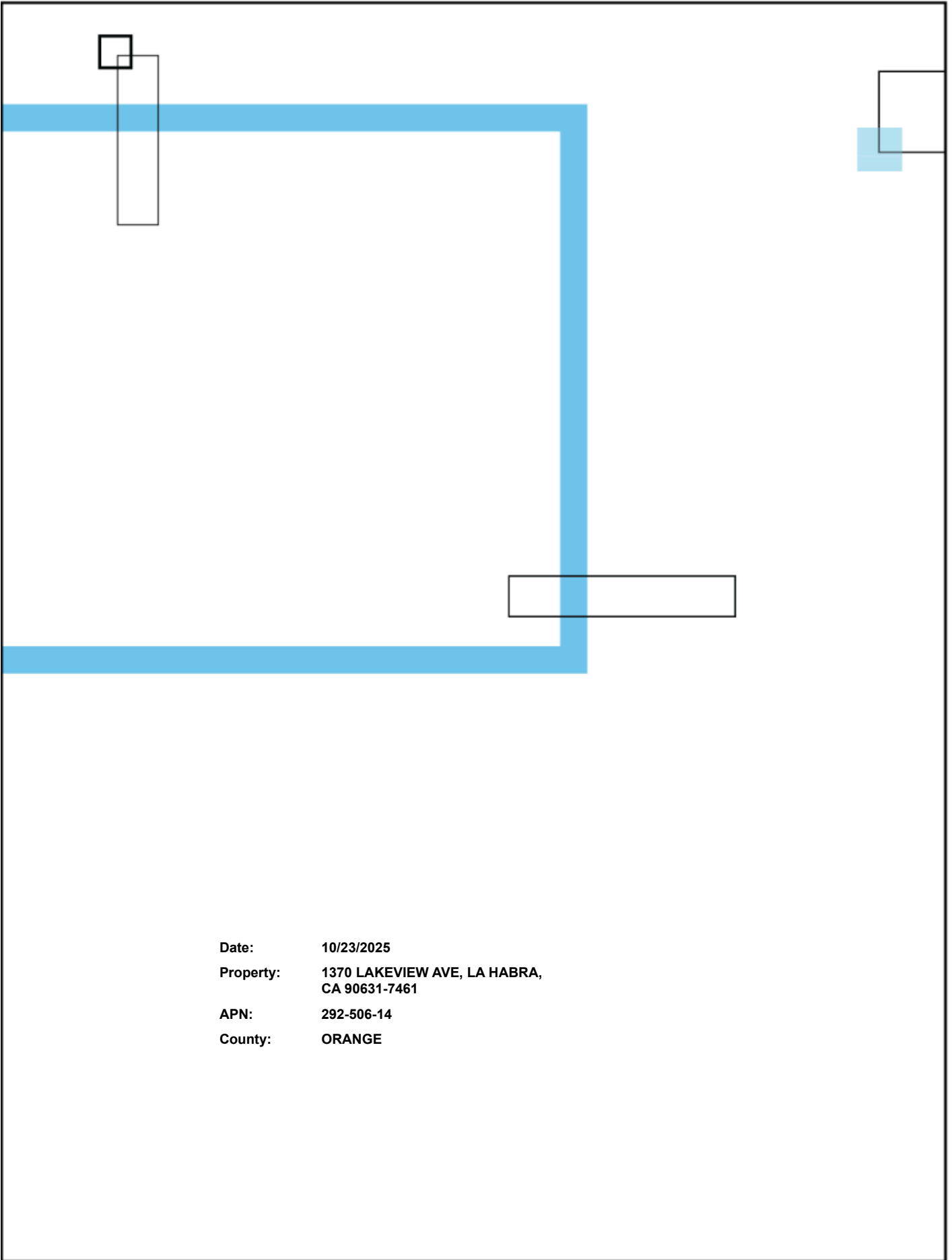




**Date:** 10/23/2025  
**Property:** 1370 LAKEVIEW AVE, LA HABRA,  
CA 90631-7461  
**APN:** 292-506-14  
**County:** ORANGE



