

Borrower	N/A		File No.	0305012025		
Property Address	1750 W Lambert Rd Spc 114					
City	La Habra	County	Orange	State	CA	Zip Code 90631-1612
Lender/Client	The City of La Habra					

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DeZarn & Associates  
26916 Recodo Ln  
Mission Viejo, CA 92691-6005  
(949) 510-4045

03/09/2025

The City of La Habra  
110 E La Habra Blvd

Re: Property: 1750 W Lambert Rd Spc 114  
La Habra, CA 90631-1612  
Borrower: N/A  
File No.: 0305012025

Opinion of Value: \$ 205000  
Effective Date: 03/07/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, as a leasehold interest in real estate.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



David DeZarn  
DeZarn & Associates  
License or Certification #: AR023578  
State: CA Expires: 09/26/2026  
djdezarn@gmail.com

**SUMMARY OF SALIENT FEATURES**

<b>SUBJECT INFORMATION</b>	Subject Address	1750 W Lambert Rd Spc 114
	Legal Description	T-MHP: VIEWPA MSP: 114
	City	La Habra
	County	Orange
	State	CA
	Zip Code	90631-1612
	Census Tract	0013.01
	Map Reference	11244
<b>SALES PRICE</b>	Sale Price	\$ N/A
	Date of Sale	N/A
<b>CLIENT</b>	Borrower	N/A
	Lender/Client	The City of La Habra
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	1,200
	Price per Square Foot	\$
	Location	N;Res;
	Age	1990
	Condition	Average
	Total Rooms	6
	Bedrooms	3
	Baths	2
<b>APPRAISER</b>	Appraiser	David DeZarn
	Date of Appraised Value	03/07/2025
<b>VALUE</b>	Opinion of Value	\$ 205,000

**MANUFACTURED / MOBILE HOME IN PARK APPRAISAL REPORT**

File No. 0305012025

<b>IDENTIFICATION</b>	Borrower	N/A		Census Tract	0013.01	Map Reference	11244	
	Address	1750 W Lambert Rd Spc 114		Unit No.	114	Project or Park Name	View Park Mobile Estates	
	City	La Habra		County	Orange	State	CA	
	Year	1990	Make	Golden West	Model	SC523A2	Length	52
	Serial No.	GW20CALSC12425A, GW20CALSC12425B		Decal No.	LAP9962	HUD No.	RAD530761, RAD530762	
	Property Rights Appraised	<input checked="" type="checkbox"/> Personal	<input checked="" type="checkbox"/> Leasehold	Owner	Lisa Nunns		Occupant	Vacant
	Lender/Client	The City of La Habra		Lender/Client Address	110 E La Habra Blvd			
	Appraiser	David DeZarn		Instructions to Appraiser	Determine Market Value			
	Sale Price	N/A	Date of Sale	N/A	Loan Terms	N/A	Actual R.E. Taxes	9

<b>NEIGHBORHOOD</b>	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<b>NEIGHBORHOOD RATING</b> Adequacy of Shopping Employment Opportunities Recreational Facilities Adequacy of Utilities Property Compatibility Protection from Detrimental Conditions Police and Fire Protection General Appearance of Properties Appeal to Market FEMA Special Flood Hazard Area FEMA Zone FEMA Map No.	Good	Avg.	Fair	Poor	
	Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady		<input type="checkbox"/> Slow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Property Values	<input checked="" type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Present Land Use	65 % 1 Family	% 2-4 Family	5 % Apts.		10 % Condo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use:	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Predominant Occupancy:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	Mobile/Manuf. Housing:	Price Range \$ 125,000 to \$ 299,000	Predominant \$ 2,102,000	Age 0 yrs. to 61 yrs.		Predominant 45 yrs.	Map Date 12/3/2009			

Describe potential for additional lease/rental parks in nearby area: The potential for new mobile home parks in the area is low as there is limited vacant land in the area. Zoning may also be prohibitive.

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

Neighborhood boundaries and characteristics: The subject's neighborhood is bordered by the City of Whittier and the City of East Whittier to the West, Imperial Hwy to the South, Whittier Blvd to the North, Harbor Blvd to the East.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): The subject neighborhood is noted to be within a conforming SFR neighborhood noted to be proximate within all supporting services. Main commuter routes and alternate modes of mass transportation are readily proximate as well. Schools, shopping, employment and parks are also in close proximity to the subject property. Future marketability should remain favorable.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sales in the neighborhood, description of the prevalence of sales and financing concessions, etc.): See attached addendum.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: No adverse environmental conditions noted on site or in the immediate vicinity of the subject property.

