

REVIEW APPRAISAL REPORT

SUCCESSOR AGENCY OWNERSHIP
12361 CHAPMAN AVENUE
GARDEN GROVE, CALIFORNIA



LIDGARD
AND ASSOCIATES
INCORPORATED



March 1, 2016

Greg Blodgett
Project Manager
City of Garden Grove
11222 Acacia Parkway, 3rd Floor
Garden Grove, California 92840

Subject: Appraisal Review Study
Successor Agency Ownership
12361 Chapman Avenue
Garden Grove, California

*Long Beach Office:
3353 Linden Avenue
Suite 200
Long Beach, CA
90807 - 4503*

Dear Mr. Blodgett:

In accordance with your request and authorization, I have completed a comprehensive technical desk review of the formal narrative appraisal report prepared by CBRE, dated February 6, 2016.

*Orange County Office:
2592 N. Santiago Blvd.
Orange, CA
92867 - 1862*

The scope of the review assignment includes (1) a review of the property description, highest and best use analysis, and valuation methodology set forth in the original appraisal report, (2) a review and public record verification of the comparable market data employed by the appraiser, and (3) preparation of this appraisal review report in summation of the activities outlined above.

*Telephone:
(562) 988-2926
(714) 633-8441*

Generally, the purpose of an appraisal review is to express an opinion as to (1) the completeness, adequacy, relevance, appropriateness, and reasonableness of the report, with respect to the Uniform Standards of Professional Appraisal Practice (USPAP), (2) the appropriateness of the scope of work detailed in the appraisal report, (3) the accuracy and relevance of market data, as well as the reasonable use of valuation methodology, (4) whether the analysis, opinions, and conclusions in the report are appropriately supported and reasonable, and (5) compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act).

*Facsimile:
(714) 633-8449*

The intended use of this appraisal review is to assist the City of Garden Grove in determining the overall reliability of the final estimate of market value set forth by the principal appraiser. Intended users are City officials along with consultants thereof for the explicit purpose and intent indicated above. This appraisal review is not intended to be distributed to, or relied upon by, third parties.

Greg Blodgett
Project Manager
City of Garden Grove
March 1, 2016
Page 2

Based on a thorough review of the appraisal report, it is the review appraiser's opinion that the findings and conclusions set forth therein are based on relevant/accurate market research and valuation analysis. Further, the appraisal report complies with the (1) Uniform Relocation Assistance and Real Property Acquisition Policies Act, and (2) Uniform Standards of Professional Appraisal Practice (USPAP) as a summary appraisal report. The appraisal report is considered sufficient for sale negotiation purposes.

Upon completing the review study, it is the review appraiser's opinion that the final estimate of market value of \$1,100,000, as of January 12, 2016, is reasonably accurate and supported by the market data and analysis contained in the appraisal report.

The review appraiser has no direct or indirect present or contemplated future interest in the subject property or any monetary benefit from its proposed acquisition. Additionally, the foregoing conclusion of value has been reached independently without collaboration or direction.

A single copy of this appraisal review, along with an electronic version transmitted via email, are submitted herewith. This review study is subject to the Review Appraiser's Certification attached hereto, along with the assumptions and limiting conditions set forth in the original appraisal report.

Please do not hesitate to contact the undersigned in the event you require additional information from our file.

Very truly yours,

LIDGARD AND ASSOCIATES, INC.



Scott A. Lidgard, MAI, CCIM
Certified General Real Estate Appraiser
California Certification No. AG 004014
Renewal Date: March 13, 2018

SAL:sp

**REVIEW APPRAISER'S
CERTIFICATION**

CERTIFICATION

The undersigned does hereby certify, except as otherwise noted in this appraisal report, that:

I have personally reviewed the subject appraisal report. A field inspection of the subject property and comparable market data was not part of the scope of services in this review study. The facts and data reported by the reviewer and used in the review process are true and correct.

The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in the subject appraisal report, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that are the subject of this report and no personal interest with respect to the parties involved. Further, I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review.

