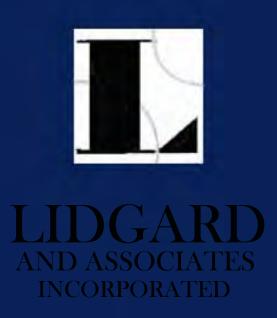
REVIEW APPRAISAL REPORT

SUCCESSOR AGENCY OWNERSHIP 12361 CHAPMAN AVENUE GARDEN GROVE, CALIFORNIA





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

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.

The scope of the review assignment includes (1) a review of the property Orange, CA description, highest and best use analysis, and valuation methodology 92867 - 1862 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.

Generally, the purpose of an appraisal review is to express an opinion as (714) 633-8441 to (1) the completeness, adequacy, relevance, appropriateness, and reasonableness of the report, with respect to the Uniform Standards of Facsimile: 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).

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.

Long Beach Office: 3353 Linden Avenue

Suite 200 Long Beach, CA 90807 - 4503

Orange County Office:

Telephone: (562) 988-2926

(714) 633-8449

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,

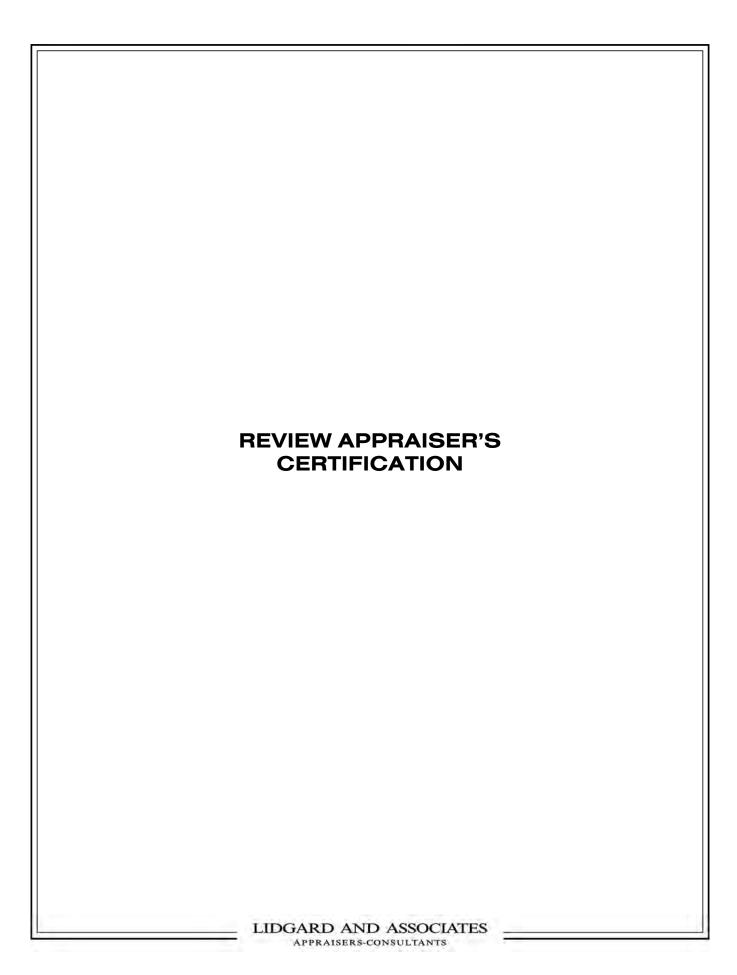
LIDGARD AND ASSOCIATES, INC.

Scott A. Lidgard, MAI, CCIM

Certified General Real Estate Appraiser California Certification No. AG 004014

Renewal Date: March 13, 2018

SAL:sp



CERTIFICATION

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

I have personally reviewed the subject appraisal report. 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 continent 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.