### Subject Property Location

**Property Address** 1370 LAKEVIEW AVE  
**City, State & Zip** LA HABRA, CA 90631-7461  
**County** ORANGE COUNTY  
**Mailing Address** 1370 LAKEVIEW AVE, LA HABRA, CA 90631-7461  
**Census Tract** 0017.05  
**Thomas Bros Pg-Grid**

Report Date: 10/23/2025  
Order ID: R199424286

**Property Use** Single Family Residential  
**Parcel Number** 292-506-14  
**Latitude** 33.914559  
**Longitude** -117.939139

**Legal Description Details** Lot Number: 1 Tract No: 4288 Brief Description: N TR 4288 BLK LOT 1

### Current Ownership Information *\*Source of Ownership data: Assessment Data*

|                              |                                 |
|------------------------------|---------------------------------|
| <b>Primary Owner Name(s)</b> | HAGEDORN, LUZ G TR; HAGEDORN TR |
| <b>Vesting</b>               | Trust                           |

### Latest Full Sale Information

Details beyond coverage limitations

### Financing Details at Time of Purchase

No financing details available

### Property Characteristics

|  |                           |                           |                           |           |                         |           |
|--|---------------------------|---------------------------|---------------------------|-----------|-------------------------|-----------|
|  | <b>Bedrooms</b>           | 4                         | <b>Year Built</b>         | 1963      | <b>Living Area (SF)</b> | 2,183     |
|  | <b>Bathrooms/Partial</b>  | 2                         | <b>Garage/No. of Cars</b> | Garage/2  | <b>Price (\$/SF)</b>    |           |
|  | <b>Total Rooms</b>        | 7                         | <b>Stories/Floors</b>     | 2 Stories | <b>Lot Size (SF/AC)</b> | 6,000/.14 |
|  | <b>Construction Type</b>  |                           | <b>No. of Units</b>       |           | <b>Fireplace</b>        |           |
|  | <b>Exterior Walls</b>     |                           | <b>No. of Buildings</b>   |           | <b>Pool</b>             |           |
|  | <b>Roof Material/Type</b> |                           | <b>Basement Type/Area</b> |           | <b>Heat Type</b>        |           |
|  | <b>Foundation Type</b>    |                           | <b>Style</b>              |           | <b>A/C</b>              |           |
|  | <b>Property Type</b>      | Residential               | <b>View</b>               |           | <b>Elevator</b>         |           |
|  | <b>Land Use</b>           | Single Family Residential |                           |           | <b>Zoning</b>           |           |

### Assessment & Taxes

|  |                             |          |                                 |                      |                      |                                        |
|--|-----------------------------|----------|---------------------------------|----------------------|----------------------|----------------------------------------|
|  | <b>Assessment Year</b>      | 2025     | <b>Tax Year</b>                 | 2024                 | <b>Tax Exemption</b> | California State Homeowner's Exemption |
|  | <b>Total Assessed Value</b> | \$98,711 | <b>Tax Amount</b>               | \$1,367.16           | <b>Tax Rate Area</b> | 6-001                                  |
|  | <b>Land Value</b>           | \$26,985 | <b>Tax Account ID</b>           |                      |                      |                                        |
|  | <b>Improvement Value</b>    | \$71,726 | <b>Tax Status</b>               | No Delinquency Found |                      |                                        |
|  | <b>Improvement Ratio</b>    | 72.66%   | <b>Delinquent Tax Year</b>      |                      |                      |                                        |
|  | <b>Total Value</b>          |          | <b>Market Improvement Value</b> |                      |                      |                                        |
|  | <b>Market Land Value</b>    |          | <b>Market Value Year</b>        |                      |                      |                                        |

### Lien History

| Trans. ID            | Recording Date | Lender | Amount | Purchase Money |
|----------------------|----------------|--------|--------|----------------|
| No details available |                |        |        |                |