My analyses, opinions, and conclusions were developed and this review report was prepared in conformity of the Uniform Standards of Professional Appraisal Practice (USPAP).

I have appraised the subject property on behalf of the Successor Agency to the Garden Grove Redevelopment Agency as of March 12, 2014. No one other than the undersigned prepared the analyses, conclusions, and opinions that are set forth in this appraisal review concerning the real estate. No one provided significant professional assistance to the undersigned.



Scott A. Lidgard, MAI, CCIM
Certified General Real Estate Appraiser
California Certification No. AG 004014
Renewal Date: March 13, 2018

Date: March 1, 2016

**QUALIFICATIONS OF
REVIEW APPRAISER**

BACKGROUND AND QUALIFICATIONS

Scott A. Lidgard, MAI, CCIM
President of
LIDGARD AND ASSOCIATES
INCORPORATED

Full service appraisal firm encompassing all types of real property including commercial, industrial, complex residential, and special use properties. Scott A. Lidgard has over 30 years' experience in the appraisal of real property for various clients including public agencies, corporations, law firms in connection with litigation support, accountants, and private clients.

OFFICE ORGANIZATIONAL STRUCTURE:

Principal Appraiser:	Scott A. Lidgard
Market Research Analyst:	Jason T. Clayton
Market Research Analyst:	Jason P. Boyer
Market Research Analyst:	Andrew S. Lidgard
Market Research Assistant:	Mayra Villegas-Garcia
Office Administrator:	Sarah A. Petty
Office Assistant:	Kelly M. Lidgard

PROFESSIONAL ORGANIZATION AFFILIATIONS:

MAI Designated Member of the Appraisal Institute
(Member No. 11715).

CCIM (Certified Commercial Investment Member) designated
member of the CCIM Institute (Member No. 11262).

STATE CERTIFICATION:

Certified General Real Estate Appraiser by the Office of Real
Estate Appraisers, State of California. Certificate No.
AG004014.

BROKER'S LICENSE:

Licensed California Real Estate Broker (License No. 00825141).

EXPERT WITNESS:

Qualified as an expert on Real Property Valuation in the Los
Angeles, Orange, San Bernardino, and Riverside County
Superior Courts, as well as Federal Bankruptcy Court.

BACKGROUND AND QUALIFICATIONS (Continued)

ACADEMIC BACKGROUND

California State University, Fullerton
B.A., Business Administration, emphasis in real estate finance.
Successfully completed various educational courses and seminars sponsored by the Appraisal Institute, as well as other real estate and business organizations.

BUSINESS AFFILIATIONS:

Appraisal Experience:
President, Lidgard and Associates, Inc., Orange, California, established October 1, 1997.
Vice President, R. P. Laurain & Associates, Inc., Long Beach, California, between 1984 and 1997.
Real Estate Sales Associate, Merrill Lynch Realty, Placentia, California, between 1982 and 1984.

BOARD OF DIRECTORSHIPS:

Sergeant at Arms, Long Beach Rotary
President, Belmont Estates HOA, Orange
Vice President, Canyon Rim Villas HOA, Anaheim Hills
Treasurer, Orchard Owner's Association, Orange
Board of Directors, Villa Heights HOA, Villa Park

APPRAISAL SERVICES RENDERED:

Real estate appraisal services performed on projects for the following public agencies and private corporations, since 1984:

Cities:

City of Anaheim	City of Garden Grove	City of Mission Viejo
City of Azusa	City of Glendora	City of Montclair
City of Baldwin Park	City of Hawaiian Gardens	City of Monterey Park
City of Bell	City of Highland	City of Murrieta
City of Bellflower	City of Huntington Park	City of Ontario
City of Bell Gardens	City of Indio	City of Palm Desert
City of Brea	City of Irvine	City of Palm Springs
City of Carson	City of La Mirada	City of Pasadena
City of Cathedral City	City of La Habra	City of Pico Rivera
City of Costa Mesa	City of La Quinta	City of Placentia
City of Diamond Bar	City of Laguna Hills	City of Pomona
City of Downey	City of Long Beach	City of Rancho Mirage
City of Fullerton	City of Lynwood	City of Redondo Beach

