

APPRAISAL OF



LOCATED AT:

107 E. 2nd Avenue
La Habra, CA 90631

FOR:

City of La Habra

BORROWER:

AS OF:

October 5, 2021

BY:

Dale Donerkiel, AG002740

October 14, 2021

City of La Habra

File Number: 107 E. 2nd

In accordance with your request, I have appraised the real property at:

107 E. 2nd Avenue
La Habra, CA 90631

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of October 5, 2021 is:

\$525,000
Five Hundred Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Dale Donerkiel, AG002740

Exterior-Only Inspection Residential Appraisal Report

File No. 107 E. 2nd

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 107 E. 2nd Avenue	City La Habra	State CA	Zip Code 90631
Borrower	Owner of Public Record Ramos & Duran	County Orange	
Legal Description West 35 feet of Lot 10, Block D of La Habra Tract (See Title Policy for full details)			
Assessor's Parcel # 022-174-09	Tax Year 2021	R.E. Taxes \$ 6,101.72	
Neighborhood Name	Map Reference 708-E6	Census Tract 12.02	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ N/A	<input type="checkbox"/> PUD	HOA \$ <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Estate Planning			
Lender/Client Private Party		Address	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). ParcelQuest.com			

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 60 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit 10 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	410 Low 30	Multi-Family 10 %
Neighborhood Boundaries Bordered to the north by Whittier Blvd., to the south by Lambert Road, to the east by Harbor Blvd. and and to the west by Long Beach Blvd.		720 High 115	Commercial 20 %
Neighborhood Description This is a quiet, older, mixed use area with mostly single family homes of average quality and condition. Local shopping, other schools and supporting facilities are available within close proximity. La Habra Civic Center with its City Hall, Police Dept., Library, and Post Office are two blocks north. Brio Park is located directly across tfrom subject. Portola Park is 1/4 block away.		530 Pred. 75	Other %
Market Conditions (including support for the above conclusions) Marketing times are approx. 3-6 months. Financing is limited, but available to good credit borrowers. See Addendum for details regarding the current global outbreak of COVID-19.			

Dimensions 140 x 35	Area 4900± Sq.Ft.	Shape Rectanglar	View None
Specific Zoning Classification R7 (Multi-Family)		Zoning Description Multi-Family	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) See Addendum.			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. See Addendum.			
Utilities	Public	Other (describe)	Off-site Improvements—Type
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Asphalt
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 060224-060590037J FEMA Map Date 2009/12/03
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. (No Title Report was provided)			

Source(s) Used for Physical Characteristics of Property <input type="checkbox"/> Appraisal Files <input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and Tax Records <input type="checkbox"/> Prior Inspection <input type="checkbox"/> Property Owner			
Data Source(s) for Gross Living Area			
GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB	Fireplace(s) # <input type="checkbox"/> None
# of Stories One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	WoodStove(s) # <input type="checkbox"/>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other Unknown	Patio/Deck <input type="checkbox"/>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Gas	Porch <input type="checkbox"/>
Design (Style) Conventional	Roof Surface Spanish Tile	<input type="checkbox"/> Central Air Conditioning	Pool <input type="checkbox"/>
Year Built 1952	Gutters & Downspouts Unknown	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wd/ChainLk
Effective Age (Yrs) 30	Window Type Alum.Slide/Avg	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Other Solar Pnl's
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)	Finished area above grade contains: 3 Rooms 1 Bedrooms 1 Bath(s) 748 Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.) Unknown			

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). This is an exterior inspection only. The subject property appears in overall average condition and adequately maintained. See addendum for additional details.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. N/A
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. N/A

Exterior-Only Inspection Residential Appraisal Report

File No. 107 E. 2nd

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 350,000 to \$ 600,000							
There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 410,000 to \$ 720,000							
FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3			
Address	107 E. 2nd Ave La Habra	617 Ward Street APN: 022-333-10	312 E. 2nd Avenue APN: 022-181-16	520 McFadden Street APN: 298-055-17			
Proximity to Subject		.70 miles NE	Same Street - 1 Block E	.25 mile SW			
Sale Price	\$ N/A	\$ 506,000	\$ 455,000	\$ 590,000			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 703.76 sq. ft.	\$ 473.96 sq. ft.	\$ 655.56 sq. ft.			
Data Source(s)		Exterior inspection	Exterior inspection	Exterior inspection			
Verification Source(s)		ParcelQuestData/MIs	ParcelQuestData/MIs	ParcelQuestData/MIs			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		Unknown TD #293070		Unknown TD #420773		Unknown TD #489617	
Date of Sale/Time	N/A	08/02/2021		06/28/2021		08/03/2021	
Location	Average	Average		Average		Dead End / Avg	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4,900'	5,500'		7,250'	-4,700	5,665'	
View	None	None		None		None	
Design (Style)	Conventional	Conventional		Conventional		Conventional	
Quality of Construction	Average	Average		Average		Average	
Actual Age	1952	1950		1916		1923	
Condition	Average	Sii.Inferior (2%)	10,120	Inferior (+15%)	68,250	Superior (-10%)	-59,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	-5,000	Total Bdrms Baths	-5,000	Total Bdrms Baths	-5,000
Room Count	3 1 1	4 2 1		4 2 1		4 2 1	
Gross Living Area	748 sq. ft.	719 sq. ft.		960 sq. ft.	-10,600	900 sq. ft.	-7,600
Basement & Finished Rooms Below Grade	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Heating/Unk	Wall/Wall		Unknown		Both/Mini-split	-3,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	1 Car Detached	-5,000	None		1 Car Detached	-5,000
Porch/Patio/Deck	Unknown	Similar		Porch	-2,000	Porch	-2,000
Zoning	R-7/Multi Family	R1		R-6/Multi Family		R-2/Two Family	
	Fence	Similar		Similar		Similar	
	Solar Panels	None	20,000	None	20,000	None	20,000
Net Adjustment (Total)		[X] + [] -	\$ 20,120	[X] + [] -	\$ 65,950	[] + [X] -	\$ 58,600
Adjusted Sale Price of Comparables		Net Adj. 4.0% Gross Adj. 7.9%	\$ 526,120	Net Adj. 14.5% Gross Adj. 24.3%	\$ 520,950	Net Adj. -9.9% Gross Adj. 16.7%	\$ 531,400

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) _____

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) _____

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	05/29/2015	06/05/2000	Unknown	03/26/2021
Price of Prior Sale/Transfer	\$285,000	\$120,000	Unknown	\$442,000
Data Source(s)	ParcelQuest	ParcelQuest	ParcelQuest	ParcelQuest
Effective Date of Data Source(s)	October/2021	October/2021	October/2021	October/2021

Analysis of prior sale or transfer history of the subject property and comparable sales **Subject property was in escrow and fell out. It is currently back on the market listed at \$505,000. Sale #2 was purchased (6-28-2021) and was listed as a "fixer" at that time. It was used as a business and not lived in. It appears to have been completely remodeled and updated and is currently back on the market for \$599,888. Sale #3 was previously listed and sold 3/26/2021. It appears to have been completely renovated and updated and then resold. No other transfers. Please see addendum for additional details.**

Summary of Sales Comparison Approach. See addendum attached.

Indicated Value by Sales Comparison Approach \$ **525,000**

Indicated Value by: Sales Comparison Approach \$ **525,000** Cost Approach (if developed) \$ **N/A** Income Approach (if developed) \$ **0**

See Attached Addendum. This is a Drive-by; exterior inspection. The Sales Comparison Approach is the best indicator of the buyers and sellers actions in the marketplace.

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **Fee simple. Our opinions contained herein are subject to revision if any information given by third parties is later determined to be inaccurate or incorrect. No unusual conditions.**

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **525,000** as of **October 5, 2021**, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

File No. 107 E. 2nd

This is a Drive-By appraisal only. No interior inspection was performed. It is assumed that the interior of the home is in average condition and adequately maintained. We reserve the right to alter our figures should this information become available (by physical inspection).

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The extraction method was utilized as a technique of estimating land value, wherein the depreciated value of the site improvements are deducted from the estimated value of the subject to arrive at a value for the land. This method was applied across most applicable and available sales in the subject's area to reconcile the appraiser's opinion of land value.

ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 445,000
Source of cost data <u>Marshall & Swift</u>	Dwelling Sq. Ft. @ \$ = \$
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
*Land value was taken and estimated at \$445,000. The Cost Approach is eliminated due to the age and difficulty in extracting all forms of depreciation. As of the date of value the subject property was 69 years old.	Garage/Carport Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New = \$
	Less 0 Physical Functional External = \$ ()
	Depreciation = \$
	Depreciated Cost of Improvements = \$
	"As-is" Value of Site Improvements = \$
Estimated Remaining Economic Life (HUD and VA only) --- Years	INDICATED VALUE BY COST APPROACH = \$ N/A

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) _____

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project N/A

Total number of phases N/A Total number of units N/A Total number of units sold N/A

Total number of units rented N/A Total number of units for sale N/A Data source(s) N/A

Was the project created by the conversion of an existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data source(s) N/A

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. N/A

Describe common elements and recreational facilities. N/A

ADDITIONAL PHOTOS

Borrower:

File No.: 107 E. 2nd

Property Address: 107 E. 2nd Avenue

Case No.:

City: La Habra

State: CA

Zip: 90631

Lender: Private Party



FRONT (CLOSER VIEW)



FRONT



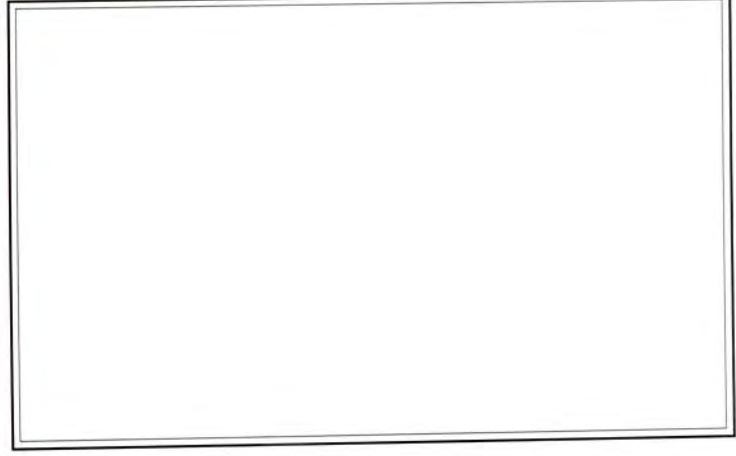
STREET SCENE (EAST)



STREET SCENE (WEST)

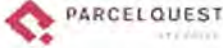


PARK DIRECTLY ACROSS THE STREET



COMP LOCATION MAP

Borrower:	File No.: 107 E. 2nd
Property Address: 107 E. 2nd Avenue	Case No.:
City: La Habra	State: CA Zip: 90631
Lender: Private Party	