### Loan Officer Insights

| Trans.ID |                     |                                                              |             |
|----------|---------------------|--------------------------------------------------------------|-------------|
| 2        | <b>Loan Officer</b> | KENNETH WAYNE SMITH II                                       | NMLS#236174 |
|          | <b>Broker</b>       | SMITH II KENNETH WAYNE                                       | NMLS#361035 |
|          | <b>Loan Company</b> | FINANCE OF AMERICA REVERSE LLC DBA PACIFIC MORTGAGE CONCEPTS | NMLS#2285   |
| 5        | <b>Loan Officer</b> | KENNETH WAYNE SMITH II                                       | NMLS#236174 |
|          | <b>Broker</b>       | SMITH II KENNETH WAYNE DBA PACIFIC MORTGAGE CONCEPTS         | NMLS#361035 |
|          | <b>Loan Company</b> | FINANCE OF AMERICA REVERSE LLC                               | NMLS#2285   |
| 9        | <b>Loan Officer</b> | JAIME E VARGAS                                               | NMLS#272123 |
|          | <b>Broker</b>       |                                                              | NMLS#       |
|          | <b>Loan Company</b> | BANK OF AMERICA NA                                           | NMLS#399802 |



Fidelity National Title  
**PASSPORT**

# COMPARABLE REPORT



## Subject Property Location

**Property Address** 1370 LAKEVIEW AVE  
**City, State & Zip** LA HABRA, CA 90631-7461

Report Date: 10/23/2025  
Order ID: R199424287  
County: ORANGE

## Area Sales Analysis

|                                |                         |                                |          |                                |             |
|--------------------------------|-------------------------|--------------------------------|----------|--------------------------------|-------------|
| <b>Total Area Sales/ Count</b> | \$30,026,000/ 20        | <b>Median # of Baths</b>       | 3        | <b>Median Lot Size (SF/AC)</b> | 7,460 /.17  |
| <b>Price Range - 2 years</b>   | \$635,000 - \$4,800,000 | <b>Median # of Bedrooms</b>    | 4        | <b>Median Year Built</b>       | 1964        |
| <b>Age Range</b>               | 2 - 69                  | <b>Median Living Area (SF)</b> | 2,239    | <b>Median Value</b>            | \$1,232,500 |
| <b>Median Age</b>              | 61                      | <b>Median Price (\$/SF)</b>    | \$588/SF |                                |             |