<b>PROJECT RATING</b>	Complete only if subject is located in a lease/rental park.				<b>PROJECT RATING</b> Location General Appearance Amenities and Recreational Facilities Density (units per acre) Unit Mix Quality of Constr. (mat'l & finish) Condition of Exterior Condition of Interior Adequacy of Public Transportation Appeal to Market	Good	Avg.	Fair	Poor
	Name	View Park Mobile Estates				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No. of Homes	143	Density per Acre	11		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zoning Classification	Mobile Home Park				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Approx. No. Units for Sale	1 Active Under Contract		Approx. No. Units Rented		0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Monthly Space Rent \$	1,150 (New Buyer)		<input checked="" type="checkbox"/> water		<input checked="" type="checkbox"/> sewer	<input checked="" type="checkbox"/> garbage	<input type="checkbox"/>	<input type="checkbox"/>
	Access	<input checked="" type="checkbox"/> Unrestricted	<input type="checkbox"/> Electronic Gate	<input type="checkbox"/> Guarded Gate			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Community	<input checked="" type="checkbox"/> All Ages	<input type="checkbox"/> Senior				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Describe common elements and recreation facilities	Offstreet parking, clubhouse, pool, recreational facilities.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>SUBJECT UNIT</b>	<input checked="" type="checkbox"/> Existing Structure	<input type="checkbox"/> Proposed Construction	Built-on Additions	Add On	N/A	Wanigan	N/A	Porches	Covered	<b>SUBJECT UNIT RATING</b> Condition of Improvements Room Sizes and Layout Adequacy of Closets and Storage Kitchen Equipment, Cabinets & Workspace Plumbing - Adequacy and Condition Electrical - Adequacy and Condition Skirting - Adequacy and Condition Adequacy of Insulation Location within Project Overall Livability Appeal and Marketability Estimated Effective Age Estimated Remaining Economic Life	Good	Avg.	Fair	Poor		
	Gross Living Area (incl. additions)	1,200	Sq. Ft.	Decks	N/A	Exterior Siding	Wood				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Room List	Foyer	Living	Dining	Kitchen	Bdrm.	Bath	Fam.	Rec.		Lndry.	Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Home		1	1	1	3	2				Area		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Additions												<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floors:	<input checked="" type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/>	<input type="checkbox"/>								<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Interior Walls:	<input type="checkbox"/> Paneling	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/>	<input type="checkbox"/>								<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trim/Finish:	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor								<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath Floor:	<input checked="" type="checkbox"/> Vinyl	<input type="checkbox"/>	Wainscot:	<input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/>							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windows (type):	<input checked="" type="checkbox"/> Single Glazed	<input type="checkbox"/> Double Glazed	<input type="checkbox"/> Storm Sash	<input checked="" type="checkbox"/> Screens	<input checked="" type="checkbox"/> Anodized							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
View (describe):	Residential									<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Kitchen Equipment:	<input type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Fan/Hood	<input type="checkbox"/> Washer	<input type="checkbox"/> Dryer						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Heating: Type	FAU	Fuel	Gas	<input checked="" type="checkbox"/> Fireplace #	1	Wood Stove #	0				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Air Conditioning:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Evaporative	<input type="checkbox"/> Window							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Comments:	<u>The subject property is in average condition overall with no noted upgrades or remodeling that has been done in the prior 15 years. The subject property would benefit from newer flooring, and interior paint throughout. The subject property does benefit from having central HVAC, a fireplace, a storage shed, a covered porch, and covered carport parking.</u>															

**MANUFACTURED / MOBILE HOME IN PARK APPRAISAL REPORT**

File No. 0305012025

Measurements	No. Sections	Sq. Ft.	Gross Living Area:		1,200 S.F. @ \$	95.00 = \$	114,000
12 x 52 x 1 =		624	Additions:	S.F. @ \$			
12 x 48 x 1 =		576	Carport/Garage:	400 S.F. @ \$	16.00 = \$	6,400	
x x =			Awnings:	S.F. @ \$			
x x =			Porch/Patio:	113 S.F. @ \$	17.00 = \$	1,921	
Total Gross Living Area (List in Market Data Analysis Below)			Sheds:	48 S.F. @ \$	5.00 = \$	240	
Comment on cost data/functional and economic obsolescence:			Skirtings:	152 S.F. @ \$	4.00 = \$	608	
See attached			Delivery	S.F. @ \$			
sketch for calculations. No functional obsolescence noted. Physical depreciation was			Installation	S.F. @ \$			
determined by marshall & swift guidelines and on information from local			Total Replacement Cost:				123,169
builders/manufacturers. External Influence: None noted.			Depreciation:	31 years @ 0.75 % per yr.			28,637
			Functional				
			Economic				
			Depreciated Replacement Cost:				94,532
			Park Space Additive				
			<b>INDICATED VALUE BY COST APPROACH:</b>				<b>94,532</b>

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1750 W Lambert Rd Spc 114 La Habra, CA 90631	1750 W Lambert Rd Spc 139 La Habra, CA 90631-1730	1731 W Lambert Rd Spc 57 La Habra, CA 90631-1855	1731 W Lambert Rd Spc 32 La Habra, CA 90631-1873
Proximity to Subject		0.03 miles S	0.17 miles NW	0.14 miles NW
Sales Price	\$ N/A	\$ 285,000	\$ 210,000	\$ 200,000
Price/Sq. Ft. GLA	\$ /Sq. Ft.	\$ 217.23/Sq. Ft.	\$ 262.50/Sq. Ft.	\$ 165.98/Sq. Ft.
Data/Verification	Title Certificate	MLS #PW24232686	MLS #PW24169725	MLS #PW24167635
Source(s)	Int Inspection/Pub Records	Exterior Inspection/Public Records	Exterior Inspection/Public Records	Exterior Inspection/Public Records
Date of Sale/	DESCRIPTION	DESCRIPTION + (-) \$ Adjust.	DESCRIPTION + (-) \$ Adjust.	DESCRIPTION + (-) \$ Adjust.
Time Adjustment	N/A	COE 12/18/2024	COE 01/17/2025	COE 12/31/2024
Location	N;Res;	A;Bks Utility Lines +5,000	A;Narrow Streets +10,000	A;Narrow Streets/Bks Traffic +20,000
Make	Golden West	Unknown	Champion	Unknown
Year	1990	1976 +7,000	2000 -5,000	1999 0
Quality	Manufactured	Manufactured	Manufactured	Manufactured
Condition	Average	Excellent -60,000	Very Good -40,000	Good -30,000
Living Area: Room	Total Bdrms Bath	Total Bdrms Bath	Total Bdrms Bath	Total Bdrms Bath
Count & Total	6 3 2	6 3 2	5 2 2	6 3 2
Gross Living Area	1,200 Sq. Ft.	1,312 Sq. Ft. -6,700	800 Sq. Ft. +24,000	1,205 Sq. Ft.
View	Residential	Residential	Residential	Residential
Additions	N/A	N/A	N/A	N/A
Garage/Carport	2 Carport Tandem	2 Carport Tandem	2 Carport Tandem	2 Carport Tandem
Porch/Patio/Deck	Sm Cov Porch	Sm Cov Porch	Sm Cov Porch	Sm Cov Porch
Fireplace(s), etc.	1 Fireplace	1 Fireplace	No Fireplace +1,000	No Fireplace +1,000
Shed	1 Shed	1 Shed	1 Shed	1 Shed
Space Rent	\$1150 per month	\$1100 per month 0	\$1100 per month 0	\$1100 per month 0
Concessions	N/A	N/A	N/A	N/A
ADOM	N/A	8 Days	138 Days	62 Days
Windows	Single Pane Anodized	Dual Pane -5,000	Dual Pane -5,000	Single Pane +2,500
HVAC	FAU/CAC	Wall/Wall +4,500	FAU/CAC	Wall/Wall +4,500
Financing	N/A	Cash	Cash	Cash
Total Adjustments		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -55,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,000
Indicated Value of Subject		\$ 229,800	\$ 205,000	\$ 198,000

Comments on the Comparable Sales The comparables used are considered to be the best available at the time of inspection of the subject property.