County Last Updated: 10/12/2021

Property Location

Address: 107 E 2ND AVE	City: LA HABRA	Zip: 90631-5445
APN#: 022-174-09	Use Code: Single Family Residence	County: Orange
Tract: 405	Census Tract: 12.02	Zone:
Map Page/Grid: /	Legal Desc: A TR LA HABRA BLK D LOT 10 LA HABRA LOT 10 BLK D W 35 FT	
Total Assessed Value: 316,439	Tax Amount: 6,101.72	
Percent Improvement: 0.08	Tax Year / Assessor Year: 2020 / 2021	

Current Owner Information

Current Owner: RAMOS, LUIS C & DURAN, VALARIE	Owner Address: 107 E 2ND AVE
City, State, Zip: LA HABRA, CA, 90631-5445	Owner Occupied: Yes
Last Transaction: 05/29/2015	Deed Type:
Amount: 285,000	Document: 0000280553

Last Sale Information

Transferred From: J WINK INC	Seller Address:
Recording / Sale Date: 05/29/2015 / 04/21/2015	Prior Recording / Sale Date: 07/25/2005 / 06/21/2005
Most Recent Sale Price: 285,000	Prior Sale Price: 305,000
Document Number: 0000280553	Prior Document No.: 0000570290
Document Type: grant deed/deed of trust	Prior Document Type:

Lender Information

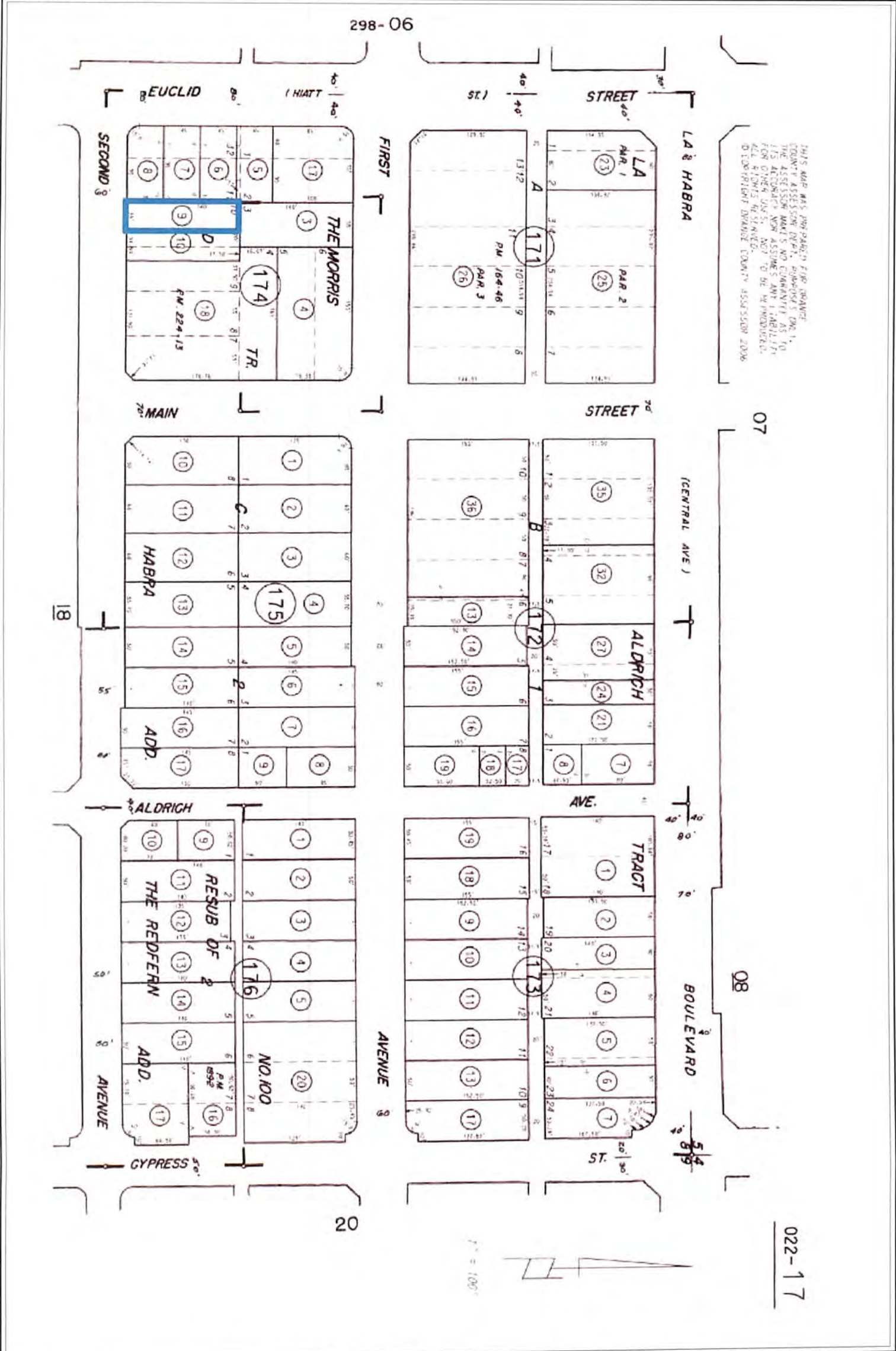
Lender: BANC HM LNS	Full/Partial: F
Loan Amount / 2nd Trust Deed: 279,837 /	Loan Type: FHA

Physical Information

Building Area: 748	# of Bedrooms: 1	Lot Size: sqft / acreage: 4,900 / 0.11
Additional: 0	# of Bathrooms: 1.00	Year Built / Effective: 1952 / 1952
Garage: 273	# of Stories: 1	Heating:
First Floor: 0	Total Rooms: 3	Cooling:
Second Floor: 0	# of Units: 1	Roof Type:
Third Floor: 0	Garage/Carpport: Garage	Construction/Quality: Primary Material Unlisted / 0
Basement Finished: 0	Fireplaces: 0	Building Shape:
Basement Unfinished: 0	Pool/Spa: No	View:

PLAT MAP

Borrower: File No.: 107 E. 2nd
 Property Address: 107 E. 2nd Avenue Case No.:
 City: La Habra State: CA Zip: 90631
 Lender: Private Party



AERIAL VIEW

Borrower:	File No.: 107 E. 2nd	
Property Address: 107 E. 2nd Avenue	Case No.:	
City: La Habra	State: CA	Zip: 90631
Lender: Private Party		



FLOOD ZONE DATA

Borrower:	File No.: 107 E. 2nd	
Property Address: 107 E. 2nd Avenue	Case No.:	
City: La Habra	State: CA	Zip: 90631
Lender: Private Party		

Flood Zone: **X** ⓘ
In SFHA: **NO**
NFIP Community Name: **CITY OF LA HABRA**
Participation Status: **TRUE**
Panel Number: **06059C0037J**
Panel Date: **2009-12-03**
Community Number: **060224**
Census Block: **060590012023**

Flood Map

Flood Zones

-  Zone A
-  Zone B
-  Zone D
-  Zone V

Zones C and X are transparent



LOCATION MAP

Borrower: File No.: 107 E. 2nd
Property Address: 107 E. 2nd Avenue Case No.:
City: La Habra State: CA Zip: 90631
Lender: Private Party



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 107 E. 2nd	
Property Address: 107 E. 2nd Avenue	Case No.:	
City: La Habra	State: CA	Zip: 90631
Lender: Private Party		



COMPARABLE SALE #1

617 Ward Street
APN: 022-333-10



COMPARABLE SALE #2

312 E. 2nd Avenue
APN: 022-181-16



COMPARABLE SALE #3

520 McFadden Street
APN: 298-055-17

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 107 E. 2nd	
Property Address: 107 E. 2nd Avenue	Case No.:	
City: La Habra	State: CA	Zip: 90631
Lender: Private Party		



COMPARABLE SALE #4

208 S. Monte Vista Street
APN: 298-022-46



COMPARABLE SALE #5

511 E. 1st Avenue
APN: 022-201-16

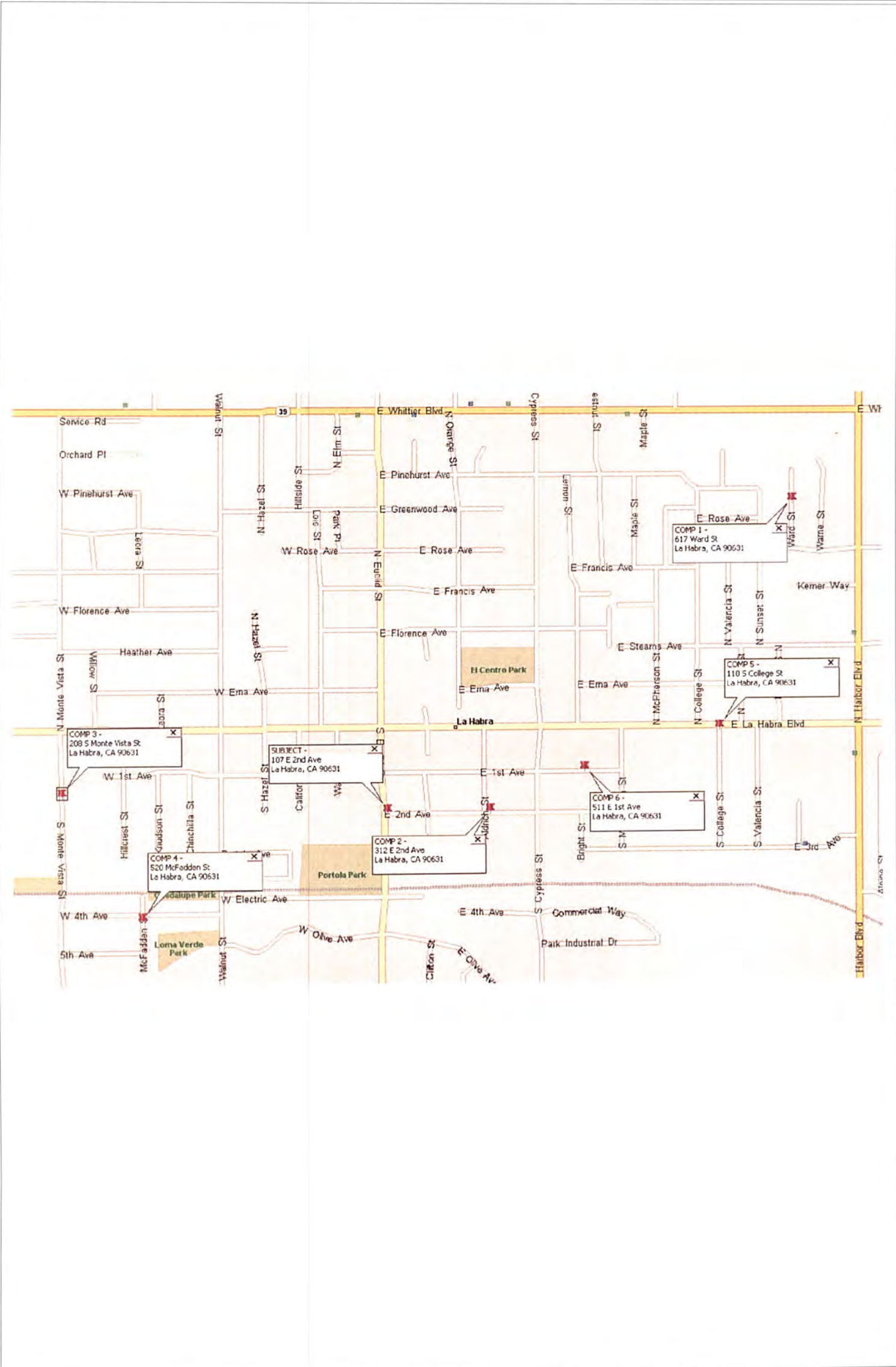


COMPARABLE SALE #6

110 S. College Street
APN: 298-132-01

SUBJECT & SALES LOCATION MAP

Borrower: _____ File No.: 107 E. 2nd
Property Address: 107 E. 2nd Avenue _____ Case No.: _____
City: La Habra _____ State: CA _____ Zip: 90631
Lender: Private Party _____



HOW WILL THE COVID-19 VIRUS IMPACT THE U.S. REAL ESTATE MARKET?