## Comparable Sales 20 Comps

| Pin | Sale Type | Address                 | Record Date | Sale Price  | S/SF  | Living SF    | Rm       | Bd       | Ba       | Year        | Lot SF           | Pool | Dist |
|-----|-----------|-------------------------|-------------|-------------|-------|--------------|----------|----------|----------|-------------|------------------|------|------|
|     |           | <b>SUBJECT PROPERTY</b> |             |             |       | <b>2,183</b> | <b>7</b> | <b>4</b> | <b>2</b> | <b>1963</b> | <b>6,000/.14</b> |      |      |
| 1   | ●         | 570 E MONTWOOD AVE      | 05/12/2025  | \$920,000   | \$423 | 2,177        | 8        | 4        | 2        | 1963        | 7,705/.18        | Yes  | 0.03 |
| 2   | ●         | 1320 LAKEVIEW AVE       | 06/10/2025  | \$1,225,000 | \$549 | 2,232        | 8        | 4        | 3        | 1973        | 5,490/.13        | Yes  | 0.04 |
| 3   | ●         | 540 E MONTWOOD AVE      | 06/27/2025  | \$1,200,000 | \$556 | 2,157        | 8        | 3        | 3        | 1963        | 7,215/.17        | Yes  | 0.06 |
| 4   | ●         | 710 LEMONWOOD DR        | 07/30/2025  | \$1,050,000 | \$553 | 1,898        | 7        | 4        | 2        | 1973        | 6,240/.14        | Yes  | 0.08 |
| 5   | ●         | 1320 LYNWOOD ST         | 06/13/2025  | \$1,185,000 | \$456 | 2,598        | 8        | 5        | 3        | 1963        | 6,100/.14        |      | 0.13 |
| 6   | ●         | 650 E PARKWOOD AVE      | 07/21/2025  | \$1,240,000 | \$531 | 2,335        | 7        | 4        | 2        | 1973        | 5,600/.13        |      | 0.14 |
| 7   | ●         | 851 HARTFORD LN         | 09/11/2025  | \$637,000   | \$589 | 1,082        | 5        | 2        | 1        | 1975        | 1,700/.04        |      | 0.16 |
| 8   | ●         | 1410 YORKSHIRE LN       | 07/22/2025  | \$635,000   | \$587 | 1,082        | 5        | 2        | 1        | 1975        | 1,700/.04        |      | 0.17 |
| 9   | ●         | 1251 IRONWOOD ST        | 05/08/2025  | \$975,000   | \$338 | 2,882        | 7        | 6        | 3        | 1963        | 6,000/.14        |      | 0.22 |
| 10  | ●         | 227 GABLE LN            | 09/02/2025  | \$680,000   | \$402 | 1,691        | 6        | 3        | 2        | 1979        | 1,950/.04        |      | 0.29 |
| 11  | ●         | 3650 CORONADO DR        | 10/03/2025  | \$1,421,000 | \$633 | 2,246        | 8        | 4        | 2        | 1965        | 18,666/.43       | Yes  | 0.38 |
| 12  | ●         | 211 W LAS PALMAS DR     | 05/12/2025  | \$4,800,000 | \$762 | 6,302        |          | 5        | 5        | 2023        | 21,911/.5        | Yes  | 0.39 |
| 13  | ●         | 3209 LAKEKNOLL DR       | 09/18/2025  | \$2,250,000 | \$769 | 2,924        | 9        | 4        | 3        | 1963        | 26,671/.61       |      | 0.4  |
| 14  | ●         | 321 W HERMOSA DR        | 07/17/2025  | \$2,325,000 | \$715 | 3,252        | 10       | 5        | 3        | 1975        | 18,495/.42       | Yes  | 0.44 |
| 15  | ●         | 606 LAKE TER            | 04/28/2025  | \$1,755,000 | \$792 | 2,215        | 8        | 4        | 2        | 1957        | 22,500/.52       |      | 0.44 |
| 16  | ●         | 1101 W LAS PALMAS DR    | 04/23/2025  | \$1,630,000 | \$673 | 2,422        | 7        | 3        | 3        | 1965        | 11,000/.25       | Yes  | 0.47 |
| 17  | ●         | 500 LAKESIDE DR         | 06/06/2025  | \$1,383,000 | \$636 | 2,173        | 8        | 4        | 3        | 1956        | 13,081/.3        |      | 0.54 |
| 18  | ●         | 3001 VALERA WAY         | 06/06/2025  | \$1,590,000 | \$604 | 2,633        | 9        | 5        | 3        | 1964        | 10,260/.24       | Yes  | 0.58 |
| 19  | ●         | 3016 MILAGRO WAY        | 06/30/2025  | \$2,290,000 | \$574 | 3,992        | 9        | 5        | 4        | 1964        | 20,475/.47       | Yes  | 0.58 |
| 20  | ●         | 331 W PARKWOOD AVE      | 04/30/2025  | \$835,000   | \$677 | 1,233        | 7        | 4        | 2        | 1962        | 6,000/.14        |      | 0.6  |



Fidelity National Title  
**PASSPORT**

# TRANSACTION HISTORY REPORT



## Subject Property Location

**Property Address** 1370 LAKEVIEW AVE  
**City, State & Zip** LA HABRA, CA 90631-7461  
**County** ORANGE COUNTY  
**Mailing Address** 1370 LAKEVIEW AVE, LA HABRA, CA 90631-7461