Comp #1 is the most recent sale of a home within the subject's park. It is an older home that has been fully remodeled, and was adjusted mostly for condition due to all of its upgrades. Comp #1 has a new open concept remodeled kitchen, new flooring, remodeled bathrooms, new fireplace, new interior and exterior paint, new covered porch, etc. Comp #1 was adjusted modestly for its location backing neighborhood utility lines, and for having newer dual pane windows versus the subject's older anodized windows. An adjustment was also made for Comp #1 having only wall heating and wall AC units. The subject property has central HVAC.

Comp #2 is a recent sale of a smaller manufactured home located in the mobile home park directly across the street. An adjustment was made for location due to the streets in the park where Comp #2 is located being much more narrow than the fuller size streets in the subject's park. Comp #2 is a smaller single wide home that was adjusted for GLA, and was also adjusted for bedroom count due to both parks being "All Ages" and not age restricted. Comp #2 was adjusted for condition due to it having some remodeling completed, to include upgraded bathrooms, and flooring. Comp #2 also has both newer interior and exterior paint, and has newer dual pane windows installed.

Comp #3 is another recent sale of a home that is located in the same park as Comp #2, across Lambert Rd from the subject's own park. Comp #3 is similar in overall living area to the subject property, and has a similar bedroom/bathroom count. Comp #3 is stated in MLS to have been built in 2000, but that is not considered to be accurate as the home is more similar to homes that were built in the late 70s/early 80s, having painted over paneling interior walls. A condition adjustment was made due to Comp #3 having newer interior flooring, new interior paint, and remodeling to the kitchen and bathrooms. The condition adjustment is less than with Comps #1 and #2, being offset by the subject property having more upgraded interior walls, not paneling that is common with many older homes.

Information regarding the condition and level of remodeling was obtained through commentary and photos provided by MLS/Listing Agents, and by an exterior inspection from the street. There were no comparable sales or listings available of similar properties that have sold in the past year that have the same condition level as the subject property. Comp #3 is the lowest sales price home located in either of the two parks utilized for this appraisal report.

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject within 3 years of the date of appraisal:

The subject property is not currently listed for sale with MLS and does not appear to have transferred in the previous 36 months per public record.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 205,000

**MANUFACTURED / MOBILE HOME IN PARK APPRAISAL REPORT**

File No. 0305012025

NOTE: THE APPRAISER'S ANALYSIS, OPINIONS AND CONCLUSIONS WERE DEVELOPED AND THIS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP).

This appraisal assignment has been completed utilizing digital transfer of information including digitally transferred signatures and photographs. The digitally transferred blue ink signature is protected and controlled by the appraiser through electronic password.

The "Intended User" of this appraisal report is the client only.

The "Intended Use" is for the client to evaluate the property that is the subject of this appraisal for a possible purchase transaction.

The "Scope of Work" is the type and extent of research and analysis performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user, and the intended use of the appraisal report. The data sources utilized in the development of this appraisal (Realist, MLS, etc.) are considered reliable. Reliance upon this report, regardless of how acquired, by any party, for any use other than that which is specified in this report, is prohibited. The appraiser, appraisal firm, and related parties assume no liability or responsibility for any unauthorized use of this report.

The appraiser has made the "Extraordinary Assumption" that the subject will remain in its current location throughout its Economic Life. Based on this extraordinary assumption, the adjustments made on the market grid are considered reasonable within the course of general appraisal practice for a chattel mobile home.

**Highest and Best Use:** The subject's highest and best use is its current use; as a mobile home in a MHP.

ADDITIONAL COMMENTS


INDICATED VALUE	BY SALES COMPARISON	APPROACH	\$ 205,000
INDICATED VALUE	BY INCOME APPROACH (If Applicable)	Estimated Market Rent	\$ 0 / Mo. x Gross Rent Multiplier 0 = \$ 0
INDICATED VALUE	BY COST APPROACH		\$ 94,532
This Appraisal is made <input checked="" type="checkbox"/> "as is" <input type="checkbox"/> subject to the repairs, alterations, inspections, or conditions listed below <input type="checkbox"/> subject to completion per plans and specifications.			
Conditions of the Appraisal: No conditions.			

Final Reconciliation: The sales comparison method is given most weight due to it reflecting the actions of buyers and sellers in the open market. The income approach more than supports the sales comparison method based on utilization of a gross rent multiplier derived from the sales comparisons.

RECONCILIATION

The purpose of this appraisal, unless otherwise stated, is to develop an opinion of the Market Value of the property that is the subject of this report, based on the above conditions of the appraisal, and the certifications, contingent and limiting conditions, and the type of value, as defined, that are stated in this report.