The fact is that no one knows for sure.

In the residential market, the mortgage rates will most likely remain low and fall further as a result of the virus. The Federal Reserve issued an emergency 50 basis point cut to their target interest ratio and may be open to more in order to combat the impact to financial markets. Growth is expected to be slower. This will help the cost of borrowing and make housing more affordable. Since the beginning of 2020, mortgage rates fell from 3.8% down from 3.13%.

New housing construction could slow further creating a tight supply. Low rates and fewer homes constructed will place upward pressure on home prices. Unsold inventory is at low levels. The eventual rebound will take longer than it did during the SARS Pandemic in 2000. It is not time to panic. The effect of lower rates will help to offset some of the headwinds in the housing market and forecast of economic growth. The Los Angeles housing market is still operating as if there is no recession. Buyers and owners are lured by low mortgage rates. Sales in Los Angeles have increased 135.1% over the last year. Many well qualified Millennials are seriously shopping for houses and competing for a short fall of homes for sale. Listings are down 17.5% from a year ago. 2021 may turn into one of the best years for home sales since 2006.

In the commercial field, it appears that hotels and lodging, as well as certain retail properties has been impacted most. Retail property housing restaurants, bars, breweries, night clubs, gyms/fitness centers, etc... are feeling the effects of what most could consider another recession. Employees are out of jobs, tenants can no longer make payments due to having to shut down their businesses, and landlords giving rent abatements are all negatively impacted. The strong tenants include pharmacies, medical offices and hospitals, as well as markets and grocery stores. At this time, office properties and multi-family buildings remain neutral. Industrial properties remain unaffected so far.

How all this might change in the coming months is unknown. This depends greatly on the rise of unemployment.

The stock market prices have dropped over 15%. Treasury yields on some bonds fell to their lowest level since 2001. The Fed took to action by making an emergency cut to interest rates to support the market. In spite of all this, it is speculated we will see a major fall in the second quarter and then we will move towards stability by the end of the 2021.

Tenants, owners and lenders have been assured that specific measures have been taken by the federal government to help alleviate the current economic situations. Congressional policy makers have provided rent payment assistance programs for tenants, mortgage relief options for landlords, provided tax breaks and fast tracked Small Business Administration (SBA) disaster loans to provide working capital loans to small businesses.

This crisis will eventually subside.

R-7 ZONING

SUBJECT: 107 E. 2ND AVENUE, LA HABRA, CALIFORNIA 90631

The subject property's zoning is R-7; Multi Family Dwelling

This allows for multi-family density of 37 to 50 units per acre. The Lot coverage is 60%, height limit is 50' and up; or 5 stories for primary building and 15' for accessory buildings.

A portion of the R-7 zoning regulations can be found on the following pages. Full copy of regulations are withing our files.

HIGHEST AND BEST USE

PHYSICALLY POSSIBLE USE

AS VACANT: The property lot size of 4,900± square feet is zoned R-7 for multi-family dwellings. The subject property can be developed with 4 unit.

AS IMPROVED: The current single family without covered parking is possible.

LEGALLY PERMISSIBLE USE

AS VACANT: This zone allows one single family residence or 4 multi-family uits.

AS IMPROVED: The subject is developed as one single family residence with no covered parking.

FINANCIALLY FEASIBLE USE

AS VACANT: The feasible use of the site as if vacant is a use that will produce the greatest return.

The site can support 4 multi-family units. There is continuous demand for apartments. The cost to develop is more than the value created making it feasible to build.

AS IMPROVED: The current single family home is legal, conforming on density and provides maximum return on investment making it feasible to build.

MAXIMALLY PRODUCTIVE USE

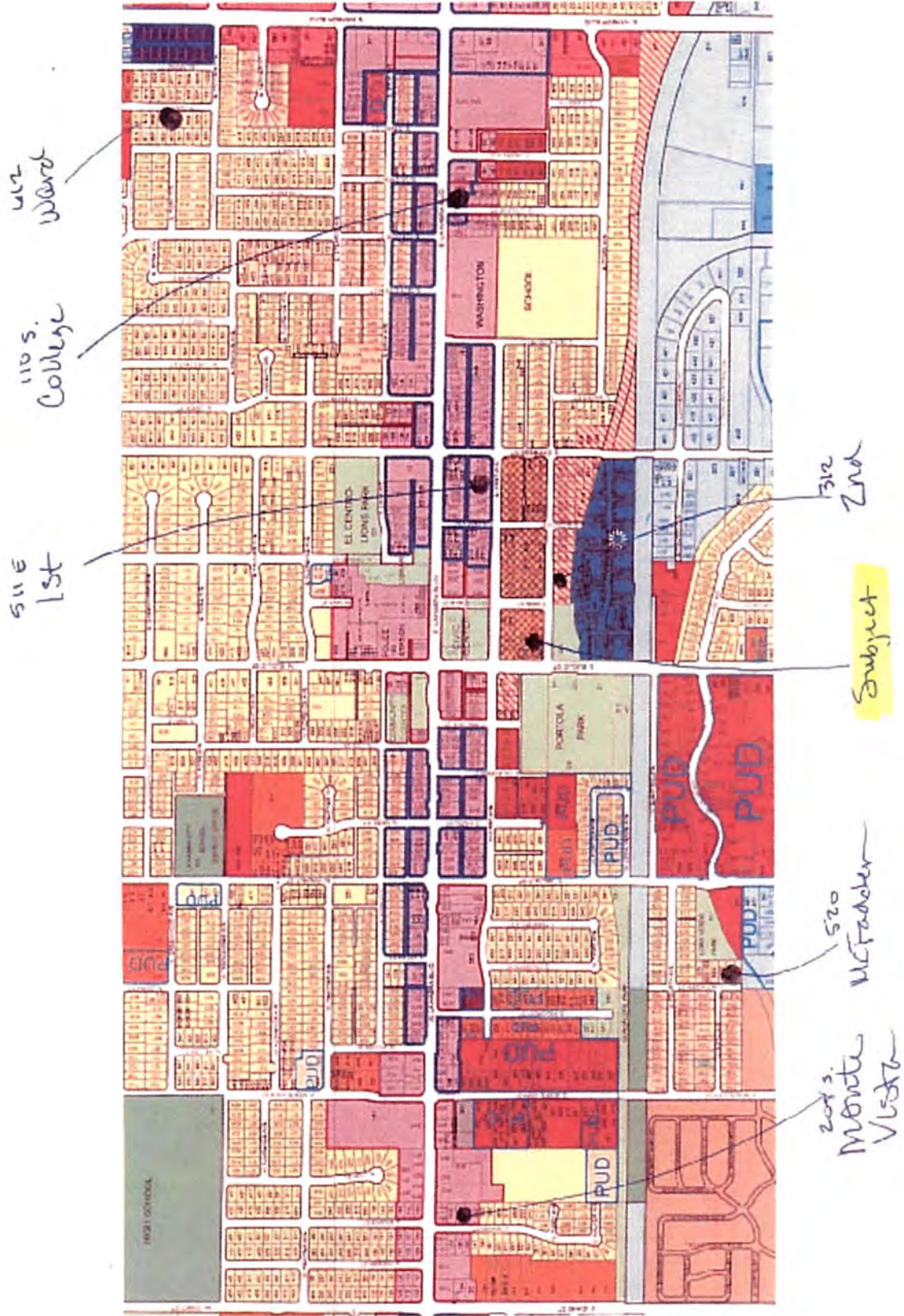
AS VACANT: There is high demand for single family residences. There is limited supply making it productive to develop the property at this time.

The most probable buyer would be an owner/user. The site is too small to develop multi-family units.

AS IMPROVED: The subject property is developed to its Highest and Best Use as one single family residence. The land value does not exceed value as developed.

ZONING CLASSIFICATION

	R-1a One Family Dwelling
	R-1b One Family Dwelling
	R-1c One Family Dwelling
	R-2 Two Family Dwelling
	R-3 Limited Multiple Family Dwelling
	R-4 Multiple Family Dwelling
	R-5 Multiple Family Dwelling
	R-6 Multiple Family Dwelling
	R-7 Multiple Family Dwelling
	MHP Mobile Home Park
	C-R Commercial Residential
	C-P Commercial Professional
	C-1 Limited Commercial
	C-2 Commercial
	C-2s Community Shopping Center
	C-2sH Community Shopping Center High Density
	C-3 General Commercial
	C-U Civic Utility
	M-1 Light Manufacturing
	PC-1 Planned Commercial Industrial
	OS Open Space
	P Automobile Parking
	SP-1 La Habra Boulevard Specific Plan
	Voit Specific Plan
	Lambert/Idaho Specific Plan
	La Habra Hills Specific Plan
	Euclid Street Specific Plan
	Cervetto Specific Plan
	Fairfield Specific Plan
	Planned Unit Development
	MX Mixed Use Overlay
	City Boundary



Proposed Zoning Code Text Amendments

CHAPTER 18.26 R-2, R-3, R-4, R-5, R-6 and R-7 MULTIPLE FAMILY DWELLING ZONES

Section:

- 18.26.010 Purpose
- 18.26.020 Uses
- 18.26.030 Accessory uses permitted
- 18.26.040 Standards of development
- 18.26.050 Special development standards

18.26.010 Purpose

The purpose of this chapter is to establish standards, land use regulations and permit processes for the development of multiple family housing; and to implement the general plan goals and policies.

