Closed Properties



Addr: 2487 Morslay RD , Altadena

Area: 604 - Altadena

MLS #: 24391669

OP: \$2,798,000

LP: \$2,798,000

SP: \$3,148,000

Apx SF: 3,713

LD: 05/15/2024

SD: 07/16/2024

\$/SF: \$848

Beds: 4

Bath: 3

LotSF: 15,451

YBlt: 1931

Prk: Gated

DOM: 29

Elem:

Mid:

High:

Property Description: Step Into A Harmonious Blend Of Old-World Charm And Modern Luxury In This Meticulously Updated Spanish Colonial Home, Built In 1931, In The Coveted Country Club District Of Altadena. With Its Graceful Arched Doorway, Spacious Living Areas Adorned With Hardwood Floors, Impressive Fireplaces With Reclaimed Bachelder Tiles And Beautiful Exposed Wood Beam Ceilings, This Residence Stands As A Testament To Timeless Design And Superior Craftsmanship. It Is A True Architectural Gem. The Home Was Built By Daniel Whetsine, A Noted Pasadena Area Contractor Who Built Many Of The Area'S Finest Homes, Often Working With Celebrated Architects, Such As Wallace Neff And Sylvanus Marston. This Spacious 3,713 Square Foot, 4 Bedroom, 3 Bathroom Residence On An Expansive 15,451 Square Foot Lot, Offers A Functional Floorplan With Ample Natural Light, Tranquil Outdoor Spaces And Views Of The Remarkable San Gabriel Mountains. The Thoughtfully Updated Kitchen, Primary Bathroom And Den With Gorgeous French Doors To Multiple Courtyard Spaces, Seamlessly Integrate Modern Amenities And Conveniences While Preserving The Home'S Historic Integrity. Additional Updates Include Electrical, Plumbing And Hvac. Don'T Miss Your Chance To Own A Piece Of Altadena History!



Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Closed Properties



Addr: 1561 Gaywood DR , Altadena

Area: 604 - Altadena

MLS #: AR24094835

OP: \$3,850,000

Apx SF: 5,200

LP: \$3,850,000

\$/SF: \$721

LD: 05/26/2024

LotSF: 40,015

Beds: 5

DOM: 76

YBlt: 1958

High:

Elem:

SP: \$3,750,000

SD: 09/30/2024

Bath: 5

Prk: Circular Driveway, G

Mid:

Property Description: Mid Century Modern Estate

A Rare Architectural Gem, This Meticulously Preserved 1958 Mid-Century Modern Estate Offers A Unique Blend Of History, Innovative Design, And Luxurious Living. This Nearly One-Acre Estate Is Tucked Away On A Quiet Cul-De-Sac With Just 11 Other Homes Of The Era. As The Original And Only Family To Live Here, The Founder Of Electro Music- Leslie Speakers, Spared No Expense Crafting Their Perfect Entertainers Paradise.

Recently Updated With Impeccable Attention To Detail, The 5 Bedroom, 4 Bath Main Residence Has Been Refreshed And Remodeled Including New Interior And Exterior Paint, New Flooring, Remodeled Kitchen With Cafe' Appliances, And Renovated Bathrooms, New Hvac Systems, Led Lighting And Modern Period Fixtures. Imported Italian Terrazzo Floors, 3 Fireplaces, And Extensive Remodel Updates Make This True California Living.

The Grounds Are Equally Impressive With A North/South Tennis Court, Pool With Changing Cabanas, Exterior 3/4 Bath, Japanese Garden With New Fountain, New Landscaping. There Are Exterior Buildings Totaling 1116 Feet That Included A Media Room/ Party Room (Possible Adu) And Work Room.

You Will Even Find Construction Blueprints From Noted Architect Marion J Varner, Whose Works Include The Burbank Federal Building And City Of Bell Library.

This Incredible Property Blends Vintage Architecture With Todays Modern Amenities In A Ultra- Private And Serene Setting Perfect For Entertainers, Families, And Those With An Appreciation For Iconic Mid-Century Modern Design.