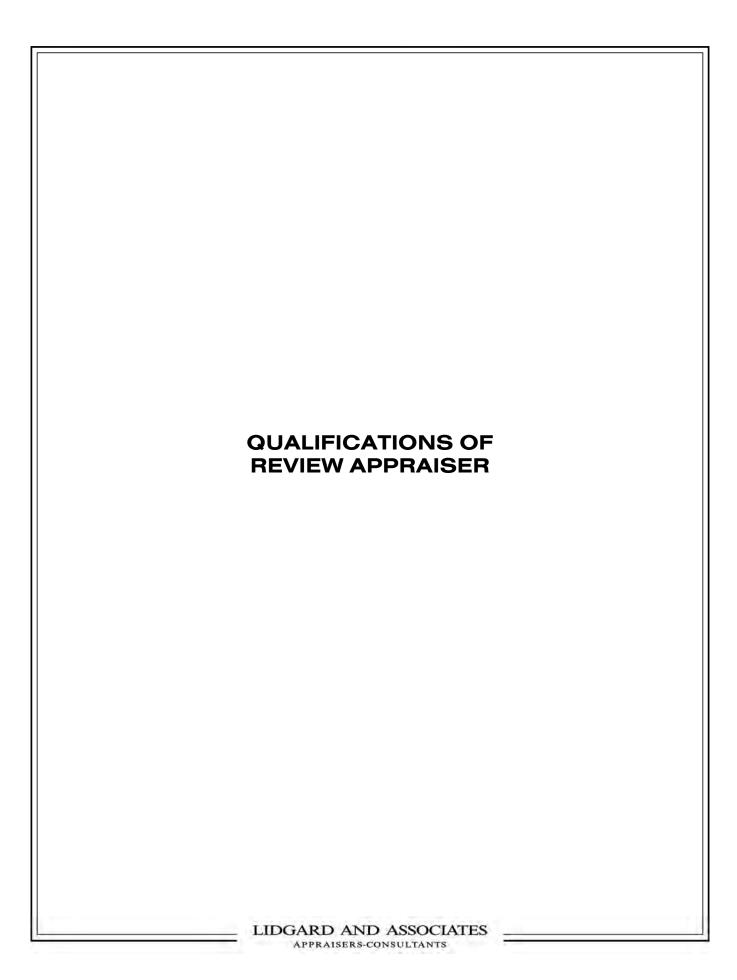
My analyses, opinions, and conclusions were developed and this review report was prepared in conformity of the Uniform Standards of Professional Appraisal Practice (USPAP).

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



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:

Market Research Analyst:

Market Research Analyst:

Market Research Analyst:

Market Research Analyst:

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.

LIDGARD AND ASSOCIATES

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

<u>APPRAISAL SERVICES RENDERED:</u>

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

Cities:

City of Garden Grove	City of Mission Viejo
City of Glendora	City of Montclair
City of Hawaiian Gardens	City of Monterey Park
City of Highland	City of Murrieta
City of Huntington Park	City of Ontario
City of Indio	City of Palm Desert
City of Irvine	City of Palm Springs
City of La Mirada	City of Pasadena
City of La Habra	City of Pico Rivera
City of La Quinta	City of Placentia
City of Laguna Hills	City of Pomona
City of Long Beach	City of Rancho Mirage
City of Lynwood	City of Redondo Beach
	City of Glendora City of Hawaiian Gardens City of Highland City of Huntington Park City of Indio City of Irvine City of La Mirada City of La Habra City of La Quinta City of Laguna Hills City of Long Beach

LIDGARD AND ASSOCIATES

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 San Clemente
City of Signal Hill
City of San Bernardino
City of Stanton
City of Victorville
City of Company City of City of Company City of Ci

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

LIDGARD AND ASSOCIATES

APPRAISERS-CONSULTANTS

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

LIDGARD AND ASSOCIATES

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 McClaughry, Accountancy Corporation

Wise, Wiezorek, Timmons & Wise, Attorneys at Law