18.26.020 Uses.

See Section 18.06.040. (Ord. 1719 § 1 (Exh. A), 2010)

18.26.030 Accessory uses permitted.

In the R-2, R-3, R-4, R-5, R-6 and R-7 zones the following accessory uses are permitted:

- A. Accessory Buildings. The accessory buildings necessary to such use located on the same lot or parcel of land.
- B. Home Occupation. In compliance with the regulations provided in Chapter 18.60.

18.26.040 Standards of development.

- A. All development shall comply with the basic development standards as set forth in Table 18.26.040.A and in the following subsections.

Table 18.26.040.A

Regulations	Zones				Additional Requirements
	R-2	R-3 R-4	R-5 R-6	R-7	
Allowed Density (dwelling units per acre)					
Maximum	14	15/24	30/36	50	
Minimum Setbacks (feet)					
Front, First 2 Stories	15	15	15	15	See Section 18.26.040.C
Front, 3 rd Story and Above			20	20	See Section 18.26.040.C
Side Corner, First 2 Stories	10	10	15	15	
Site Corner, 3 rd Story and Above		15	20	20	

Proposed Zoning Code Text Amendments

Side Interior, First 2 Stories	5	5	10	10	
Site Corner, 3 rd Story and Above		10	15	15	
Rear, First 2 Stories	10	10	15	15	
Rear, 3 rd Story and Above		15	20	20	
Maximum Lot Coverage (percentage)					
Lot Coverage	35%	40%	50%	60%	See Section 18.26.040.D.1
Maximum Height and Number of Stories (feet)					
Primary Building	35	35	40	50	See Section 18.26.040.B
Accessory Building	15	15	15	15	
Number of Stories	2.5	3	4	5	
Open Space Requirement (square feet per dwelling unit)					
Private Usable Yard Area	250				See Section 18.26.040.E
Common Useable Yard Area	400				
Minimum Dwelling Unit Size (square feet per dwelling unit)					
One Family Dwelling	1000				
Multi-Family studio unit	480				
Multi-Family one bedroom unit	700				
Multi-Family two bedroom unit	900				
Multi-Family three bedroom plus	900 + 150 for each additional bedroom				
Area Requirements					
Under 10,000 square feet	3,350	2,850 3000	1,800 1,450	1,200	
10,001 through 20,000 square feet	3,100	2,600 2,100	1,600 1,300	1,000	
20,001 square feet +	2,850	2,350 1,800	1,450 1,200	870	

B. Building Height

1. Maximum Height—Other Structures. Roof structures for the housing of elevators, stairways, towers, steeples, or other rooftop equipment may exceed the height limit provided in this title. Provided, that they are architecturally compatible with the design and scale of the building.
2. Rooftop deck and patio may be permitted and may have a railing/wall that does not exceed 6 feet.

C. Yard Setbacks

1. Cul-de-sacs. For all buildings fronting on a cul-de-sac there shall be a minimum yard and building setback of fifteen feet from the property line to all parts or portions of such buildings or houses.
2. Definition. Yards and setbacks where required in this title shall be required for an overall development and shall not pertain to individual units within the development.

Proposed Zoning Code Text Amendments

They shall be at every point open and unobstructed from the ground upward, except as follows:

- a. Cornices, canopies, eaves or other similar architectural features, not providing additional floor space within the building may extend into required setbacks as approved by the planning commission.
 - b. Open, unenclosed, uncovered porches, platforms or landing places, which do not extend above the level of the first floor of the building not more than six feet into the front setback; provided, however, that an open work railing not more than thirty-six inches in height may be installed or constructed on any such porch, platform or landing place.
 - c. Fountains, public art, and plants as approved by the planning commission.
3. **Patio Location.** No patio area designed for or used for outdoor recreational purposes shall be located within the required front yard or within a required side yard abutting a street.
 4. The roof platform created by the difference between the first-story setback and the second-story setback may be used for as approved by the planning commission.
 5. **Accessory Buildings** shall not be placed in required front yard setbacks and shall not be more than one story in height shall nor located closer than five feet to any interior property line.
 6. **Through Lots.** On through lots, the planning commission will designate the front lot line. In such cases, the minimum rear yard shall be the average of the yards on the lots next adjoining. If such lots next adjoining are developed, the minimum rear yard area shall conform to the front yard setback for the zone in which the property is located.

D. Area Requirements.

1. **Minimum Lot Area—One-Family Dwelling.** Each lot or parcel of land shall have a minimum lot area of three thousand square feet per dwelling unit for each one-family dwelling.
2. **Land Coverage Exceptions.** Carports and parking structures shall not be considered in computing land coverage.

E. Usable Yard Area.

1. **Minimum Area per Parcel.** All parcels in the zone shall have a minimum of one thousand square feet of usable yard area in any combination described below.
2. **Minimum Area per Dwelling Unit.** The minimum required usable yard area shall be not less than two hundred fifty square feet for each dwelling unit, either as a private usable open space or as a combination of private and common open space with at least thirty percent of the total number of dwelling units having private usable open spaces.

Proposed Zoning Code Text Amendments

3. Private Usable Yard Area.
 - a. The required private usable yard area when located on open ground, utilized as patios, terraces, atriums or surfaces of courts shall have a minimum dimension of eight feet, and minimum area of ninety-six square feet.
 - b. The required usable yard area when located on balconies, porches or decks shall have a minimum area of seventy square feet and a minimum dimension of seven feet.
 4. Common Usable Yard Area.
 - a. The remaining required usable open space, when not a part of the private usable open space shall be a part of the common usable open space, and shall be not less than four hundred square feet in area, having no dimension less than fifteen feet.
 - b. All common yard area shall be conveniently located and readily accessible from all dwellings; shall be screened from adjacent streets and highways and shall be landscaped with lawns, trees, shrubs and other permanently maintained plant material excepting for swimming pools, game courts and other recreational facilities.
 5. Description.
 - a. Any usable yard area required by this chapter shall not be used for parking, driveways, automobile turning area or accessory buildings. Maximum gradient of usable yard area shall be five percent unless approved by the planning commission as an integral part of a landscaped scheme.
 - b. Such usable yard area shall not be located within a required front yard or in a required side yard abutting a street, or in a required rear yard abutting a street.
- F. Parking. See Chapter 18.14, Off-Street Parking Requirements. (Ord. 1750 § 3, 2014; Ord. 1719 § 1 (Exh. A), 2010)

18.26.050 Special development standards.

In all Multi-Family zones, the following special development standards shall apply:

- A. The distance between buildings on the same Lot shall comply with the applicable section of the most current adopted version of the building and fire code.
- B. Walls and Fences. See Section 18.12.070 Fences, walls, and hedges and Section 18.12.080 required walls.
- C. Signs. See Chapter 15.40 of this code.
- D. Miscellaneous Requirements.

Proposed Zoning Code Text Amendments

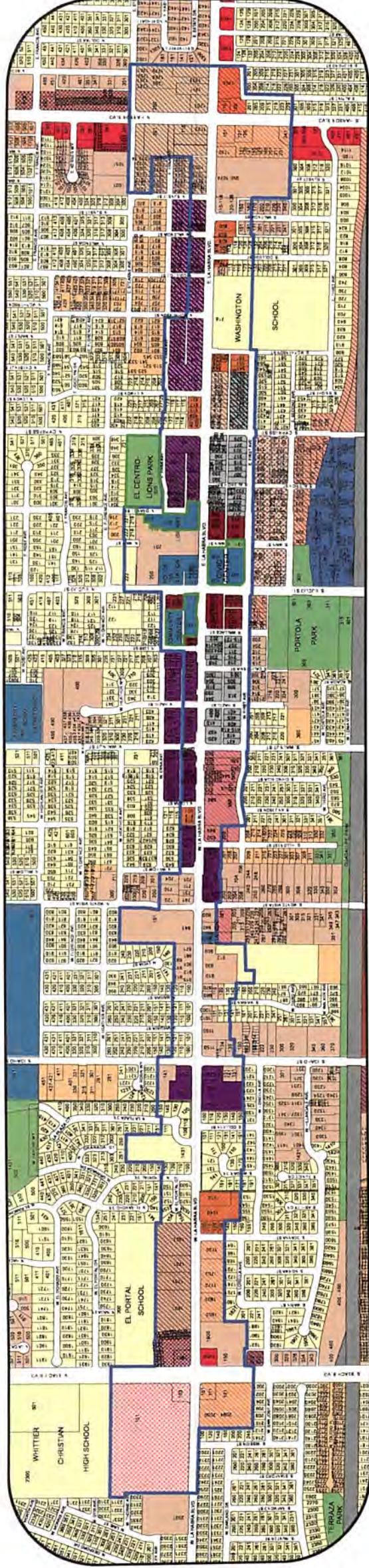
1. **Street Access.** Every dwelling shall be on a lot having a minimum of sixty feet frontage upon a dedicated street, or upon a private roadway or easement providing access to a dedicated street. Where a lot was improved with a single-family dwelling and has less than sixty feet, but more than forty-four feet of frontage as herein required, was recorded prior to the passage of this title, the lot may be improved with a replacement of no more than one single-family dwelling, unless approved by the planning commission and/or city council.
2. **Unit Access.** No access to any unit shall be designed so as to place a stairway or projecting walkway immediately adjacent to windows opening into any habitable room, unless specifically approved by the planning commission.
3. **Storage of Refuse.** Each development shall be provided with adequate refuse and trash storage areas. All outdoor trash, garbage and refuse storage shall be screened from public view on all sides by a minimum six-foot-high concrete or solid masonry wall provided with a gate of durable wood or other approved material. Such areas shall be located as to be easily accessible for trash pickup. All trash, garbage and refuse storage shall be deposited in such form or manner so as to prevent transferal by natural cause or force. Any waste which may cause fumes, dust or which constitutes a fire hazard or which may be edible by rodents or otherwise attractive to rodents or insects shall be stored in closed containers. All parcels having more than ten dwelling units shall utilize bins approved by the director of public works. Each development shall be provided with one bin per each ten units.
4. **Storage.** Each carport space shall contain an enclosed storage cabinet of at least seventy-five cubic feet capacity. All storage of furniture, appliances or other items or equipment shall be kept within permanent buildings and completely screened from public view.
5. **Landscaping.** All required yard areas abutting on public rights-of-way shall be entirely landscaped with approved ground cover, trees, shrubs and other plant materials. Landscape plans shall be submitted and approved, pursuant to chapter 18.16 of this title.
6. **Noise Control.** See Chapter 9.32 of this code.
7. **Lighting.** All lighting of buildings, landscaped parking areas or similar facilities shall be arranged so as not to reflect or spill onto adjoining properties.
8. **Mechanical Equipment.** All mechanical and rooftop equipment shall be screened from public view behind a permanent parapet wall that is architectural consistent with the structure on which it sits. Such screening shall be as high as the highest portions of equipment.
9. **Laundry Facilities.**
 - a. All outdoor clothes drying areas are prohibited.