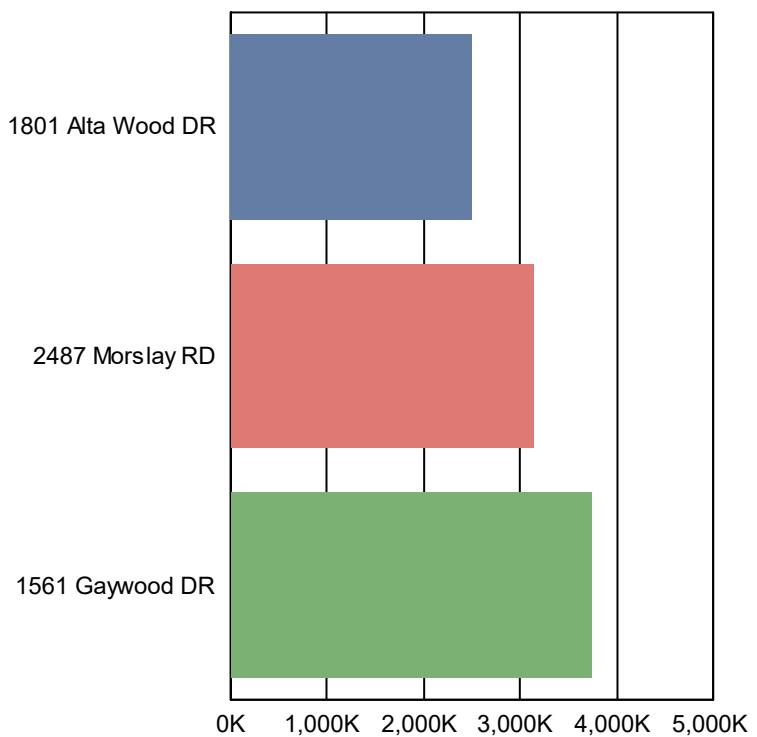
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