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL SERVICES RENDERED (Continued)

Cities: (Continued)

City of Rialto	City of Santa Ana	City of Upland
City of Riverside	City of Santa Clarita	City of Whittier
City of San Clemente	City of Signal Hill	City of West Covina
City of San Bernardino	City of Stanton	City of Yorba Linda
City of San Juan Capistrano	City of Tustin	City of Victorville

Redevelopment Agencies:

Baldwin Park Redevelopment Agency
Bell Redevelopment Agency
Bell Gardens Redevelopment Agency
Buena Park Redevelopment Agency
Carson Redevelopment Agency
Cathedral City Redevelopment Agency
El Monte Redevelopment Agency
Garden Grove Redevelopment Agency
Glendale Redevelopment Agency
Huntington Beach Redevelopment Agency
Huntington Park Redevelopment Agency
Inglewood Redevelopment Agency
La Puente Redevelopment Agency
Long Beach Redevelopment Agency
Los Angeles Community Redevelopment Agency
Norwalk Redevelopment Agency
Ontario Redevelopment Agency
Palm Desert Redevelopment Agency
Rialto Redevelopment Agency
Riverside Redevelopment Agency
San Bernardino Redevelopment Agency
Signal Hill Redevelopment Agency
West Covina Community Development Commission
Whittier Redevelopment Agency
Yorba Linda Redevelopment Agency

Other Government Agencies:

Calleguas Municipal Water District
County of Los Angeles, Internal Services Division
County of Riverside
Inland Empire Utilities Agency
Long Beach Unified School District
Los Angeles County Sanitation District
Los Angeles Unified School District
Orange County Transportation Authority
Palm Springs Unified School District

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL SERVICES RENDERED (Continued)

Other Government Agencies: (Continued)

Placentia Unified School District
Port of Long Beach
Port of Los Angeles
Resolution Trust Corporation
Riverside County Transportation Commission
State of California
U. S. Department of Navy
U. S. Marshal Service
Victor Valley Wastewater Reclamation Authority

Financial Institutions:

American First Federal Credit Union
Farmers and Merchants Bank
First Federal Bank
First Federal Credit Union
Fiscal Federal Credit Union
Harbor Bank
Long Beach Bank
Mineral King National Bank
Northern Trust Bank
Queen City Bank
Sumitomo Bank, Ltd.
Union Bank

Asset Management Companies:

Amresco, Inc.
American Residential Mortgage Corporation
BEI Management, Inc.
Emerson International
Equitable Real Estate Investment Management
EQ Services
Icon Associates
Independence One
Pacific Southwest Partners

Private Companies/Corporations:

Allstate Insurance Company
Best, Best & Krieger, LLP
Bonnie, Hopkins & Bastardi, LLP
Bridgestone/Firestone, Inc.
Black & Vetch Corporation
Buchalter Nemer, A Professional Corporation
Burke, Williams & Sorenson, LLP
California Eminent Domain Law Group

BACKGROUND AND QUALIFICATIONS (Continued)

APPRAISAL SERVICES RENDERED (Continued)

Private Companies/Corporations: (Continued)

Carl Karcher Enterprises
Chapman University
Century Law Group
Daley & Heft, LLP
Eastman Kodak Company
Ferro Corporation
Flagstar Companies
Guild Financial
Hahn & Hahn, LLP
Harbor Chevrolet
Inland Partners Corporation
Kaufman and Broad
Latham & Watkins, Attorneys at Law
Long Beach Memorial Medical Center
Madden, Jones, Cole & Johnson, Attorneys at Law
Oliver, Vose, Sandifer, Murphy & Lee
Pan Pacific Development
Rutan & Tucker, LLP
Scotsdale Insurance
Snell & Wilmer, Attorneys at Law
T.R.W.
The Trust for Public Land
Westport Packers
Windes and McCloughry, Accountancy Corporation
Wise, Wiezorek, Timmons & Wise, Attorneys at Law