Proposed Zoning Code Text Amendments

- b. When common indoor laundry facilities exist, they shall be designed with sufficient area for folding of clothes.
 - 10. Utilities. All utilities (poles, lines, cables, etc.) shall be placed underground. All meters or aboveground utility equipment such as transformers shall be outside of a recreational area and shall be screened on all sides from public view by a landscaped screen, fence or wall not less than six feet in height. All developments shall be wired for a master TV antenna system or cable TV.
 - 11. Mailboxes. All mailboxes shall be located under a roofed area to the satisfaction of the Director of Community Development and or his/her designee area and shall be located in accordance with U.S. Postal Regulations.
- E. Design Review. All new construction and major remodeling shall comply with the requirements and procedures of Chapter 18.68.
- Exceptions: Patio roofs and shade structures to multiple-family units. In addition minor outbuildings, additions or replacement of a single-family residence with a new single-family residence within the multiple-family zones may be approved as an administrative adjustment at the discretion of the director of community development.
- F. The Director of Community Development or designee may approve variations from of sections 18.26.040 and section 18.26.050 in any area deemed eligible for Community Development Block Grant (CDBG) funds. Any decision may be appealed to the planning commission within ten days. Any decision of the planning commission may be appealed to the city council within ten days.
- G. Secondary Dwelling Units. See Section 18.12.150










SP-1 Zone La Habra Boulevard Specific Plan




Amended on August 1, 2016 - SPA 16-01

RESIDENTIAL


-  Low Density (0-8 units/acre)
-  Medium Density (9-14 units/acre)
-  Residential Multi-Family 1 (15-24 units/acre)
-  Residential Multi-Family 2 (25-30 units/acre)
-  Residential Multi-Family 3 (31-36 units/acre)
-  Residential Multi-Family High (37-50 units/acre)


 Parks, Flood Channels

 Public Facility




COMMERCIAL


-  Neighborhood Commercial (0.3 FAR)
-  Community Shopping Center 1 (0.5 FAR)
-  Community Shopping Center 2 (0.8 FAR)
-  Commercial Highway (0.3 FAR)
-  Commercial Professional/Office Priority (1.5 FAR)
-  Professional Office (0.7 FAR)

 Park Boundary


 Specific Plan Boundary


MIXED-USE


-  Mixed-Use Center 1
(MU 1.5 FAR; Commercial 0.5 FAR; MF 1 15-24 units/acre)
-  Mixed-Use Center 2
(MU 1.5 FAR; Commercial 0.5 FAR; MF 3 31-36 units/acre)
-  Mixed-Use Center 3
(MU 1.5 FAR; Commercial 0.8 FAR; MF H 37-50 units/acre)


 Central District Mixed-Use 1 *

 Central District Mixed-Use 2 **

 Corridor Mixed-Use 1
(Commercial 0.5 FAR-max 20% of block; MF 1 15-24 units/acre)

 Corridor Mixed-Use 2
(Commercial 0.5 FAR-max 20% of block; MF 3 31-36 units/acre)

 Corridor Mixed-Use 3
(Commercial 0.8 FAR; MF 3 31-36 units/acre)

 Transitional (0.40 FAR/up to 23 Units per acre)

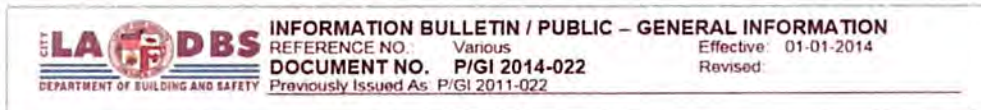
*Aggregated Parcels: Commercial (0.8 FAR; MU 1.5 FAR)
Non-Aggregated Parcels along La Habra Boulevard frontage: Commercial (0.8 FAR;

**Aggregated Parcels: Commercial (0.8 FAR; MU 1.5 FAR)
Non-Aggregated Parcels along La Habra Boulevard frontage: Commercial (0.8 FAR;



SUBJECT: 107 E. 2ND AVENUE, LA HABRA, CALIFORNIA 90631

****Additional details from the Dept of Building & Safety on Smoke Detectors and CO Alarms have been provided for your information within the body of this report.**



10. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
11. An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
12. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
13. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)

CLIENT ADVISORY: *We recommend that carbon monoxide alarms be installed as needed to ensure conformance with current safety requirements. Effective July 1, 2011, there is a phased requirement for carbon monoxide alarms in ALL dwellings. These are relatively inexpensive but important safety devices. In general, a CO alarm should be installed adjacent to sleeping areas and at least one per level. Each alarm should provide coverage for approximately 400-1,000 square feet.*

ADDENDUM

SUBJECT: 107 E. 2ND AVENUE, LA HABRA, CALIFORNIA 90631

ADDENDUM

The *intended use* of this report is for an acquisition and the *intended user* is the City of La Habra. The date of value is October 5, 2021.

COVID-19

The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

SUBJECT PROPERTY

This is a drive-by/exterior inspection only. Per public records and MLS, the subject property is a 4,900±' lot with a 748±' single family residence which consists of a living room, kitchen, one bedroom and one bath. There appears to have been some updating which appears to include newer windows, newer kitchen counters, hardwood flooring and solar panels. It is unknown if the solar panels are owned or leased.

There is no garage or carport.

Per listing agent, the living room has been split and there is a second bedroom. **However, no permits were verified and no value has been given for this bedroom.**

Overall, the subject property appears to be in average condition and adequately maintained.

SUBJECT: 107 E. 2ND AVENUE, LA HABRA, CALIFORNIA 90631

SUMMARY OF SALES COMPARISON APPROACH

Adjustments were made for the following:

We utilized 4 comparable sales and two current listings in the immediate area of subject property. All of the comparables within one mile of the subject property. Before adjustments, the comparables range from \$455,000 to \$590,000.

LOCATION: Subject property and all 5 comparables are located on relatively quiet, similar residential streets. All are in close proximity.

LOT SIZE: Lot size adjustments were taken at \$2.00 per square foot on lot sizes with differences more than 1,000 feet.

ROOM COUNT: Bedrooms are valued at \$5,000 each. All but #6 were adjusted for having one additional bedroom.

GROSS LIVING AREA: Gross living areas were adjusted at \$50.00 per foot on differences of 100 square feet or more.

HEATING/COOLING: Comparable #3 was adjusted \$3,000 for having a new mini-split unit. Comparable #6 is adjusted \$6,000 for central heating and air conditioning.

PARKING: Subject has no covered parking. Garage spaces were adjusted at \$5,000 each. Carport space is adjusted at \$2,500 per space.

PORCH: Comparables #2 and #3 adjusted downward \$2,000 for front porch. Patio details are unknown.

CONDITION: Comparables have been adjusted accordingly after visual inspection and taking MLS details into consideration. See the following page for "MLS details" on each comparable.

SUBJECT: 107 E. 2ND AVENUE, LA HABRA, CALIFORNIA 90631

SUMMARY OF SALES COMPARISON APPROACH- Continued

MLS DETAILS

1

DESCRIPTION	617 WARD
<p>Welcome home to your peaceful retreat at 617 Ward St in the city of La Habra ! The front yard has a huge tree providing ample shade, with built in swings perfect for entertaining children. The front door leads into the living room, with the kitchen to your right and 2 bedrooms, and Full bathroom to your left. The upgrades throughout the house are plentiful; newly remodeled kitchen, Laminate floors, bathroom, and water heater. Ample parking with a long 4 car driveway that leads to a single-car detached garage and backyard area. The backyard provides plenty of room for a BBQ with friends and family. Ideally located down a quiet street , minutes away from Sierra Vista School Elementary and Stater Brothers Supermarket</p>	

2

DESCRIPTION	312 E. 2ND AVE
<p>*FIXER*FIXER*FIXER* Calling all investors. This home was used for a business and was not lived in as a single family residence. It may not be financeable.</p>	

3

DESCRIPTION	520 MCFADDEN
<p>Your home search is over. Come and see this modern renovated home on a large lot. This home features all new flooring, an all new kitchen, new restroom, new roof, All new vinyl windows, 9 foot ceilings, recessed lighting, new ductless Mini-split AC/Heat and much more. There is a bonus room next to the detached garage, possible ADU opportunity buyer to verify with city. Plenty of back yard and parking for all your cars, RV or boat. Come and see this beautiful cul-de-sac home, Wont last!</p>	

4

DESCRIPTION	208 S. MONTE VISTA
<p>Cute little starter home, single level, or investor all on a big lot. Large 2 car garage and attached carport in front what could fairly easily be enclosed. To make existing garage to workshop or ADU or home gym or office 6250 sq feet large lot, look next door for idea of a larger build-out Ppdated kitchen, flooring, newer gas stove ceiling fans, window ac in living room Expand home ? make ADU/ Granny Flat. tons of possibilities here. Recent exterior stuccoed and painted within last 2 years as well as interior updated, all windows renewed ready to move in. Washer/ dryer/tv/fridge negotiable outside the purchase price</p>	

5

DESCRIPTION	511 E 1ST
<p>WELL TAKEN CARE OR HOME WITH A LOT OF POTENTIAL, GREAT FOR INVESTMENT OR FIRST TIME BUYER. EVERYONE IS WELCOME TO COME IN AND SEE WHAT POTENTIAL IS LIKE. PLEASE KEEP IN MIND COVID RESTIRCTIONS AND SCHEDULE YOUR APPOINTMENTS. DON'T LET THIS ONE PASS YOU BUY</p>	

6

DESCRIPTION	110 S. COLLEGE
<p>Prime La Habra Location Now Back on the Market, Original Buyer did not perform. POSSIBLE ADU's to be built on this R-1 corner property, on over a 9100 sqft Lot with TWO properties on it, one is a fixer upper the larger property is most likely a tear down. One is a 2 bedroom 1 bathroom home, the other is a 2 bedroom 1 bathroom home on this prime property with lots of potential. There are 2 adjacent lots attached 110 S. College St and 114 S. College St plus this one. The seller would like to sell all 3 lots together is preferred with a quick escrow period. Please check with the City of La Habra for any limitations with the property. Developers, Investors or buyers, this is a property you must see to appreciate the properties huge potential.</p>	

SUBJECT: 107 E. 2ND AVENUE, LA HABRA, CALIFORNIA 90631

SUMMARY OF SALES COMPARISON APPROACH- Continued

CONDITION – Continued

Comparable #1: The house (617 Ward St) was adjusted upward 3% of its sale price for slightly inferior condition as it appears to be in need of exterior paint. The interior has had some updating; similar to subject property.



There is a 1-car detached garage which appears to be converted at this time; no value given to conversion. See arrow on photo.

Comparable #2: This home (312 E. 2nd Avenue) was adjusted upward 15% of its sale price for inferior condition on its 6-28-2021 sale. Per MLS, the property was being utilized as a business and not used as a residence at the time of the sale. It was listed as a “fixer”.