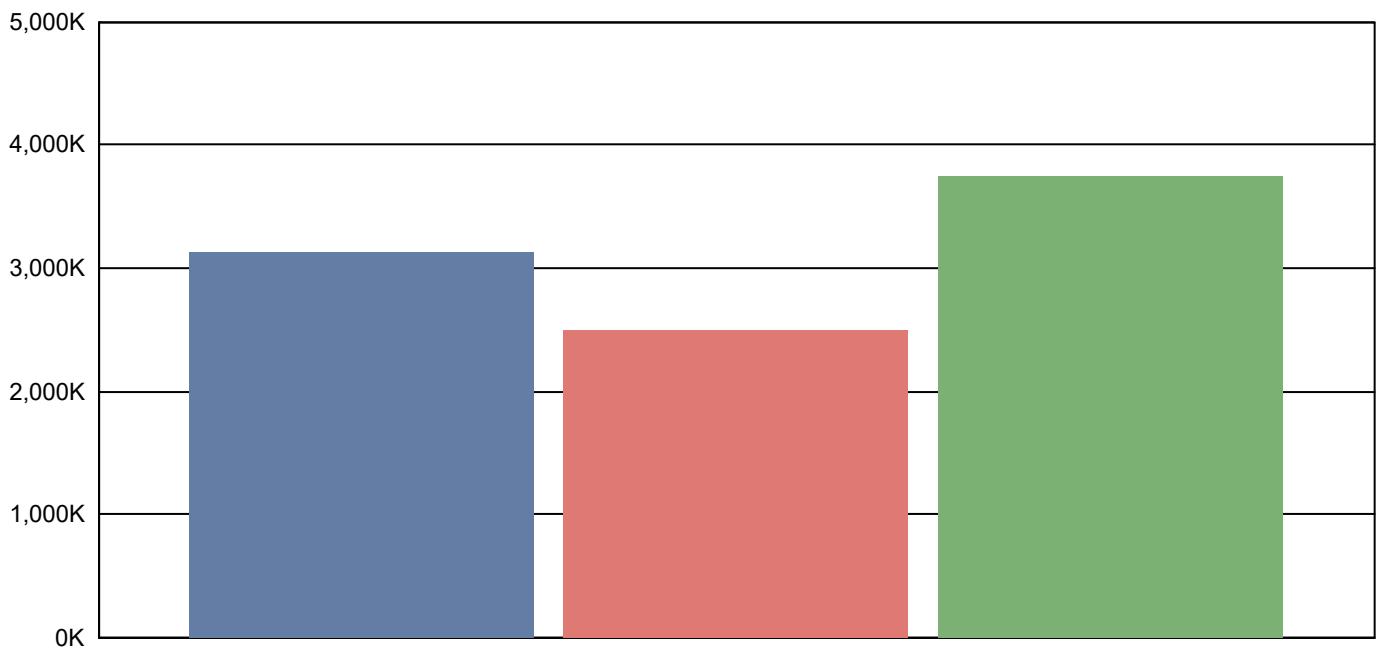
Monday, October 6, 2025

Closed Properties

# of Listings	3
Lowest Price	\$2,500,000
Highest Price	\$3,750,000
Average Price	\$3,132,667
Avg Price/SqFt	\$907.55
Avg DOM	48



Summary Graph/Analysis



■ Avg Price ■ Min Price ■ Max Price





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed	\$2,500,000	\$3,750,000	\$3,132,667	\$907.55
Totals / Averages	\$2,500,000	\$3,750,000	\$3,132,667	\$907.55

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
1801 Alta Wood Dr	\$2,565,000	\$2,500,000	38	-%2.53	\$1,153.67
2487 Morslay Rd	\$2,798,000	\$3,148,000	29	%12.51	\$847.83
1561 Gaywood Dr	\$3,850,000	\$3,750,000	76	-%2.60	\$721.15
Total Averages	\$3,071,000	\$3,132,667	48	%2.46	\$907.55

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	1801 Alta Wood Dr	4	3	2,167	1952	\$2,565,000	\$2,500,000	09/20/2024	38
S	2487 Morslay Rd	4	3	3,713	1931	\$2,798,000	\$3,148,000	07/16/2024	29
S	1561 Gaywood Dr	5	5	5,200	1958	\$3,850,000	\$3,750,000	09/30/2024	76



The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.



This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.





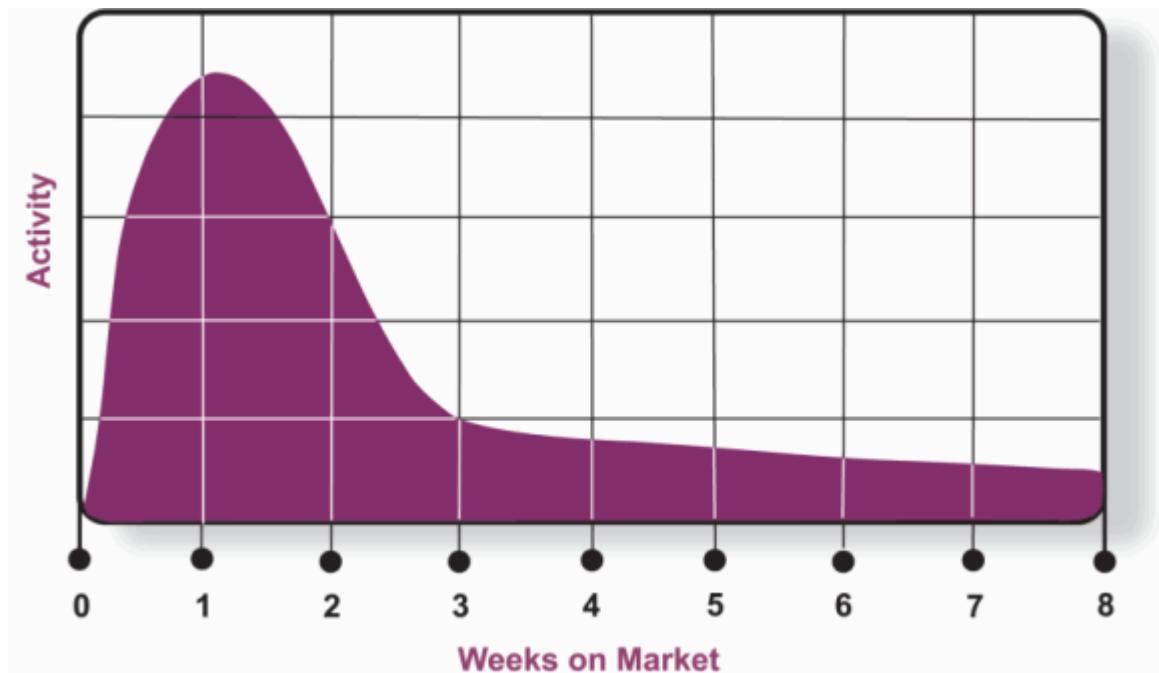
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.