MY (OUR) OPINION OF MARKET VALUE, AS DEFINED, OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 03/07/2025 (WHICH IS THE EFFECTIVE DATE OF THIS REPORT) IS \$ 205000

<p><b>APPRAISER:</b></p> <p>Signature: </p> <p>Name: <u>David DeZarn</u></p> <p><u>DeZarn &amp; Associates</u></p> <p>Date Report Signed: <u>03/09/2025</u></p> <p>State Certification #: <u>AR023578</u> State: <u>CA</u></p> <p>Or State License #: _____ State: _____</p> <p>Expiration Date of Certificate or License: <u>09/26/2026</u></p> <p><input checked="" type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection: <u>03/07/2025</u></p>	<p><b>CO- or SUPERVISORY APPRAISER (IF APPLICABLE):</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Date Report Signed: _____</p> <p>State Certification #: _____ State: _____</p> <p>Or State License #: _____ State: _____</p> <p>Expiration Date of Certificate or License: _____</p> <p><input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection: _____</p>
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**ADDITIONAL COMPARABLE SALES**

File #

0305012025

ITEM	SUBJECT			COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6		
Address	1750 W Lambert Rd Spc 114 La Habra, CA 90631			1731 W Lambert Rd Spc 63 La Habra, CA 90631-1897			1750 W Lambert Rd Spc 141 La Habra, CA 90631-1729					
Proximity to Subject				0.15 miles N			0.03 miles S					
Sales Price	\$ N/A			\$ 227,000			\$ 275,000			\$		
Price/Sq. Ft. GLA	/Sq. Ft.			\$ 283.75/Sq. Ft.			\$ 229.17/Sq. Ft.			/Sq. Ft.		
Data/Verification	Title Certificate			MLS #PW24093560			MLS #PW25021478					
Source(s)	Int Inspection/Pub Records			Exterior Inspection/Public Records			Exterior Inspection/Public Records					
Date of Sale/	DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
Time Adjustment	N/A			COE 09/03/2024			Contract 02/20/2025					
Location	N;Res;			A;Narrow Streets			A;Bks Utility Lines					
Make	Golden West			Skyline			Unknown					
Year	1990			1971			1989			0		
Quality	Manufactured			Manufactured			Manufactured					
Condition	Average			Very Good			Excellent					
Living Area: Room	Total	Bdrms	Bath	Total	Bdrms	Bath	Total	Bdrms	Bath	Total	Bdrms	Bath
Count & Total	6	3	2	5	2	2	+10,000	6	3	2		
Gross Living Area	1,200 Sq. Ft.			800 Sq. Ft.			+24,000			1,200 Sq. Ft.		
View	Residential			Residential			Residential					
Additions	N/A			N/A			N/A					
Garage/Carport	2 Carport Tandem			2 Carport Tandem			2 Carport Tandem					
Porch/Patio/Deck	Sm Cov Porch			Sm Cov Porch			Sm Cov Porch					
Fireplace(s), etc.	1 Fireplace			No Fireplace			+1,000			1 Fireplace		
Shed	1 Shed			1 Shed						1 Shed		
Space Rent	\$1150 per month			\$1100 per month			0			\$1150 per month		
Concessions	N/A			N/A			N/A					
ADOM	N/A			105 Days			36 Days					
Windows	Single Pane Anodized			Dual Pane			-5,000			Dual Pane		
HVAC	FAU/CAC			Wall/Wall			-4,500			FAU/CAC		
Financing	N/A			Cash			N/A					
Total Adjustments				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$			14,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		
Indicated Value of Subject				\$			241,000			\$		
<p>Comments on the Comparable Sales <u>Comparables #4-5 are considered to be supporting documentation for the analysis completed on Comparables #1-3.</u></p> <p>Comp #4 is similar in size to Comp #2, and has the same bedroom/bathroom count. Comp #4 is considered to be in similar overall condition as Comp #2, and was adjusted the same amount. Comp #4 is an older sale than Comps #1-3, but is utilized to show additional support for market conditions and trends, as well as including the most similar property types in the analysis.</p> <p>Comp #5 is a current "Active Under Contract" pending sale within the subject's immediate project. It shows continued support for marketability for the subject property moving forward. Comp #5 is very similar to the subject property in size, GLA, and bedroom/bathroom count. Comp #5 is very similar to Comp #1 in location and condition, based on the level of remodeling that has been done.</p>												

MARKET DATA ANALYSIS

# Supplemental Addendum

File No. 0305012025

Borrower	N/A						
Property Address	1750 W Lambert Rd Spc 114						
City	La Habra	County	Orange	State	CA	Zip Code	90631-1612
Lender/Client	The City of La Habra						

## Identification Section:

**Length/Width:** The subject is two sections (double). See sketch addendum.

**Serial Numbers:** GW20CALSC12425A, GW20CALSC12425B

**HUD Label (Tag) Numbers:** RAD530761, RAD530762

## Neighborhood Section:


Property values within the subject's general neighborhood appear to have stabilized in the past year following several years of increase that was preceded by approximately 63 months of steady decline after the financial crisis of 2008. The current stable market is due to higher interest rates balanced by a lower than average supply. My analysis of current trends in the subject's neighborhood is based on a personal survey of the subject's market area, information published by the California Association of Realtors, the Real Estate sections of major newspapers, and upon review and research of the major data sources utilized in our report.

The typical marketing time for properties in the subjects neighborhood is estimated to be less than 3 months. Exposure time is also estimated at 0-3 months. Demand is average at this time due to an ample supply of available listings. The availability of conventional and government financing within the subject's community is limited due to the dwelling type and ownership rights.

Loan discounts, interest buy downs and concessions are not prevalent.

**Exposure Time:** The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive & open market.

Signature   
Name David DeZarn  
Date Signed 03/09/2025  
State Certification # AR023578 State CA  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Market Conditions Addendum to the Appraisal Report

File No. 0305012025

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1750 W Lambert Rd Spc 114 City La Habra State CA ZIP Code 90631-1612

Borrower N/A

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	1	6	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.00	0.33	2.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	6	7	9	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.0	21.2	4.5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	202,500	178,000	193,950	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	70	18	118	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	229,500	219,000	198,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	166	117	38	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.48	96.22	92.12	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent?  Yes  No  Declining  Stable  Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions are not prominent currently. This can be attributed to the supply of properties within the market and the willingness of buyers to forego concessions.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. CRMLS.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

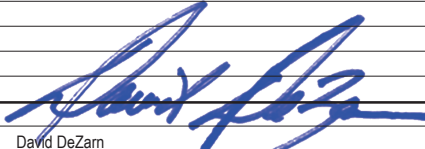
The parameters for the data utilized in the analysis for the grid section above included similar manufactured home properties located in the subject's overall market area. The subject would compete with other arms length transactions with similar improvements and locational influences. The subject would compete at the upper middle of the market, due to its location and below average age/year built, with little or no impact from short sale activity.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 	Signature
Appraiser Name David DeZam	Supervisory Appraiser Name
Company Name DeZam & Associates	Company Name
Company Address 26916 Recodo Ln, Mission Viejo, CA 92691-6005	Company Address
State License/Certification # ARO23578 State CA	State License/Certification # State
Email Address djezam@gmail.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

