

File No.: 0718-7324069

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Officer/Escrow Officer: Anne DeGrano/JV

Settlement Location:

630 San Ramon Valley Blvd, Ste. 120,  
Danville, CA 94526**First American Title Company****630 San Ramon Valley Blvd, Ste. 120 • Danville, CA 94526****Phone: (925)831-9700 Fax: (866)407-7905****Final Settlement Statement****First American Title™**

Property Address: 200 Promenade Ln, Danville, CA 94506

Buyer: Point Green Home Solutions, LLC

Seller: The Jay Meiseles Family Trust

Lender: Kundan Ventures LLC, A California limited liability company

Settlement Date: 10/29/2025

Disbursement Date: 10/29/2025

I hereby certify that this is a true and correct  
copy of the original.

First American Title Company

By

		<b>Buyer</b>	
<b>Description</b>		<b>Debit</b>	<b>Credit</b>
<b>Financial</b>			
Sale Price		950,000.00	
Deposit: Receipt No. 481135890 on 10/17/2025 by Point Green Home Solutions			30,000.00
Deposit: Receipt No. 481135931 on 10/28/2025 by Point Green Home Solutions, LLC			82,426.14
Loan Amount - Kundan Ventures LLC, A California limited liability company			855,000.00
<b>Prorations/Adjustments</b>			
Association Dues 10/29/25 to 11/01/25 @\$575.00/mo		38.33	
County Taxes 10/29/25 to 01/01/26 @\$6,667.75/semi		2,296.67	
<b>Loan Charges</b>			
Loan Charges to Kundan Ventures LLC, A California limited liability company			
Prepaid Interest to Kundan Ventures LLC, 10/28/25 to 11/01/25 @9.5%		890.14	
Processing Fee to Kundan Ventures LLC,		1,000.00	
Wire to Kundan Ventures LLC,		35.00	
0.5% of Loan Amount (Points) to Kundan Ventures LLC,		4,275.00	
<b>Title Charges &amp; Escrow / Settlement Charges</b>			
Title - Owner's Title Insurance		2,620.00	
Eagle Owner's Policy to First American Title Company			
Title - ALTA Loan Policy		400.00	
ALTA Loan Policy to First American Title Company			
Title - Recording Service		33.00	
Recording Services to First American Title Company			
Title - Escrow Fee		1,910.00	
Escrow Fee to First American Title Company			
Title - New Loan Services Fee		430.00	
New Loan Services Fee to First American Title Company			
Title - Notary/Signing Fee		160.00	
Notary/Signing Fee to First American Title Company			
Title - Notary/Signing Fee		140.00	
Notary/Signing Fee to First American Title Company			

This is a summary of the closing transaction prepared by First American Title Company. This document is not intended to replace the Closing Disclosure form.

Description	Buyer	
	Debit	Credit
<b>Government Recording and Transfer Charges</b>		
Record Deed		17.00
Record First Deed of Trust		49.00
Record Deed of Trust - 1		
County Documentary Transfer Tax	1,045.00	
<b>Miscellaneous</b>		
November Association Dues to Landmark Oak Owners Association		575.00
Document Fee to FirstService Residential California	1,258.00	
<b>Subtotals</b>		
Due To Buyer	254.00	
Totals	967,426.14	967,426.14

Escrow Officer: Anne DeGrano

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