

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

From: KALEO REAL ESTATE COMPANY 158 N Glendora Ave, Suite M Glendora CA 91741	Subject Property: <b style="color: blue;">4073 Galapagos Way <b style="color: blue;">Oxnard, CA 93035
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This is to give you notice that THE BAISERI PROPERTY COMPANY, dba: KALEO REAL ESTATE COMPANY has a business relationship with Arc California Escrow, Inc. located at 303 W Foothill Blvd, Suite 17, Glendora CA 91741. The owner of KALEO REAL ESTATE COMPANY has an ownership interest in Arc California Escrow, Inc. Because of this relationship, this referral may provide THE BAISERI PROPERTY COMPANY, dba: KALEO REAL ESTATE COMPANY a financial or other benefit. Arc California Escrow, Inc. is located at 303 W Foothill Blvd, Suite 17, Glendora CA 91741.

[A.] Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for the purchase and/or sale of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

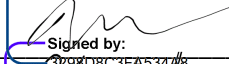
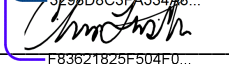
Provider and Settlement Service	Charge or Range of Charges Per Side (Buyer / Seller)
Arc California Escrow, Inc.	Escrow fee \$250 base + \$2.50 per \$1000 of sale price (charged to Seller and Buyer)

[B.] Set forth below is the estimated charge or range of charges for the settlement services of an Escrow other than the escrow fee:

Provider and Settlement Service	Charge or Range of Charges Per Side (Buyer / Seller)
Arc California Escrow, Inc.	Seller Documentation Fee \$100-250 Seller Order Payoff \$50 Seller Processing \$150-400 Buyer Loan Tie In \$250-500 Buyer Processing \$150-400 Other; Notary Fee \$15 per signature being notarized (mobile charge not included) Preparing Documents \$100/each Wire In \$25/each, Wire Out \$25/each Messenger/Overnight mail as charged by carrier *Please note that fees are NOT APPLICABLE TO ALL ESCROWS. Seller Net Sheets are available upon request for a more specific estimate of fees applicable to your transaction.

ACKNOWLEDGEMENT

I/we have read this disclosure statement, and understand that THE BAISERI PROPERTY COMPANY, dba: KALEO REAL ESTATE COMPANY is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Seller 1 (Print Name) <u>Naomi N Wagner Frisella</u>	Signature 	Date <u>2/3/2026</u>
Seller 2 (Print Name) <u>Chris J Frisella</u>	Signature 	Date <u>2/3/2026</u>
Buyer 1 (Print Name) _____	Signature _____	Date _____
Buyer 2 (Print Name) _____	Signature _____	Date _____