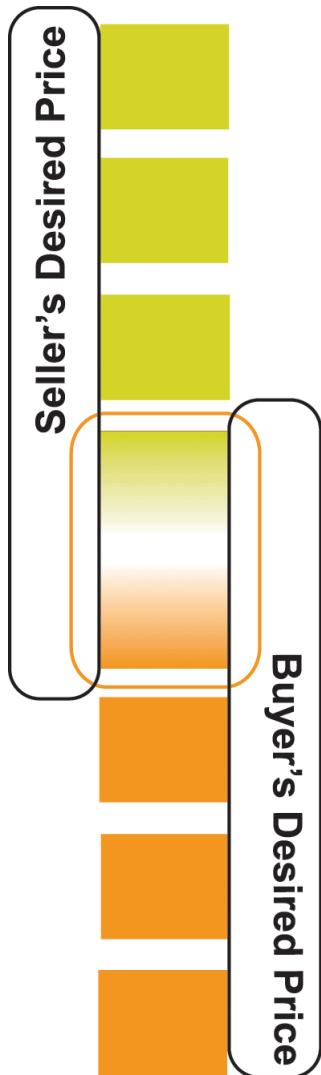
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.





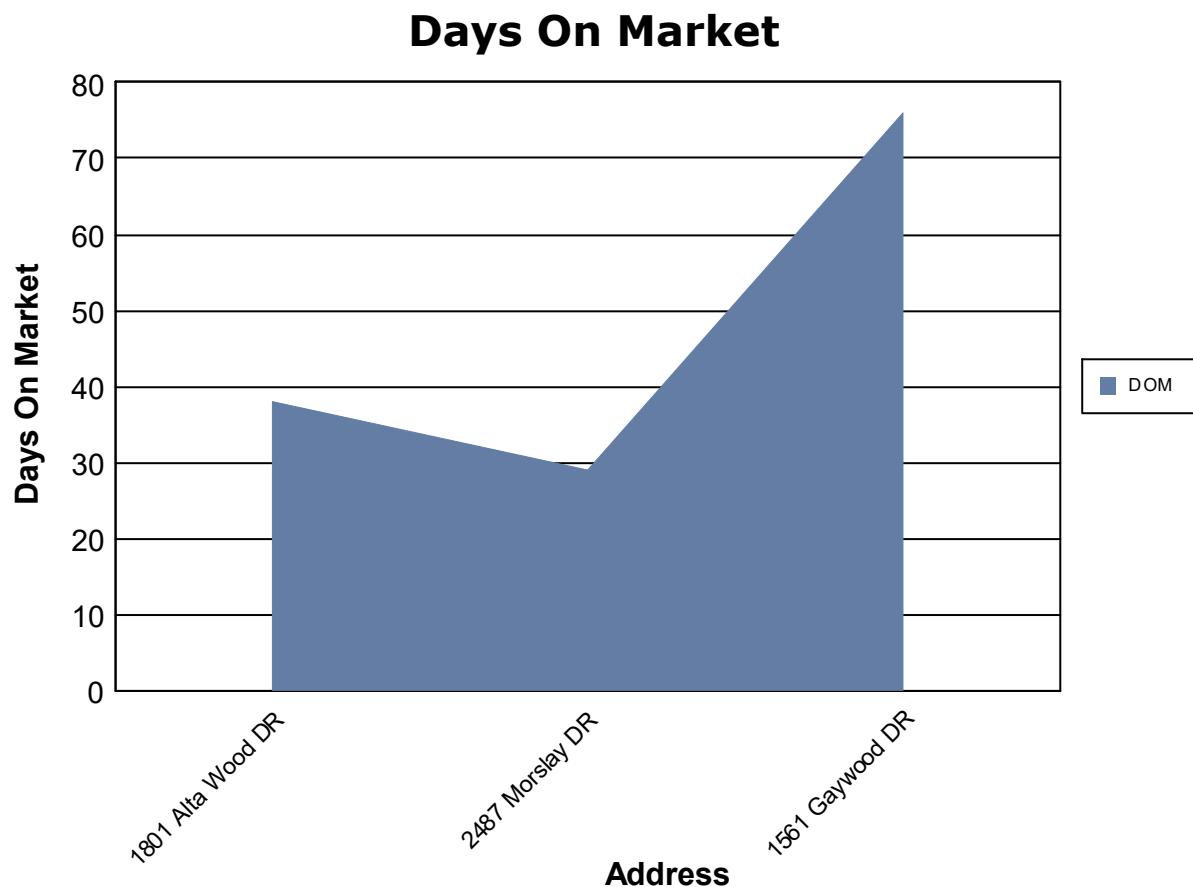
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

