

File No.: 0718-7324069

First American Title Company

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Officer/Escrow Officer: Anne DeGrano/JV

630 San Ramon Valley Blvd, Ste. 120 • Danville, CA 94526

Settlement Location:

Phone: (925)831-9700 Fax: (866)407-7905

630 San Ramon Valley Blvd, Ste. 120,
Danville, CA 94526

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

Description	Buyer	
	Debit	Credit
Financial		
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
Prorations/Adjustments		
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	
Loan Charges		
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	
Title Charges & Escrow / Settlement Charges		
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
Government Recording and Transfer Charges		
Record Deed	17.00	
Record First Deed of Trust	49.00	
Record Deed of Trust - 1		
County Documentary Transfer Tax	1,045.00	
Miscellaneous		
November Association Dues to Landmark Oak Owners Association	575.00	
Document Fee to FirstService Residential California	1,258.00	
Subtotals	967,172.14	967,426.14
Due To Buyer	254.00	
Totals	967,426.14	967,426.14



Escrow Officer: Anne DeGrano

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