Report Date: 10/23/2025  
Order ID: R199424288

**Property Use** Single Family Residential  
**Parcel Number** 292-506-14

## Transaction Summary

| Trans ID | Recording Date | Document Type | Document Description                          | Sale Price / Loan Amount | Document Number | Buyer / Borrower                                                                                                                                                                                                            | Seller                               |
|----------|----------------|---------------|-----------------------------------------------|--------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 1        | 09/22/2025     | Assignment    | Assignment of Mortgage                        | \$1,680,000              | 2025000260138   | LUZ G HAGEDORN TRUSTEE OR HER SUCCESSORS IN INTEREST OF THE HAGEDORN TRUST DATED JUNE 192023 AND ANY AMENDMENTS THERETO                                                                                                     |                                      |
| 2        | 05/01/2025     | Mortgage      | Reverse Mortgage                              | \$1,680,000              | 2025000127647   | HAGEDORN, LUZ G; THE HAGEDORN TRUST                                                                                                                                                                                         |                                      |
| 3        | 10/04/2024     | Release       | Release of Mortgage                           |                          | 2024000258221   | LUZ G HAGEDORN ENRIQUE J HAGEDORN ENRIQUE J HAGEDORN TRUSTEE OF THE HAGEDORN TRUST DATED JUNE 19 2003 AND ANY AMENDMENTS THERETO LUZ G HAGEDORN TRUSTEE OF THE HAGEDORN TRUST DATED JUNE 19 2003 AND ANY AMENDMENTS THERETO |                                      |
| 4        | 10/01/2024     | Release       | Release of Mortgage                           |                          | 2024000253529   | ENRIQUE J HAGEDORN AND LUZ G HAGEDORN AS TRUSTEES OF THE HAGEDORN TRUST DATED JUNE 19 2003                                                                                                                                  |                                      |
| 5        | 09/25/2024     | Mortgage      | Reverse Mortgage                              | \$1,680,000              | 2024000249166   | HAGEDORN, LUZ G; THE HAGEDORN TRUST                                                                                                                                                                                         |                                      |
| 6        | 07/08/2022     | Mortgage      | Credit Line (Revolving)                       | \$130,000                | 2022000241052   | HAGEDORN, LUZ G; HAGEDORN, ENRIQUE J                                                                                                                                                                                        |                                      |
| 7        | 03/18/2022     | Release       | Full Release with Legal Description           | \$52,000                 | 2022000105999   | HAGEDORN,ENRIQUE J;HAGEDORN,LUZ G                                                                                                                                                                                           |                                      |
| 8        | 05/13/2020     | Release       | Full Release with Legal Description           | \$95,000                 | 2020000217276   | HAGEDORN,ENRIQUE J;THE HAGEDORN TRUST, DATED JUNE 19, 2003                                                                                                                                                                  |                                      |
| 9        | 05/11/2020     | Mortgage      | Conventional                                  | \$201,500                | 2020000210471   | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G                                                                                                                                                                                        |                                      |
| 10       | 05/06/2020     | Release       | Full Release with Legal Description           | \$157,000                | 2020000205003   | HAGEDORN,ENRIQUE J;HAGEDORN,LUZ G;THE HAGEDORN TRUST, DATED JUNE 19, 2003                                                                                                                                                   |                                      |
| 11       | 07/25/2013     | Mortgage      | Credit Line (Revolving)                       | \$95,000                 | 2013000444584   | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G                                                                                                                                                                                        |                                      |
| 12       | 03/09/2011     | Release       | Substitution of Trustee and Full Reconveyance | \$90,000                 | 2011000125003   | ENRIQUE J HAGEDORN                                                                                                                                                                                                          |                                      |
| 13       | 02/16/2011     | Release       | Substitution of Trustee and Full Reconveyance | \$55,000                 | 2011000086808   | ENRIQUE J HAGEDORN                                                                                                                                                                                                          |                                      |
| 14       | 02/11/2011     | Mortgage      | Conventional                                  | \$157,000                | 2011000080311   | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G                                                                                                                                                                                        |                                      |
| 15       | 03/23/2005     | Mortgage      | Credit Line (Revolving)                       | \$90,000                 | 2005000217833   | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G                                                                                                                                                                                        |                                      |
| 16       | 03/07/2005     | Release       | Release of Mortgage                           | \$55,000                 | 2005000167784   | ENRIQUE J HAGEDORN                                                                                                                                                                                                          |                                      |
| 17       | 07/01/2003     | Deed          | Intra-family Transfer or Dissolution          |                          | 2003000771503   | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G                                                                                                                                                                                        | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G |
| 18       | 12/18/2001     | Mortgage      | Credit Line (Revolving)                       | \$55,000                 | 20010921295     | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G                                                                                                                                                                                        |                                      |
| 19       | 12/18/2001     | Mortgage      | Unknown Loan Type                             | \$52,000                 | 20010921294     | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G                                                                                                                                                                                        |                                      |
| 20       | 08/13/1999     | Mortgage      | Unknown Loan Type                             | \$60,000                 | 19990591132     | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G                                                                                                                                                                                        |                                      |

## Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

## Transaction Details

### Mortgage Assignment

|  |                  |                                                                                                                                      |                      |                        |                                                           |                                                                                                                                      |
|--|------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|  | Transaction ID   | 1                                                                                                                                    | Recorder Doc Number  | 2025000260138          | Original Loan Amount                                      | \$1,680,000                                                                                                                          |
|  | Effective Date   | 09/16/2025                                                                                                                           | Document Type        | Assignment             | Origination Doc #                                         | 2024000249166                                                                                                                        |
|  | Borrower(s) Name | LUZ G HAGEDORN TRUSTEE OR HER SUCCESSORS IN INTEREST OF THE HAGEDORN TRUST DATED JUNE 192023 AND ANY AMENDMENTS THERETO              | Document Description | Assignment of Mortgage | Origination Recording Date                                | 09/25/2024                                                                                                                           |
|  |                  |                                                                                                                                      | Recording Date       | 09/22/2025             | Original Lender                                           | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS BENEFICIARY AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC ITS SUCCESSORS AND ASSIGNS |
|  | Assignor Name    | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS BENEFICIARY AS NOMINEE FOR FINANCE OF AMERICA REVERSE LLC ITS SUCCESSORS AND ASSIGNS |                      | Assignee Name          | FINANCE OF AMERICA REVERSE LLC ITS SUCCESSORS AND ASSIGNS |                                                                                                                                      |

### Mortgage

|  |                         |                                |                           |                  |                          |               |
|--|-------------------------|--------------------------------|---------------------------|------------------|--------------------------|---------------|
|  | Transaction ID          | 2                              | Recorder Doc Number       | 2025000127647    | Recorder Book/Page       |               |
|  | Mortgage Date           | 09/19/2024                     | Document Type             | Mortgage         | Rate Change Freq         | Monthly       |
|  | Loan Amount             | \$1,680,000                    | Document Description      | Reverse Mortgage | 1st Periodic Floor Rate  |               |
|  | Loan Type               | Reverse Mortgage               | Recording Date            | 05/01/2025       | 1st Periodic Cap Rate    |               |
|  | Origination Lender Name | FINANCE OF AMERICA REVERSE LLC | Origination Interest Rate | 6.33%            | Lifetime Cap Rate        | 11.33%        |
|  | Origination Lender Type | Reverse Mortgage Lender        | First Rate Change Date    | 11/01/2024       | Change Index             |               |
|  | Type Financing          | Adjustable Rate                | Maturity Date             | 10/23/2081       | IO Period                |               |
|  | Borrower 1              | HAGEDORN, LUZ G                | Balloon Rider             |                  | Prepayment Penalty Rider |               |
|  | Borrower 2              | THE HAGEDORN TRUST             | Fixed/Step Rate Rider     |                  | Prepayment Penalty Term  |               |
|  | Additional Borrowers    |                                | Adj Rate Rider            | Y                | Adj Rate Index           | ONEYEART-BILL |
|  | Vesting                 | Trust                          |                           |                  |                          |               |