## Park MLS Listings/Pending Sales

### Manufactured in Park Agent 1 Line

Listing ID	S	St# St Name	City	Area	SLC	Br/Ba	Sqft	YrBuilt	L/C Price	\$/Sqft	DOM/CDOM	Prk Name	BAC	LO Phone	Tax Trct #	Date MLS
1	PW25002494	A	1001 W Lambert RD #151	LH	87	STD	2/2,0,0,0	800/A	1974/ASR	\$125,000	\$156.25	59/59	Friendly Village	714-987-3310 0		01/05/25 CRMLS
2	PW24355922	A	1001 W Lambert RD #127	LH	87	STD	2/2,0,0,0	1152/B	1972/BLD	\$159,000	\$138.02	63/63	Friendly Village	714-870-7650 0		12/30/24 CRMLS
3	TR24231261	A	1001 W Lambert RD #289	LH	87	STD	2/2,0,0,0	1248/S	1970/SLR	\$179,999	\$144.23	94/94	Friendly Village	909-622-3222 1		11/09/24 CRMLS
4	DW24247759	A	1001 Lambert RD #15	LH	87	STD	2/2,0,0,0	1296/P	1972/PUB	\$194,999	\$150.46	85/85	Friendly Village	888-294-1415 000		12/10/24 CRMLS
5	PW23948962	A	1001 Lambert Rd #100	LH	87	STD	2/2,0,0,0	1400/P	1970/ASR	\$209,900	\$149.93	0/0	Friendly Village	714-469-4961 1		03/04/25 CRMLS
6	TR25020655	A	1001 W Lambert RD #284	LH	87	STD	2/2,0,0,0	1440/A	1970/ASR	\$220,000	\$152.78	37/37	Friendly Village	626-723-4590 0000		01/27/25 CRMLS
7	PW25042894	A	1001 Lambert RD #Space 40	LH	87	STD	2/1,1,0,0	1140/P	1971/PUB	\$225,000	\$197.37	9/191	Friendly Village	562-698-8454 0000		02/26/25 CRMLS
8	PW25971478	U	1750 W Lambert RD #141	LH	87	STD	3/2,0,0,0	1200/E	1989/PUB	\$275,000	\$229.17	39/39	View Park	562-228-4900 01		02/20/25 CRMLS
9	IG24235081	P	1001 W Lambert RD #314	LH	87	STD,TRUS	3/2,0,0,0	1344/S	1993/BLD	\$229,000	\$170.39	52/52	Friendly Village	858-312-4905 0000		02/13/25 CRMLS

**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 considers his 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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

\* 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 LIMITING CONDITIONS AND CERTIFICATION**

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

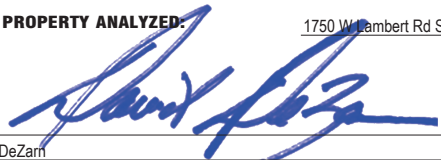
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
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. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. 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 completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

**CERTIFICATION:** The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or 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.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**ADDRESS OF PROPERTY ANALYZED:** 1750 W Lambert Rd Spc 114, La Habra, CA 90631-1612

**APPRAISER:**

Signature:   
 Name: David DeZarn  
 Title: DeZarn & Associates  
 State Certification #: AR023578  
 or State License #: \_\_\_\_\_  
 State: CA Expiration Date of Certification or License: 09/26/2026  
 Date Signed: 03/09/2025

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 Did  Did Not Inspect Property

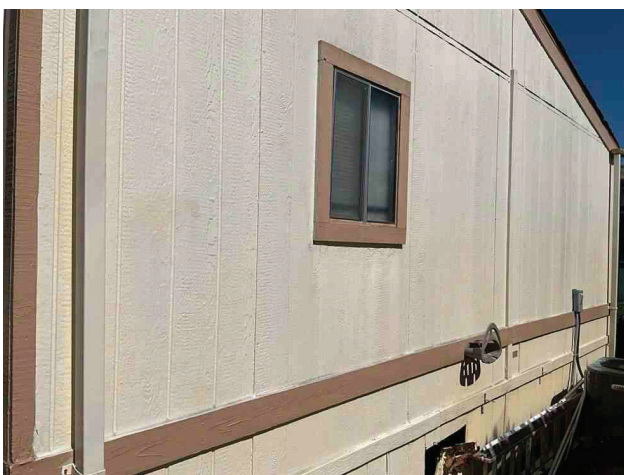
# Subject Photo Page

Borrower	N/A						
Property Address	1750 W Lambert Rd Spc 114						
City	La Habra	County	Orange	State	CA	Zip Code	90631-1612
Lender/Client	The City of La Habra						



## Subject Front

1750 W Lambert Rd Spc 114  
Sales Price N/A  
Gross Living Area 1,200  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2  
Location N;Res;  
View Residential  
Site  
Quality Manufactured  
Age 1990



## Subject Rear



## Subject Street

**Photograph Addendum**

Borrower	N/A						
Property Address	1750 W Lambert Rd Spc 114						
City	La Habra	County	Orange	State	CA	Zip Code	90631-1612
Lender/Client	The City of La Habra						