\$3,100,000 Based on the average view, cul-de-sac, and basing on assumption of basic upgrades.





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before showing or previewing your property, all sales associates from our firm or a cooperating broker will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

My Guarantee to You

This page is my personal guarantee to you.

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

Date



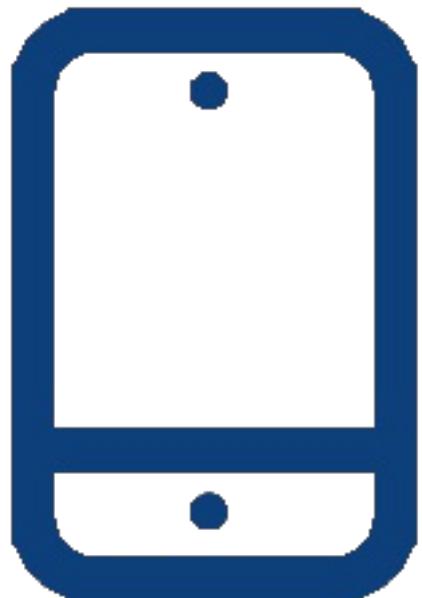


YELP REVIEWS

MYAGENT.COM REVIEWS













ZILLOW REVIEWS

4:28 ▶

Safari

< Search

THE FOX X FIRM
ATTORNEYS AT LAW

The Foxx Firm

4.8 (26 reviews)

See all 8 photos

⚠ This location is temporarily closed.
Expected to reopen March 6, 2027.

This screenshot shows a mobile device displaying a business profile for 'The Foxx Firm'. At the top, there's a navigation bar with the time '4:28', a signal strength icon, a Wi-Fi icon, and a battery icon. Below the bar is a back arrow labeled 'Safari' and a search bar with the placeholder '< Search'. The main content area features a large red shield logo on the left and the text 'THE FOX X FIRM ATTORNEYS AT LAW' in a stylized font. The business name 'The Foxx Firm' is displayed in bold black letters. A rating of '4.8 (26 reviews)' is shown with five yellow star icons. A button to 'See all 8 photos' is below the rating. A prominent orange warning box in the center states '⚠ This location is temporarily closed.' followed by 'Expected to reopen March 6, 2027.'. Below this, the business's legal specialties are listed: 'Criminal Defense Law, DUI Law, Traffic Ticketing Law'. A note indicates the information was 'Updated a few days ago'. At the bottom of the profile are four buttons: 'Call', 'Map', 'Website', and 'More'. A horizontal navigation bar below the profile includes tabs for 'Info' (which is selected), 'Reviews', and 'More like this'. A section asking 'Do you recommend this business?' with 'Yes', 'No', and 'Maybe' options follows.

Info

Reviews

More like this

Do you recommend this business?