### Mortgage Release

|  |                  |                                                                                                                                                                                                                             |                      |                     |                            |                                        |
|--|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|----------------------------|----------------------------------------|
|  | Transaction ID   | 3                                                                                                                                                                                                                           | Recorder Doc Number  | 2024000258221       | Loan Amount                |                                        |
|  | Effective Date   | 10/04/2024                                                                                                                                                                                                                  | Document Type        | Release             | Origination Doc #          | 2022000241052                          |
|  | Borrower(s) Name | LUZ G HAGEDORN ENRIQUE J HAGEDORN ENRIQUE J HAGEDORN TRUSTEE OF THE HAGEDORN TRUST DATED JUNE 19 2003 AND ANY AMENDMENTS THERETO LUZ G HAGEDORN TRUSTEE OF THE HAGEDORN TRUST DATED JUNE 19 2003 AND ANY AMENDMENTS THERETO | Document Description | Release of Mortgage | Origination Recording Date | 07/08/2022                             |
|  | Current Lender   | FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE OR SUCCESSOR TRUSTEE OR SUBSTITUTE TRUSTEE                                                                                                                                | Recording Date       | 10/04/2024          | Original Lender            | FIRST AMERICAN TITLE INSURANCE COMPANY |

### Mortgage Release

|  |                  |                                                                                            |                      |                     |                            |                                                                                                                                 |
|--|------------------|--------------------------------------------------------------------------------------------|----------------------|---------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|  | Transaction ID   | 4                                                                                          | Recorder Doc Number  | 2024000253529       | Loan Amount                |                                                                                                                                 |
|  | Effective Date   | 10/01/2024                                                                                 | Document Type        | Release             | Origination Doc #          | 2020000210471                                                                                                                   |
|  | Borrower(s) Name | ENRIQUE J HAGEDORN AND LUZ G HAGEDORN AS TRUSTEES OF THE HAGEDORN TRUST DATED JUNE 19 2003 | Document Description | Release of Mortgage | Origination Recording Date | 05/11/2020                                                                                                                      |
|  | Current Lender   | FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE                                          | Recording Date       | 10/01/2024          | Original Lender            | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS BENEFICIARY AS NOMINEE FOR BANK OF AMERICA NA ITS SUCCESSORS AND ASSIGNS |

**Transaction Details (cont.) (2)**
**Mortgage**

|                                                                                  |                         |                                |                           |                  |                          |               |
|----------------------------------------------------------------------------------|-------------------------|--------------------------------|---------------------------|------------------|--------------------------|---------------|
|  | Transaction ID          | 5                              | Recorder Doc Number       | 2024000249166    | Recorder Book/Page       |               |
|                                                                                  | Mortgage Date           | 09/19/2024                     | Document Type             | Mortgage         | Rate Change Freq         | Monthly       |
|                                                                                  | Loan Amount             | \$1,680,000                    | Document Description      | Reverse Mortgage | 1st Periodic Floor Rate  |               |
|                                                                                  | Loan Type               | Reverse Mortgage               | Recording Date            | 09/25/2024       | 1st Periodic Cap Rate    |               |
|                                                                                  | Origination Lender Name | FINANCE OF AMERICA REVERSE LLC | Origination Interest Rate | 6.33%            | Lifetime Cap Rate        |               |
|                                                                                  | Origination Lender Type | Reverse Mortgage Lender        | First Rate Change Date    | 11/01/2024       | Change Index             |               |
|                                                                                  | Type Financing          | Adjustable Rate                | Maturity Date             | 10/23/2081       | IO Period                |               |
|                                                                                  | Borrower 1              | HAGEDORN, LUZ G                | Balloon Rider             |                  | Prepayment Penalty Rider |               |
|                                                                                  | Borrower 2              | THE HAGEDORN TRUST             | Fixed/Step Rate Rider     |                  | Prepayment Penalty Term  |               |
|                                                                                  | Additional Borrowers    |                                | Adj Rate Rider            | Y                | Adj Rate Index           | ONEYEART-BILL |
|                                                                                  | Vesting                 | Trust                          |                           |                  |                          |               |

