Exhibit 8

RED
Architectural Group

Architectural Building Assessment Report
Karapedian Family Ranch
1900 Riverside Dr.
Glendale, CA 91201
November 19, 2021

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Building A:
Built in 1942, the main house is a one story, Type V, wood framed structure on a raised foundation. The city is reviewing keeping this structure.

1. Building requires seismic floor diagram blocking between floor joist with connection to the existing foundation.
2. Level building floor with shims and replace floor plywood/sheathing at damaged areas.
3. Remove earth piled up around foundation and wood sheathing around perimeter of the structure.
4. Roof diagram plywood sheathing and blocking between the rafters to be connected to top plate of the exterior walls throughout the structure.
5. Sister on new roof rafters where existing rafters show signs of deterioration, replace where required.
6. Provide new 4 tab composition shingle roofing over the entire roof.
7. Provide new rain gutters and downspouts to drain water to code required receptacles or site drainage system. LID (Low Impact Development) conditions and guidelines may be required for roof and site run off water, e.g. bio filters, etc.
8. Provide attic vents as required.
9. Provide R-30 batt insulation in ceiling throughout structure.
10. Sister new ceiling joists where required due to termite damage and water intrusion.
11. Exterior board and batten sheathing to be removed and the studs checked for deterioration and dry rot repair. Plywood sheathing should be added to the perimeter walls for shear and lateral resistance per structural recommendations.
12. Repair and or replace wood studs where required due to termite damage and wood rot.
13. Re-install and provide new board and batten where sheathing has been destroyed due to termites, weather and wood rot.
14. Provide seismic hold downs where shear walls are required on each wall per structural recommendations.
15. Provide R-15 batt insulation in all exterior walls.
16. TYVEK the exterior of the building.
17. Structurally stay the tower on the west side of the structure providing new framing and etc., as per structural recommendations.
18. Tent the structure for termite control.
19. Replace rotted sill plates at top of stem wall foundation where damaged by termites, wood rot and submerged moisture exposure.
20. Provide R-30 Batt insulation under the floor between floor joists of the structure.
21. Provide minimum R-30 Batt insulation in above ceiling/attic cavity of the structure.
22. Add footings and re-enforce patio floor and roof structures added to the building or remove entirely.
23. Provide new wood windows to match existing windows where necessary and/or repair existing windows.
24. Provide new updated electrical panel.
25. Remove all interior plaster/drywall, base boards on walls and ceilings. Provide new drywall, taping and painting throughout.
26. Provide new finished flooring throughout.
27. Provide new HVAC system and duct work throughout.
28. Remove and provide new electrical wiring, outlets, lighting and switches throughout.
29. Provide new interior and exterior doors and hardware.

30. Provide new toilet and kitchen with all new fixtures, cabinets, finishes, etc.
31. Repaint structure throughout.
32. Restore and rehabilitate exterior of structure to original aesthetic conditions.
33. ADA accessibility into and thru structure is not addressed in this scope of work, ands remains to be determined.

Building B:

Office and main building spline with East and West expansion sheds/structures. Multiple permitted structures built between 1939 and 1957 per Snow Report. Building B is comprised of multiple wood framed structures, sheds and one office space. Structures are one story with open and exposed exterior and interior wall studs, ceiling joists and roof framing. Parts of the structures have no apparent concrete footings. Where footings do occur, the adjacent soil is flush and/or above the wood sill plate. In many locations, the wood post and plates have been placed directly on the dirt/soils. Adjacent grade level is approximately 1 foot higher than that of the interior dirt/partial old asphalt flooring. Dirt flooring within the individual stables undulates + 1ft within each stable. No wash down capacity existing within these structures. The structures have old piping and sprinkler heads. The system was not tested for this outline of findings. Main structure has a roof monitor running the depth of the main stable directly over the center corridor.

The various structures/sheds attached to the main stable that were not permitted should be demolished. The city is reviewing keeping open the main "spline" of this building, wherein all other shed structures attached to or contiguous to this main spline could be demolished.