**East Side of Home**



**West Side of Home**



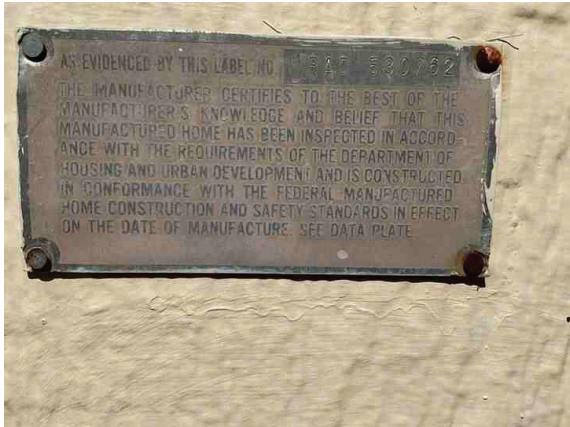
**Storage Shed  
8' X 6'**



**AC Unit**



**HUD Tag**



**HUD Tag**

# Photograph Addendum

Borrower	N/A						
Property Address	1750 W Lambert Rd Spc 114						
City	La Habra	County	Orange	State	CA	Zip Code	90631-1612
Lender/Client	The City of La Habra						



**Living Room**



**Living Room and Entry**



**Kitchen**



**Dining**



**Main Bedroom**



**Main Bathroom**

## Photograph Addendum

Borrower	N/A						
Property Address	1750 W Lambert Rd Spc 114						
City	La Habra	County	Orange	State	CA	Zip Code	90631-1612
Lender/Client	The City of La Habra						



**Bedroom**



**Bedroom**



**Bathroom**



**Thermostat/Smoke Alarm**



**Community Pool**



**Park Entrance Sign**

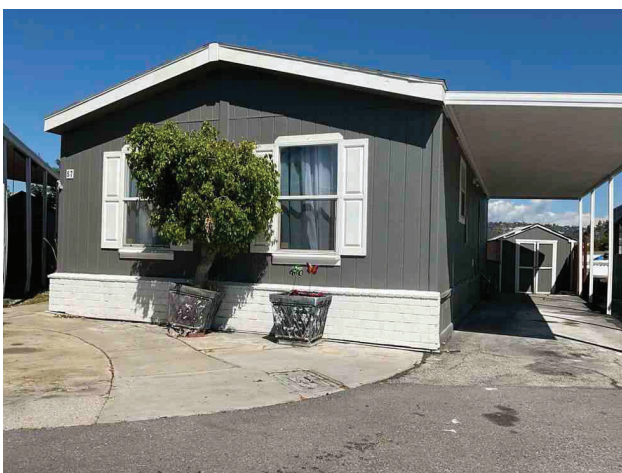
## Comparable Photo Page

Borrower	N/A				
Property Address	1750 W Lambert Rd Spc 114				
City	La Habra	County	Orange	State	CA
				Zip Code	90631-1612
Lender/Client	The City of La Habra				



### Comparable 1

1750 W Lambert Rd Spc 139  
 Prox. to Subject 0.03 miles S  
 Sale Price 285,000  
 Gross Living Area 1,312  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location A;Bks Utility Lines  
 View Residential  
 Site  
 Quality Manufactured  
 Age 1976



### Comparable 2

1731 W Lambert Rd Spc 57  
 Prox. to Subject 0.17 miles NW  
 Sale Price 210,000  
 Gross Living Area 800  
 Total Rooms 5  
 Total Bedrooms 2  
 Total Bathrooms 2  
 Location A;Narrow Streets  
 View Residential  
 Site  
 Quality Manufactured  
 Age 2000



### Comparable 3

1731 W Lambert Rd Spc 32  
 Prox. to Subject 0.14 miles NW  
 Sale Price 200,000  
 Gross Living Area 1,205  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location A;Narrow Streets/Bks Traffic  
 View Residential  
 Site  
 Quality Manufactured  
 Age 1999

## Comparable Photo Page

Borrower	N/A				
Property Address	1750 W Lambert Rd Spc 114				
City	La Habra	County	Orange	State	CA
Lender/Client	The City of La Habra	Zip Code	90631-1612		



### Comparable4

1731 W Lambert Rd Spc 63  
 Prox. to Subject 0.15 miles N  
 Sale Price 227,000  
 Gross Living Area 800  
 Total Rooms 5  
 Total Bedrooms 2  
 Total Bathrooms 2  
 Location A;Narrow Streets  
 View Residential  
 Site  
 Quality Manufactured  
 Age 1971



### Comparable5

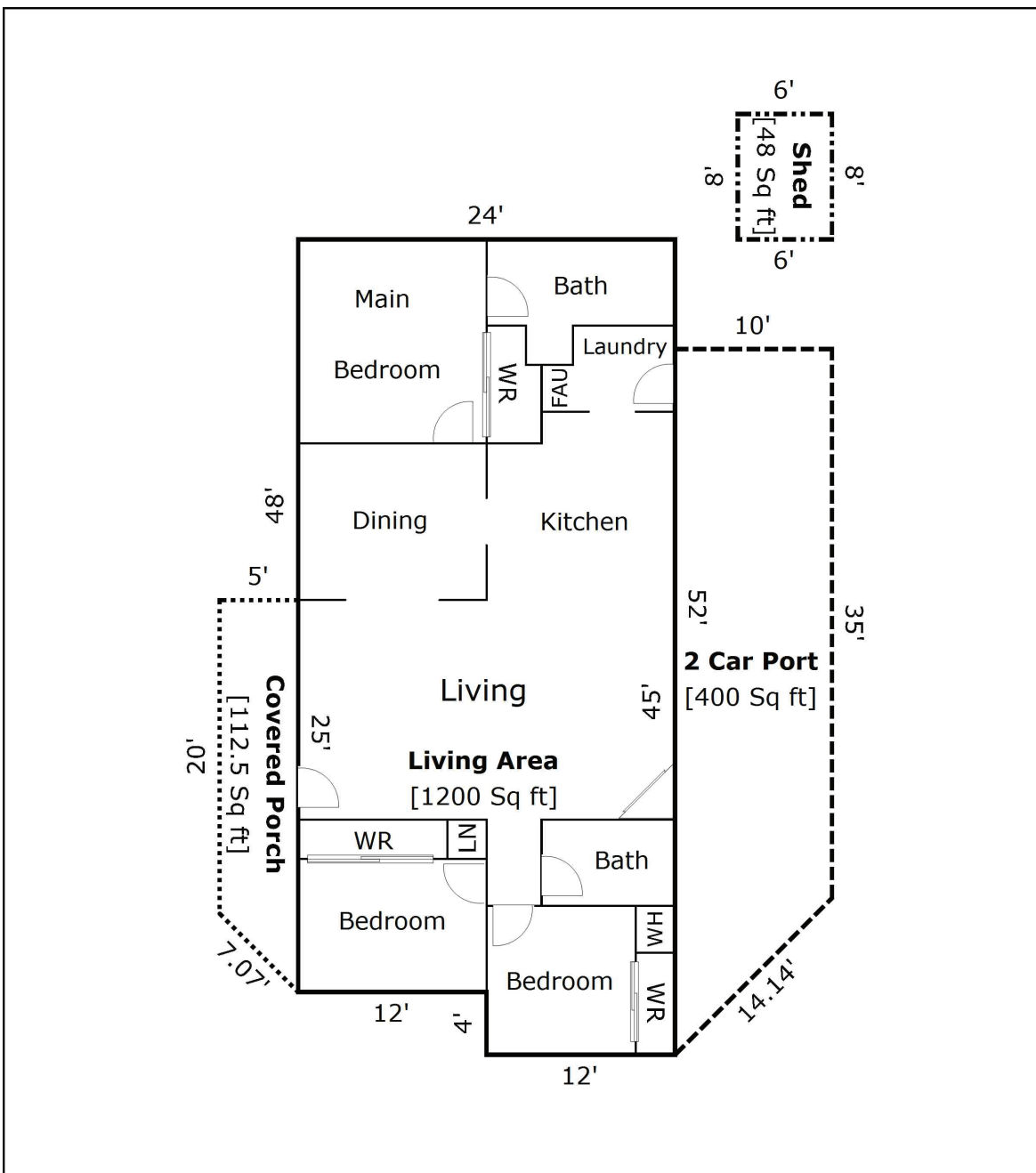
1750 W Lambert Rd Spc 141  
 Prox. to Subject 0.03 miles S  
 Sale Price 275,000  
 Gross Living Area 1,200  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location A;Bks Utility Lines  
 View Residential  
 Site  
 Quality Manufactured  
 Age 1989

