

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.