JUNE/2021 - MLS PHOTO



OCT/2021 - INSPECTION PHOTO



FYI:

This property is also currently relisted for \$599,800. It appears to have been purchased and completely updated/renovated including new roof. See current MLS details and photos below.

DESCRIPTION	312 E. 2nd
OWNER WILL CARRY LOAN FOR 3 Years With 15% Down Beautiful La Habra home close to parks and shopping. 2 Bedroom and 1 bath with two bonus rooms which can be used as 3rd and 4th bedrooms. Home has new flooring, all new new kitchen with custom made cabinets. Bathroom fully remodeled. Roof recently replaced. Lot is 7,250 sq ft which is ADU ready. Come and see this home so you to can call La Habra your home. YEARS WITH	



SUBJECT: 107 E. 2ND AVENUE, LA HABRA, CALIFORNIA 90631

SUMMARY OF SALES COMPARISON APPROACH- Continued

CONDITION – Continued

Comparable #3: This home (520 Mcfadden Street) was adjusted downward 10% of its sale price for superior condition. Per MLS, it has been completely updated/renovated. MLS photos below.



SOLAR PANELS : Subject property has solar panels. We surveyed the comparables utilized in this appraisal with Bing Maps and/or Google Maps for aerial views as well as the MLS details provided. None of the comparables appear to have solar. We have adjusted all of the comparables \$20,000 across the board.

ZONING: The subject property has a zoning of R-7 (multi-family). Comparable #2 has similar multi-family zoning of R-6 (multi-family) and Comparable #3 has 2-unit zoning of R-2. The remainder are SP-1 and/or R-1.

FINAL CONCLUSION

After all adjustments were made, the range of value is \$520,950 to \$574,250. Comp #2 is closest to the subject property; it is located on the same street. This home also has most similar multi-family zoning. Comparable #1 is the closest in living area.

Due to limited comparables in the area, Comps #5 and #6 are current listings and were used as additional support.

Comparable #6 has same 1+1 room count, however this property has the least weight. This property has two other contiguous parcels for sale; each at \$550,000 in hopes of selling all 3 of the parcels together.

Overall, the comparables are considered to be the best available at the time. Most emphasis is given to Sale #1, due to size/age similarity and Sales #2 and #3 due to zoning. As of October 5, 2021, the estimated “as is” market value for the subject property is:

\$525,000

**APPRAISERS
QUALIFICATIONS & CERTIFICATIONS**

QUALIFICATIONS OF
DALE DONERKIEL, SRA, SRPA
STATE CERTIFIED GENERAL REAL ESTATE APPRAISER
SENIOR REAL PROPERTY APPRAISER
SENIOR RESIDENTIAL APPRAISER

PROFESSIONAL EXPERIENCE

Actively engaged in real estate appraisal since 1979. Owner of DMD Appraisals Inc., located at: 555 South Brand Blvd., San Fernando, California 91340. Self-employed since 1974.

PROFESSIONAL AFFILIATIONS

SRPA designation obtained 10/89, currently certified

SRA designation obtained 10/89, currently certified

INSTRUCTOR FOR THE LOS ANGELES UNIFIED SCHOOL DISTRICT

CALIFORNIA STATE TEACHING CREDENTIAL #712765-0, ISSUED 2/9/99

PAST INSTRUCTOR FOR WEST VALLEY OCCUPATIONAL CENTER:

TEACHING REAL ESTATE APPRAISAL COURSE FOR STATE LICENSING CLASS

PAST INSTRUCTOR FOR THE APPRAISAL INSTITUTE

Course 110 - Appraisal Principles, 1993-1999

Course 120 - Appraisal Procedures, 1993-1999

CERTIFIED GENERAL REAL ESTATE APPRAISER, Certificate obtained 1/9/92

OREA Identification/ State License #AG002740, Exp. 01/20/2008

Past Chair, Admissions Committee Chapter I, Los Angeles Chapter

Member, Ethics Committee Chapter I, Los Angeles Chapter

Member, Board of Directors Chapter I, Los Angeles Chapter

Regional Delegate Chapter I to Regional VII, Appraisal Institute

Member, San Fernando Valley Board of Realtors, Van Nuys, Ca.

Member, California Association of Realtors (CAR)

Member, National Association of Realtors (NAR)

Licensed Real Estate Broker I.D. #00542603, State of Calif.

DALE DONERKIEL, SRA, SRPA

EDUCATION: APPRAISAL INSTITUTE COURSES COMPLETED

- Course - Business Practices & Ethics - 6 Hour Appraisal Institute, 10/29/2020
- Course - 2020-2021 7-Hour National USPAP Update Course, 06/04/2020
- Course - Real Estate Damages - BREAs - 7 hour Appraisal Institute, 04/02/2019
- Course - 2018-2019 7-Hour National USPAP Update Course, 02/06/2019
- Course - Federal & Calif. Statutory & Regulatory Law course - 4 Hour Appraisal Institute 09/27/2018
- Course - Adv. Land Valuation: Sound Solutions to Perplexing Problems, 7 Hr. Appraisal Institute, 07/18/2018
- Course - 2016-2017 7-Hour National USPAP Update Course, 06/15/2017
- Seminar - 24th Annual LA/Orange Market Trends - 8 Hr Appraisal Institute, 01/26/2017
- Course - Litigation Appraising: Specialized Topics & Apps - 15 Hour Appraisal Institute 08/26/2016
- Seminar - 23rd Annual LA/Orange Market Trends - 8 Hr Appraisal Institute, 01/23/2016
- Course - 2015 7-Hour National USPAP Update Course, 06/24/2015
- Webinar - Fundamentals of Going Concerns - 2 hour Appraisal Institute, 07/16/2014
- Seminar - 17th Annual Inland Empire Market Trends - 7.5 Hr Appraisal Institute, 6/5/2014
- Seminar - 21st Annual LA/Orange Market Trends - 8 Hr Appraisal Institute, 01/23/2014
- Course - 2012-2013 7-Hour National USPAP Update Course, 09/26/2013
- Seminar - 2013 IRS Valuation Summit - 8 Hr Appraisal Institute, 08/15/2013
- Seminar - Marina Valuation Overview - 2 Hr Appraisal Institute, 07/10/2013
- Course - Business Practices & Ethics - 4 Hour Appraisal Institute, 04/18/2013
- Course - Federal & Calif. Statutory & Regulatory Law course - 4 Hour Appraisal Institute 03/11/2013
- Seminar - 19th Annual LA/OC Market Trends Seminar, 8 hour Appraisal Institute, 01/26/2012
- Course - 44th Annual Litigation Seminar - 7 Hour Appraisal Institute, 11/10/2011
- Course - Income Approach - OREA Course Approval #11476C136 - 7 hours - 8/1/2011
- Course - Appraisal Institute Course 1400 - 7 Hour National USPAP Update, 7/28/2011
- Seminar - 17th Annual Summer Conference - 6 Hour Appraisal Institute, 07/21/2011
- Seminar - 14th Annual Inland Empire Market Trends - 7 Hr Appraisal Institute, 6/2/2011
- Seminar - 18th Annual LA/Orange County Market Trends - 8 Hr Appraisal Institute, 1/20/2011
- Course - Loss Prevention Program for R.E. Appraisers - 4 Hour CA State OREA Course #10119C101, 10/20/2010
- Course - Appraisal Institute Course 820; The Lending World in Crisis-What Clients Need Their Appraisers To Know Today, 08/06/2010
- Seminar - 13th Annual Inland Empire Market Trends - 7 Hr Appraisal Institute, 6/3/10
- Course - Business Practices & Ethics - 5 Hour Appraisal Institute, 5/5/2010
- Course - Appraisal Institute Course 1400 - 7 Hour National USPAP Update, 3/10/10
- Seminar - 42nd Annual Litigation Seminar - 7 Hour Appraisal Institute, 11/18/2009
- Course - National USPAP Course, 7 Hour Appraisal Institute, 09/09/2009
- Seminar - Golf Course Valuation, IRWA Chapter 57 - 2 hours, 10/18/2007
- Course - Appraisal Institute Course 1400 - 7 Hour National USPAP Update, 9/20/07

DALE DONERKIEL, SRA, SRPA

EDUCATION: APPRAISAL INSTITUTE COURSES COMPLETED – Continued

- Seminar - 14th Annual So. Calif. Market Trends Seminar, 7 hour Appraisal Institute, 01/26/2007
- Seminar - 39th Annual Litigation Seminar, 8 Hour Appraisal Institute, 11/09/2006
- Seminar - National USPAP Course, 7 Hour Appraisal Institute, 07/26/2006
- Seminar - 13th Annual Southern California Market Trends - 7 Hour Appraisal Institute, 01/26/2006
- Seminar - 38th Annual Litigation Seminar - 7 Hour Appraisal Institute, 11/18/2005
- Seminar - Inland Empire Market Trends - 7 Hour CA State OREA & Appraisal Institute, 06/07/2005
- Seminar - Current Look at Appraising Apts Seminar - 7 Hour CA State OREA & Appraisal Institute, 05/25/2005
- Course - Appraisal Institute Course 1400 - 7 Hour National USPAP Update 03/12/2005
- Course - 10th Annual Conference & Trade Show - 7 Hour CA State OREA & Appraisal Institute 08/27/2004
- Course - Specialized Appraisal Issues - 7 Hour Appraisal Institute 03/18/2004
- Seminar - Self-Storage Economics & Appraisal - 7 Hour CA State OREA & Appraisal Institute 03/03/2004
- Seminar - 11th Annual Market Trends Seminar - 7 Hour Appraisal Institute 01/29/2004
- Course - Business Practices & Ethics - 8 Hour Appraisal Institute 05/11/2003
- Course - Appraisal Institute Course 400 - 7 Hour National USPAP Update 05/08/2003
- Seminar - Appraisal Consulting: A Solutions Approach for Professionals Seminar, 04/08/2003
- Seminar - Relationship Marketing: Management Strategies for Growing Your Business 04/08/2003
- Course - 10th Annual Southern California Market Trends Seminar 7 Hours 01/30/2003
- Course - 9th Annual Southern California Market Trends Seminar 7 Hours 01/24/2002
- Course - Appraising Special Purpose Properties - 7 Hour Appraisal Institute 10/22/2002
- Seminar - Current Issues in Land Valuation - 7.5 Hours 10/15/2002
- Course - 8th Annual Summer Conference & Trade Show - 7.5 Hours Appraisal Institute 08/16/2002
- Course - The 2002 (5th Annual) Inland Empire - 7 Hour Appraisal Institute 06/04/2002
- Course - 9th Annual Southern California Market - 7 Hour Appraisal Institute 01/24/2002
- Course - The 2001 Inland Empire Market Trends - 7 Hour Appraisal Institute 06/05/2001
- Seminar - Associates Program & General Meeting - 2.5 Hours 09/28/2000
- Course - The 2000 Inland Empire Market Trends - 7 Hour Appraisal Institute 06/06/2000
- Course - The Industrial Market Technology - 7 Hour Appraisal Institute 04/27/2000
- Course - Dynamics of Office Building Valuation Appraisal Institute, 7 hours - 10/99
- Course - Standards of Professional Practice, Part C Appraisal Institute, 16 hours - 10/99
- Course - 1999 Summer Conference - Appraisal Institute - 7.5 hours - 8/99
- Course - Attacking & Defending an Appraisal in Litigation - Appraisal Institute - 8/99
- Course - Market Trends Update for Southern California - Appraisal Institute - 6/99
- Course - The 1999 Inland Empire Market Trends Seminar - Appraisal Institute, 7 hours - 6/99