### Comparable6

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

### Building Sketch

Borrower	N/A				
Property Address	1750 W Lambert Rd Spc 114				
City	La Habra	County	Orange	State	CA
Zip Code	90631-1612				
Lender/Client	The City of La Habra				

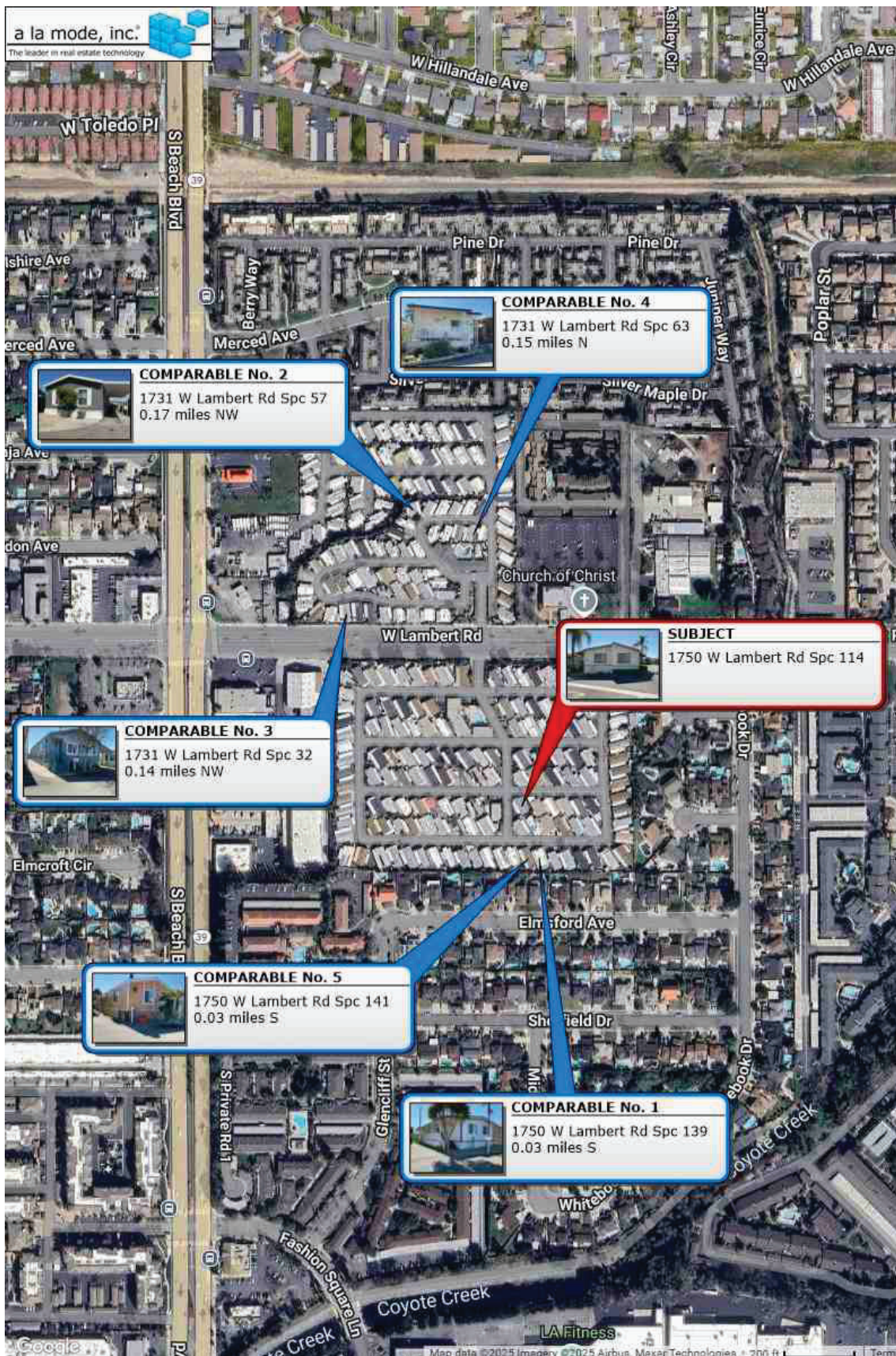


#### Area Calculations Summary

Living Area	Calculation Details		
Living Area	1200 Sq ft	$24 \times 48$	= 1152
		$4 \times 12$	= 48
<b>Total Living Area (Rounded):</b>	<b>1200 Sq ft</b>		
Non-living Area			
Covered Porch	112.5 Sq ft	$5 \times 20$	= 100
		$0.5 \times 5 \times 5$	= 12.5
2 Car Port	400 Sq ft	$10 \times 35$	= 350
		$0.5 \times 10 \times 10$	= 50
Shed	48 Sq ft	$8 \times 6$	= 48