Yes

No

Maybe



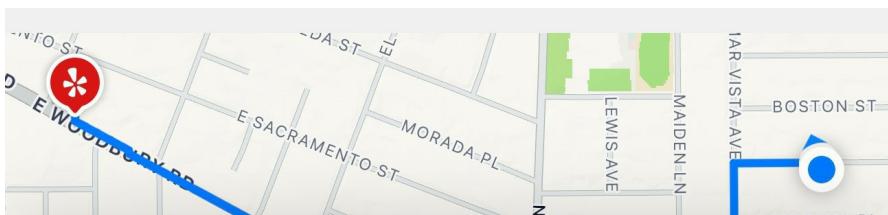
Add Review



Add Photo



Check In



Search



Projects



Me



Collections



More

I really need to change The Foxx
Firm page. Not sure how to get into 
it  [Inbox](#)



me Sep 29

to Mike ▾



...

**Freddy Sayegh
THE ALTADENA COALITION
407 East Woodbury
Pasadena, California 91001
O/310-877-5033
F/310-895-1180
www.thealtadena.com**

1:48



...

Problem Finally Solved ➤ External



Inbox

⤒ Summarize this email



Mike Austin Oct 13

to me ▾



...

Hey Freddy,

Sorry for the delay, we finally figured out the problem as your dns was modified and was pointing to another server outside our network. We have reverted the ip address and pointed it back to our network and now we have successfully taken your website offline.

Let us know if you have any further issues.

...



me Oct 13

to Samuel ▾



...

**Freddy Sayegh
THE ALTADENA COALITION
407 East Woodbury
Pasadena, California 91001
O/310-877-5033
F/310-895-1180**

⤒ Reply

⤓ Forward



99+



The Foxx Firm

5.0 ★ (17) · General practice attorney in Altadena, California



You manage this Business Profile [i](#)

Overview

Reviews

Services

About

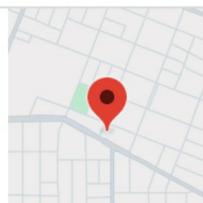
By owner



Permanently closed



407 E Woodbury Rd, Altadena, CA
91001
 2 min



(310) 895-1188



Yelp

<https://m.yelp.com>



THE FOXX FIRM - Updated October 2025 - 26 Reviews - 407 E Woodbury Rd, Altaden...

More info about The Foxx Firm · 407 E Woodbury Rd. Altadena, CA 91001. Directions · (310) 895-1188. Call Now · More Info. Hours · From the Business. Specialties.

[Call \(310\) 895-1188](#)



thefoxxfirm.org

<http://thefoxxfirm.org>



Foxx Firm | Find a Law Firm, Lawyers, Attorney & Legal Services in Los Angeles ...

The Foxx Firm works primarily in criminal defense (and related

[the foxx firm](#)

Thu, Feb 20 at 4:16 PM

The guy who redid my website. I forgot his name

Derek

All good?

Yes I needed to access my website and he is the last one with a password

Ok let me get it

4:19



...

I really need to change The Foxx
Firm page. Not sure how to get into
it



Inbox



me Sep 29

to Mike ▾



...

4:19



...

Hey Buddy - Hacking

Inbox



me Feb 18



...

to Mike ▾

**Freddy Sayegh, Esq.
THE FOXX FIRM, INC.
407 East Woodbury
Pasadena, California 91001
O/310-877-5033
F/310-895-1180
www.thefoxxfirm.com**

4:25



...

THE FOXX FIRM

Inbox



me Feb 20



...

to Mike ^

From Freddy Sayegh Freddy@thefoxxfirm.com

To Mike Austin x@xm.la

Date Feb 20, 2025 at 2:00 PM

Freddy Sayegh

THE ALTADENA COALITION

407 East Woodbury

Pasadena, California 91001

O/310-877-5033

F/310-895-1180

www.thealtadena.com

Wed, Sep 10 at 5:38 PM

Your guy changed my website I need
to change again does he have the
passwords so I can make changes

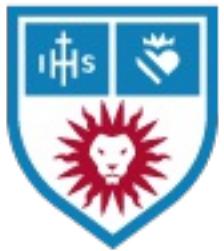
Delivered

Let me check right now









Loyola
Marymount
University