DALE DONERKIEL, SRA, SRPA

EDUCATION: APPRAISAL INSTITUTE COURSES COMPLETED – Continued

- Course - Land Development Seminar - Appraisal Institute - 7 hours - 3/99
- Course - OREA State Laws & Regulations - Appraisal Institute, 4 hours - 3/99
- Seminar - Valuation of Detrimental Conditions in Real Estate - Appraisal Institute 10/6/98
- Seminar - Residential Design & Functional Utility - Appraisal Institute 10/16/98
- Seminar - Trends in the Hospitality Industry - Appraisal Institute 8/13/98
- Seminar - Business Value in the World of Real Estate - Appraisal Institute 8/12/98
- Seminar - The Appraisal of Vineyards & Wineries - Appraisal Institute 8/12/98
- Seminar - Inland Empire Market Trends - Appraisal Institute 6/30/98
- Seminar - The 30th Annual Litigation Seminar - Appraisal Institute 11/14/97
- Course - Residential Subdivision Feasibility & Pre-Development Analysis - Appraisal Institute 8/21/97
- Seminar - Appraising Apartments in Southern California - Appraisal Institute 5/14/96
- Course - Valuation of Fast-Food Restaurant Facilities - Appraisal Institute 8/21/97
- Course - Partial Acquisition Appraisal Seminar - Appraisal Institute - Southern California Chapter, 9/7/94
- Course - Uniform Standards of Professional Appraisal Practice (USPAP), 8/26/91
- Course - Comprehensive Appraisal Workshop, 6/91
- Course - Comprehensive Appraisal Workshop, 1/26/91
- Course - Appraisal Theory Review 1/21/91
- Course - Introduction to Appraising Real Estate, Course 101, 12/5/90
- Course - Comprehensive Appraisal Workshop, 1989
- Course - Standards of Professional Practice, 1985
- Course - A_2 Residential Evaluation, 1985
- Course - Case Studies in Real Estate Valuation 2_1 1985
- Course - H.P. Calculator Seminar (1/18_1985)
- Course - Capitalization Theory & Techniques, Part A 1984
- Course - Capitalization Theory & Techniques, Part B 1984
- Course - Real Estate Principles, A.I.R.E.A. Course 1984
- Course - Basic Valuation Procedures, A.I.R.E.A. Course 1984
- Course - Evaluation Analysis and Report Writing, A.I.R.E.A., 1983

DALE DONERKIEL, SRA, SRPA

CONTINUING EDUCATION COURSES

- * Red Flags - Property Inspection Guide, Anthony Schools 10/7/98
- * Risk Management, Anthony Schools 10/7/98
- * Introduction to Commercial R.E. Sales, Anthony Schools 10/7/98
- * Architectural Elements of Energy Cons., Anthony Schools 10/7/98
- * Title 24: California Energy Code, Anthony Schools 10/7/98
- * Landscaping & the Environment, Anthony Schools 10/7/98
- * Earthquake Safety, Anthony Schools 10/7/98
- * Ethics of Real Estate, Anthony Schools 10/7/98
- * Hazardous Material in the Home, Anthony Schools 10/7/98
- * Environmental Inspections: Regulatory Concerns, Anthony Schools 10/7/98
- * Environmental Disclosure Requirements, Anthony Schools 10/7/98
- * Residential Tax Laws, Anthony Schools 10/7/98
- * Agency in Real Estate, Anthony Schools 10/7/98
- * Trust Fund Handling, Anthony Schools 10/7/98
- * Fair Housing Laws, Anthony Schools 10/7/98
- * Agency in Real Estate, Anthony Schools, 9/14/90
- * Ethics in Real Estate, Anthony Schools, 9/14/90
- * Competitive Market Analysis, Anthony Schools, 9/14/90
- * Evaluating ARM, Anthony Schools, 9/18/90
- * Landlord Law Evictions, Anthony Schools, 10/2/90
- * Finance/Transfer Disclosures, Anthony Schools, 9/17/90
- * Residential Tax Cases, Anthony Schools, 9/18/90
- * Common Interest Developments, Anthony Schools, 9/17/90
- * Escrows & Title Insurance, Anthony Schools, 9/19/90
- * Taxation (6/2/81)
- * Financing (5/19/81)
- * Finance Alternatives (5/5/81)
- * Unconventional-Conventional Financing (6/9/81)
- * Agents Guide to Buyers and Sellers (1981)
- * Real Estate Exchange Seminar and Workshop (12/80)
- * Case Studies Ethics and Arbitration (3/21/79)
- * Landlord Rights and Tenant Eviction (7/18/79)
- * Financing Techniques in Today's Real Estate Market
- * Current and Future Methods of Real Estate Financing, (2/20/79)
- * Real Estate Income Tax: Update 1979 (5/24/79)
- * Condominiums _ New Development and Conversations (2/24/79)
- * Real Estate Appraisal (UCLA 475.5) (1978)
- * Real Estate Exchange and Taxation (UCLA 476.5) (1977)
- * Real Estate Finance (UCLA 475.4) (1978)
- * Real Estate Investment Analysis (UCLA) (1978)
- * Principles and Economics of Real Estate (L.A. Valley College 1977)
- * Real Estate Property Management (L.A. Valley College 1977)

DALE DONERKIEL, SRA, SRPA

SCOPE OF EXPERIENCE

- | | |
|--------------|---|
| Residential: | Single Family |
| | Condominiums |
| | Custom Homes Over \$1,000,000 |
| | Subdivisions |
| | Subdivision Feasibility Studies |
| | Apartments |
| | Mobile Homes |
| | Retirement Homes |
| | Land |
| Commercial: | Shopping Centers |
| | Office Buildings |
| | Retail Stores |
| | Restaurants |
| | Convalescent/Congregate Care Facilities/Hospitals |
| | Auto Repair and Service Centers |
| | Casinos |
| Industrial: | Manufacturing |
| | Warehouses |
| | Multi-tenant Buildings |
| | Industrial Parks |
| | Food Processing Plants |
| | Truck Terminals |
| | Land |
| Other: | Churches |
| | Motels |
| | Vineyard |
| | Wineries |
| | Rent Surveys |
| | Market Feasibility Studies |
| | Equity Yield Analysis |
| | Portfolio Review |

PARTIAL LIST OF CLIENTS

FINANCIAL CORPORATIONS

American Pacific State Bank	Walter Heller,Chicago
California Pacific National Bank	Walter Heller Western
Barclays Bank	Foothill Group
Security Pacific Business Credit	Eastern Pacific
Congress Financial	Livingston Graham
CCB Business Credit	CMC Mortgage Corp.
Wells Fargo	United Century Mortgage
Mid City Bank Corp.	Oakland, CA
West Valley Bank	Eastern Pacific
Riviera Capital	LFP Corporation
Pacific Business Bank	Lampert & Eskridge, CPA
Commercial Center Bank	Trammell - Crowe Companies
Community Thrift and Loan	Distinctive Industries
Financial Services	AMCO Corporation
Hanover Consumer Finance	Frontier Container Corp
Industrial Bank	LAWI/CSA Consolidators
World Savings & Loan	Damille Metal Supply
West Valley Business Credit	Alan Pre Fab Building
Uni_Cal Mortgage Corp	All Fast Aerospace
Landmark Mortgage	Fasteners
Pacific Thrift	Farmers Insurance Co.
Western Financial Savings	Jet Air Inc.
Liberty National Bank	Smith Oil
Coast Federal Business Credit Corp	Townsend Flowers
Irving Commercial Corporation,	US Hotel Corp.
Subsidiary of Irving Trust Co.	Silton of Calif.
Hanil Bank	L & D Plastics
California Federal	Doms Restaurants
Bancsmith Mortgage	Fleetwood Metals
Sanwa Bank California	Nature's Best Foods
Foothill Thrift & Capital	Leo's Meats
National Acceptance Corporation	Kaleidoscope Films
Nation Wide	A & J Foods
Glenfed Mortgage	Star Video
Fidelcor	Hyatt Oakbrook
Bank Audi of New York	Firestone Tire & Rubber Co.
Security Pacific Bank	City of Commerce, Ca.
Brookside Savings & Loan	IHOP
Mitsui Manufacturers Bank	Dynamark, Ltd.
Bay Area Financial Corp.	Michael's Shoes
Bank of Trade	M.O.B.A.
First Los Angeles Bank	Petro Minerals
United Community Bank	Ko Development Company
Consolidated Mortgage	GTE
North American Financial	City of San Fernando, Ca.
Greyhound Financial	Sumitomo Bank, Limited
Mortgage West	George Elkins Mortgage Bank
Plaza Homes, Ltd. of Las Vegas	Plaza Group, Ltd. of Tokyo
Encino State Bank	Bren Development
California Korea Bank	

LIST OF CLIENTS – Continued

FINANCIAL CORPORATIONS – Continued

County Savings Bank	Glenfed Development
Hancock Savings & Loan	The Shidler Group
Imperial Bank	Presley Companies
Coast Federal Savings	John Lusk Company
Windsor Financial	State Farm Insurance Co.
Transworld Bank	Marlborough Development
Bank of America Business Credit	Larwin Company
Topa Thrift & Loan	Paul Amir
Mortgage West	VMS Realty
Bank of Santa Maria	Lou Wolfe
First American Bank	Pacific Theater Group
Union Federal Bank	George Elkins Company
Tokai Bank	Piken Development
First Bank of Palm Desert	The Lycon Group
Resolution Trust Corporation	J.H. Snyder Company
CIT Group/ Center Financial	McGuire Thomas
Bank of Siam	Regent Development
Northwestern Savings & Loan	Plaza America
Pacific Union Bank	Cal-Trans
Premier Bank	MDS Loan Service
Southern Pacific Thrift & Loan	United California Bank
Northwestern Savings & Loan	Windsurfer
Highland Federal Bank	Harlon West
China Trust Bank	Williamsburgh Financial
East/West Bank	Venture West Funding
Far East National Bank	Prism Mortgage
Hawthorne Savings & Loan	Independent Mortgage
The Money Store	Keystone Financial
Rice-Church Financial	Lilly Enterprises
Verdugo Bank	Surety Property Management
Chase Bank	G.E. Capital
Golden Security Bank	Salvation Army
Pacific Union Bank	Small Business Administration
United Commercial Bank	African Travel
First Union Small Business Capital	Canon Capital Advisors
Miller Brewery	Fred Sands
Duke Energy, Houston, Texas	Partners Bank of California
Cathay Bank	Alpha Realty Mortgage
Mission Valley Bank	Aszkenazy Development