## Location Map

Borrower	N/A				
Property Address	1750 W Lambert Rd Spc 114				
City	La Habra	County	Orange	State	CA
Zip Code	90631-1612				
Lender/Client	The City of La Habra				



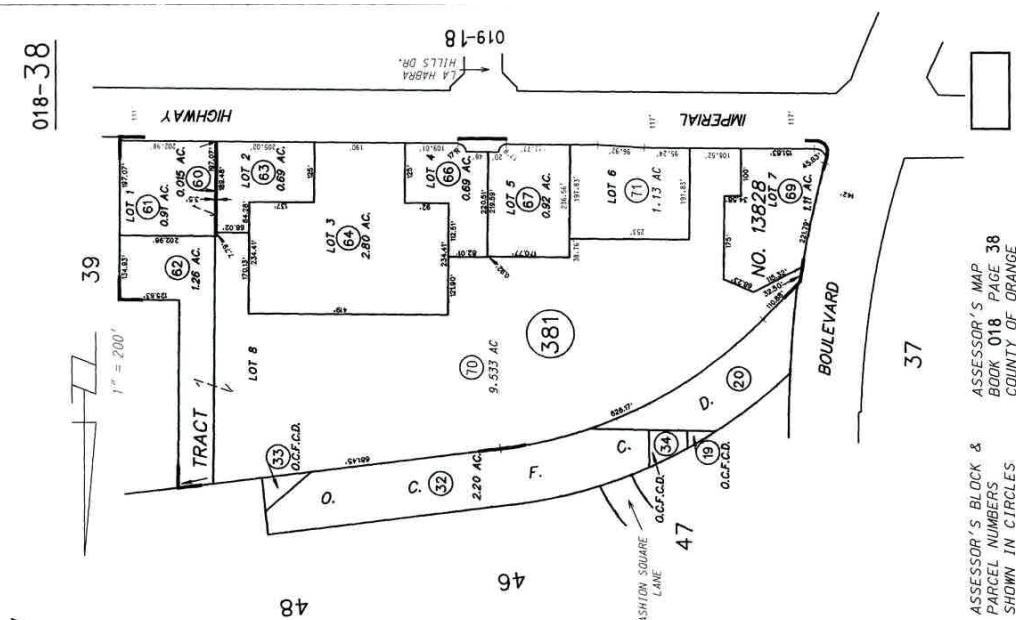
# Location Map

Borrower	N/A						
Property Address	1750 W Lambert Rd Spc 114						
City	La Habra	County	Orange	State	CA	Zip Code	90631-1612
Lender/Client	The City of La Habra						



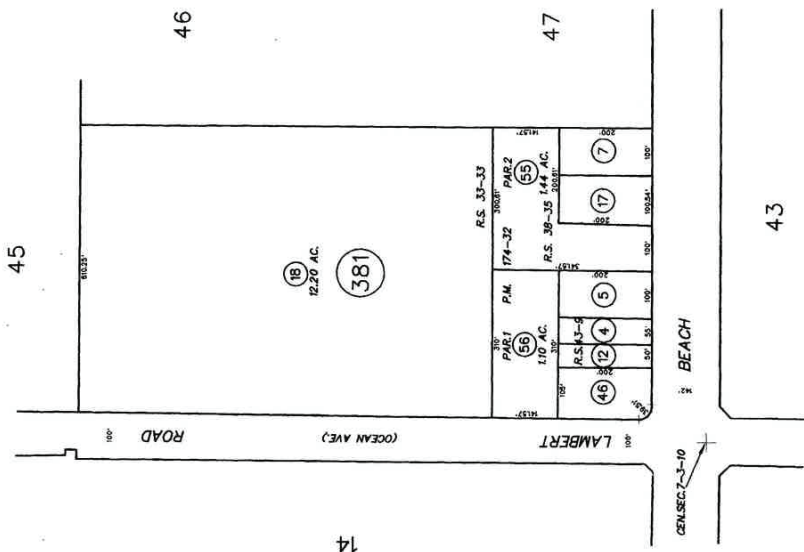
# Plat Map

Borrower	N/A				
Property Address	1750 W Lambert Rd Spc 114				
City	La Habra	County	Orange	State	CA
Lender/Client	The City of La Habra	Zip Code	90631-1612		



POR W1/2, SE1/4, SEC. 7, T3S, R10W

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ASSESSOR'S MAP BOOK 018 PAGE 38 COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

M.M. 700-1 TO 6, INC. P.M. 11-10, 174-32, 32-11

TRACT NO. 13828 PARCEL MAP

MARCH 1959

**License**



Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**

**David J. DeZarn**

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 023578

Effective Date: September 27, 2024  
Date Expires: September 26, 2026

*Angela Jemmott*  
Angela Jemmott, Bureau Chief, BREA

3078631

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4117002-24 Renewal of: RAP4117002-23

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: David DeZam

Item 2. Address: 26916 Recodo Ln City, State, Zip Code: Mission Viejo, CA 92691

Item 3. Policy Period: From 09/13/2024 To 09/13/2025 (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 500 Each Claim
B. \$ 1,000 Aggregate

Item 6. Premium: \$ 895.00

Item 7. Retroactive Date (if applicable): 09/13/2015

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21) D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Handwritten signature: Rebecca A. Majumdar
Authorized Representative