For Buildings that remain:

1. Provide new footings at perimeter where nonexistent or old, poorly constructed footings exist on buildings that are to remain.
2. Remove earth piled up around structure and regrade adjacent areas for site drainage and access into stables.
3. Provide area drain at front entry doors due to fin floor of stables below adjacent grade or re-grade area in front of this structure.
4. Remove existing old footings and shore up building and provide new foundations throughout with new sill plates, seismic hold downs and anchor bolts, etc. Shoring and/or raising structures could cause damage to old, deteriorated, wood rot, termite damaged existing framing.
5. Provide new footings and hold downs for all wood posts sitting on the existing grade /soils.
6. Remove all asphaltic concrete paving throughout structures and provide concrete slab within all structures. Anchor new concrete slabs to new footings where required/occurs.
7. Provide floor drainage system throughout remaining structures to allow for wash down of stables.
8. Remove exterior wall sheathing board and batten, wall stud framing, ceiling joist and roof rafters where dry rot and termite damage has occurred and where eaten by horses. Replace with new accordingly. Estimated 50% of the studs need to be replaced.
9. Structurally stay the remaining structures per structural recommendation.
10. Sister on new roof rafters due to over span, spacing, dry rot and termite damage.
11. Provide new roof diaphragm sheathing and connect roof diaphragm blocking between roof rafters to new shear walls and top double plates throughout.
12. Provide various shear walls in both directions from new footings to roof diaphragm per structural recommendations, (25% of exterior walls and interior walls to be shear walls per Structural Engineer's input.)
13. Sister on new ceiling joists, roof rafters, collar ties, etc., at over-span conditions, termite damage and wood rot throughout.
14. Remove existing roofing material.
15. Provide new roof plywood sheathing with rigid insulation and new standing seam metal roofing material.

16. Provide new roof gutters and downspouts with drainage to code required receptacles and/or drainage system (LID conditions guidelines may be required.)
17. Provide new interior for existing office area, (walls, finishes, lighting, etc.)
18. Provide new ADA gender neutral toilet(s).
19. Provide new waste line and water supply line to structure.
20. Provide new electrical wiring within conduit, with new electrical outlets, LED lighting, switches, emergency back-up battery for exit lighting, etc., throughout remaining structures.
21. Rebuild and widen/reconfigure stables and main corridor to accommodate current stable guidelines.
22. Remove replacement windows and replace with single/double hung wood windows to match original windows at front façade.
23. Remove wall-mounted air conditioning wall unit on façade of structure and provide interior wall mounted ac unit for office space.
24. Rehabilitate the exterior of the remaining structures/building to that of the original buildings.

Building C East Stables:

One story stable with concrete masonry walls and wood framed sloped roof structure. Building was constructed around 1957 per Snow Report. City has no historical interest in this structure indicating that the owner could demolish this structure if preferred.

1. Reconfigure existing stables for current stable guidelines.
2. Provide concrete slab flooring.
3. Provide interior drainage system.
4. Provide code required K bracing at columns and beams.
5. Provide new LED lighting and exiting lighting.
6. Provide rigid insulation on the roof and cool roofing material or metal standing roofing.
7. Provide gutters and downspouts to collect and direct roof water to code required receptacles or site drainage system. (LID system may be required.)
8. Refurbish exterior facades. This structure may be demolished if preferred by the owner.

Building D:

Rear Barn with front and side shed/structure additions, all of which are not permitted. Building D is comprised of a high story wood frame, dirt floor, metal standing seam roof entry structure (added on without a permit), along with an earlier one-story, original dirt floor, wood framed, wood sheathed walls, metal roofed building. The original building has no permits per Snow Report. Construction period could have been in the 1940's. A shed/structure stable was added contiguous to the NE side of the original barn. It is wood frame, dirt floor, metal standing seam roofing with no footing or slab floor. The city has expressed no historical interest in the front added high story portion of this structure and the NE shed addition. They can be demolished if preferred by the owner. The West lower one-story portion of the building is being reviewed. The other two attached structures could be demolished if preferred by the owner.

1. The same issues that have been outlined for Building B exist for all three of these structures. They should be addressed accordingly as recommended for Building B.
2. New concrete foundations and concrete slabs need to be installed along with a drainage system. Shore Building accordingly.
3. Openings in the exterior wall along the property line need to be of fire-rated construction as per the building code.