DALE DONERKIEL, SRA, SRPA

CITY AGENCIES

City of Compton
City of Inglewood
City of Palm Desert
City of Moorpark

City of La Habra
City of Commerce
City of Los Angeles
City of Agoura Hills

City of Santa Clarita
City of Lynwood
City of San Fernando

ATTORNEYS - CONSULTATION, APPRAISALS, EXPERT WITNESS TESTIMONY

Lindsay McMenamin
Nancy Freedman
Emily Miller
Hushmand Sohaili
Tony Salandra
Michael Heumann
Anna Stanley
Linda Feldman
Jon B. Rubinfier
Linda Barney
David Gernsbacher
Castro & Associates
Stan Silver
David Lynn

Greg Gershuni
James P. Wohl
Stephen Picuch
Walter Haines
David Schack
Susan Mitchell
Barbara Kay
Kevin Carter
Mark Rafael
Eleanor Blank
Mark MacCarley
Gruber & Kentor
Steve Richman
Forensis Group

Fred Stern
Louis K. Tsiros
Mark Borenstein
Jeffery Thomas
Lewis Adelson
Earle Cohen
Patricia Law
Floyd Fishell
Peter Michaels
O'Donnell & Schaeffer
Daniel Davisson
Kay Scholer
Poole & Shaffery, LLP
Di Julio Law

CERTIFICATE OF THE APPRAISER(S)

I, Dale Donerkiel, certify that, to the best of my knowledge and belief:

- 1) That I have made a personal inspection of the exterior of the property and have considered all of the pertinent facts affecting the value thereof. That all market data pertaining to the Final Value Estimate has been accumulated from various sources and, where possible, personally examined and verified as to details, motivation, and validity. The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions and conclusions are limited only by the professional assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- 3) That I have no present or prospective interest in the property appraised and no person interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) DMD Appraisals, Inc. has not performed any appraisal or provided any other services on the subject property within the prior 3 years.
- 6) **The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.**
- 7) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 8) Compensation for completing this assignment is not contingent upon the development of reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 9) The statements of fact contained in this report, upon which the analyses, opinions, and conclusions are based, are true and correct, and subject to the limiting conditions herein set forth.
- 10) Lily Wissell provided significant professional assistance to the person(s) signing this certification.
- 11) **As of the date of this report I, Dale Donerkiel, have completed Continuing Education Program for Designated Members of the Appraisal Institute.**
- 12) **The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.**

DMD APPRAISALS, INC.

Dale Donerkiel, SRPA, SRA
CA Certified General R.E. Appraiser
AGOO2740, Exp 1/20/2022

MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*Comptroller of the Currency of the United States as set forth in 12 CFR 564.2 (g).

STATEMENT OF SALIENT FACTS, LIMITING CONDITIONS, AND ASSUMPTIONS

All facts and data set forth in this report are true and accurate to the best of the appraiser's knowledge and belief.

I have made a personal exterior inspection of the property appraised.

The fee for the appraisal is not contingent upon the value or other conclusions reported.

Appraiser has no financial interest in the property appraised.

The appraiser renders no opinion as to legal fee or title which is assumed to be good and marketable. Prevailing leases, liens and other encumbrances, if any, have been disregarded and the property has been valued as if free and clear unless otherwise specifically stated.

No land survey has been made by the appraiser. Dimensions and descriptions in the report have been based on public records (and/or information furnished by the client or others) and no responsibility is assumed for the accuracy of such information. The appraiser shall not be responsible for any encroachment or condition not readily observable. Existing boundaries are assumed to be correct. Plot plans or maps are included for illustrative purposes only.

The appraiser assumes that the information and data furnished him by others is true and correct. In the event it is incorrect, the appraiser has the right to make corrections in the reports analysis and conclusions.

Mineral and petroleum rights and interests have not been considered in preparing this appraisal

It is assumed that there exist no undisclosed restrictions or prohibitions concerning the possible use or development of the property for any purpose for which it may be available.

Only the real estate has been included in this appraisal. Unless specified, no consideration has been given to chattels and personal property.

All estimates of value are presented as the appraiser's considered opinion, based upon the facts and data obtained during the investigation.

The distribution of total value as between land and improvements applies only under the stated program of utilization. The separate valuations for land and buildings may not be used in conjunction with any other appraisal and are invalid if so used.

Testimony or attendance in court by reason of this appraisal shall not be required unless previous arrangements have been made thereof.

ACKNOWLEDGMENTS

The following person or persons have gathered and analyzed sales data, done fieldwork, and completed the analysis of this appraisal in its final form.

Lily Wissell

This letter acknowledges their contribution in preparing this report.

Dated: October/2021

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and either the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants of the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, unless the assignment specifically precludes entry, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Institute and other appraisal organizations with which the Appraiser is affiliated unless specifically addressed elsewhere in this report.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as "Review Appraiser." No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

Dale Donerkiel, SRPA, SRA
CA Certified General R.E. Appraiser
AGOO2740, Exp 1/20/2022

ASSUMPTIONS AND LIMITING CONDITIONS

This report is made expressly subject to the conditions and stipulations following:

1. No responsibility is assumed by us for matters which are legal in nature.
2. No opinion of title is rendered and the property is appraised as though free of all encumbrances and the title marketable.
3. The appraisal covers the property described only.
4. No survey of the boundaries of the property has been made. All areas and dimensions furnished are assumed to be correct. No engineering study of the land was provided us.
5. Sources of information are believed to be correct and, where feasible, have been verified.
6. By reason of this appraisal, testimony and/or attendance in court or at any governmental or other hearing with reference to the property is not required without prior arrangements having been made relative to such additional employment.
7. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute and the National Association of Realtors.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which they are connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the authors.

8. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
9. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such condition, or for engineering which might be required to discover such factors.

ASSUMPTIONS AND LIMITING CONDITIONS - Continued

10. Any distributions of the valuation in the report between land and improvements apply only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
11. Information, estimates and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct.
12. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.
13. The appraiser assumes all equipment used in operation of the property is in good working order regardless of its age.
14. The value of the property may be further affected by zoning ordinances not yet in effect at the time of the appraisal. The appraiser assumes no responsibility for zoning condition changes.
15. The outcome of soils reports, geology reports, engineering and design reports may effect the value of the property in terms of how much land may be built on. The appraiser assumes no responsibility for determining buildable or usable land area, and any determination by the appraiser is based solely on the appraiser's opinion based on the facts available at the time of the appraisal.
16. Current national legislation has passed Congress and was signed by the President resulting in major changes in income tax liability. It could have a value impact on investment properties such as the subject. The impact of this legislation on the subject's value (if any) was not considered in this appraisal.

ASSUMPTIONS AND LIMITING CONDITIONS - Continued

17.
 - a. In this appraisal assignment, the existence of potentially hazardous materials used in construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, asbestos, mold, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. This valuation is subject to modification if any such potentially hazardous materials were detected by a qualified expert in these areas. The appraisers reserve the right to modify this valuation if so warranted.
 - b. The appraiser is not an expert in the field of hazardous materials.
 - c. The appraisal was prepared to assist with an acquisition and does not constitute an expert home/building or environmental inspection of the property. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold or other environmental problems may be present in areas the appraiser cannot see.
 - d. The only way to be certain as to the condition of the property with respect to "environmental hazards" is to have an expert in the field inspect the property.
 - e. The appraiser should not be relied upon as to whether or not environmental hazards actually exist on the property.
 - f. It is assumed that there are no legitimate environmental or ecological reasons that would prevent orderly development of the subject property.
 - g. If a copy of this report is given to anyone, it must include this disclaimer.
18. The liability of DMD Appraisals, Inc. and the appraiser responsible for this report is limited to the client only and to the fee actually received by the appraiser. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussion. The appraiser is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property physically, financially, and/or legally.

ASSUMPTIONS AND LIMITING CONDITIONS – Continued

19. Reproduction. It is respectfully requested that no reproduction of this report or any portion thereof, be undertaken without the consent of the appraiser. Possession of this report does not carry the right of publication.

20. If certain leases were not signed, the assumption is made that they are out for signature and will be valid leases.

21. The property will be appraised assuming that all required licenses, certificates of occupancy, consents, or other legislature or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.

22. The American with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the subject property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of the ADA in estimating the value of the property has not been considered.

23. Flood zones were researched from data obtained on National Flood Insurance Map (FIRM) websites. We are not engineers and bear no responsibility for its accuracy.

24. Recent earthquakes in California have a detrimental influence on value. We examined the property to see if there are any structural problems, however we are not building inspectors. We are unable to say whether the structure has been affected by any past earthquakes. Nor do we know if the building can withstand the next earthquake.

ASSUMPTIONS AND LIMITING CONDITIONS – Continued

25. The value found in this report is subject to these and any other assumptions or conditions set forth in this report, but which may have been omitted from the list of assumptions and limiting conditions.

26. DMD Appraisals, Inc. is not responsible for any costs incurred to discover or correct any deficiencies of any type in the subject property, legal, physical or financial. The client agrees that DMD Appraisals, Inc. will be held harmless in the case of law suits involving limited partnerships, syndication or stock offerings in real estate (brought on by a partner, lender, or any other party), and the client will pay all awards, settlements of any type, regardless of outcome.

27. This appraisal report is prepared for the sole and exclusive use of the client and intended user to assist with an acquisition. No third parties are authorized to rely upon this report without the express written consent of the appraiser. The appraiser is not an expert in the field of building/home inspection and this report does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only.

28. The interest appraised is the Fee Simple estate of the subject property, as of the date of value of October 5, 2021.

Exterior-Only Inspection Residential Appraisal Report

File No. 107 E. 2nd

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

File No. 107 E. 2nd

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Exterior-Only Inspection Residential Appraisal Report

File No. 107 E. 2nd

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature
Name Dale Donerkiel
Company Name DMD Appraisals, Inc.
Company Address 555 South Brand Boulevard
San Fernando, CA 91340
Telephone Number 818-898-2202
Email Address dmdincorp@aol.com
Date of Signature and Report October 14, 2021
Effective Date of Appraisal October 5, 2021
State Certification #
or State License # AG002740
or Other (describe) State #
State CA
Expiration Date of Certification or License 01/20/2022

ADDRESS OF PROPERTY APPRAISED
107 E. 2nd Avenue
La Habra, CA 90631

APPRAISED VALUE OF SUBJECT PROPERTY \$ 525,000

LENDER/CLIENT

Name
Company Name Private Party
Company Address
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY

Did not inspect exterior subject property
Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street
Date of Inspection