**Mortgage**

|                                                                                  |                         |                         |                           |                         |                          |         |
|----------------------------------------------------------------------------------|-------------------------|-------------------------|---------------------------|-------------------------|--------------------------|---------|
|  | Transaction ID          | 6                       | Recorder Doc Number       | 2022000241052           | Recorder Book/Page       |         |
|                                                                                  | Mortgage Date           | 05/06/2022              | Document Type             | Mortgage                | Rate Change Freq         | Monthly |
|                                                                                  | Loan Amount             | \$130,000               | Document Description      | Credit Line (Revolving) | 1st Periodic Floor Rate  |         |
|                                                                                  | Loan Type               | Credit Line (Revolving) | Recording Date            | 07/08/2022              | 1st Periodic Cap Rate    |         |
|                                                                                  | Origination Lender Name | BANK OF AMERICA NA      | Origination Interest Rate |                         | Lifetime Cap Rate        |         |
|                                                                                  | Origination Lender Type | Bank                    | First Rate Change Date    |                         | Change Index             |         |
|                                                                                  | Type Financing          | Variable                | Maturity Date             |                         | IO Period                |         |
|                                                                                  | Borrower 1              | HAGEDORN, LUZ G         | Balloon Rider             |                         | Prepayment Penalty Rider |         |
|                                                                                  | Borrower 2              | HAGEDORN, ENRIQUE J     | Fixed/Step Rate Rider     |                         | Prepayment Penalty Term  |         |
|                                                                                  | Additional Borrowers    |                         | Adj Rate Rider            |                         | Adj Rate Index           |         |
|                                                                                  | Vesting                 | Trust                   |                           |                         |                          |         |

**Mortgage Release**

|                                                                                    |                  |                                        |                      |                                     |                            |                 |
|------------------------------------------------------------------------------------|------------------|----------------------------------------|----------------------|-------------------------------------|----------------------------|-----------------|
|  | Transaction ID   | 7                                      | Recorder Doc Number  | 2022000105999                       | Loan Amount                | \$52,000        |
|                                                                                    | Effective Date   | 03/17/2022                             | Document Type        | Release                             | Origination Doc #          | 20010921294     |
|                                                                                    | Borrower(s) Name | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G   | Document Description | Full Release with Legal Description | Origination Recording Date | 12/18/2001      |
|                                                                                    | Current Lender   | FIRST AMERICAN TITLE INSURANCE COMPANY | Recording Date       | 03/18/2022                          | Original Lender            | BANK OF AMERICA |

**Mortgage Release**

|                                                                                    |                  |                                                              |                      |                                     |                            |                    |
|------------------------------------------------------------------------------------|------------------|--------------------------------------------------------------|----------------------|-------------------------------------|----------------------------|--------------------|
|  | Transaction ID   | 8                                                            | Recorder Doc Number  | 2020000217276                       | Loan Amount                | \$95,000           |
|                                                                                    | Effective Date   | 05/12/2020                                                   | Document Type        | Release                             | Origination Doc #          | 2013000444584      |
|                                                                                    | Borrower(s) Name | HAGEDORN, ENRIQUE J; THE HAGEDORN TRUST, DATED JUNE 19, 2003 | Document Description | Full Release with Legal Description | Origination Recording Date | 07/25/2013         |
|                                                                                    | Current Lender   | FIRST AMERICAN TITLE INSURANCE COMPANY                       | Recording Date       | 05/13/2020                          | Original Lender            | BANK OF AMERICA NA |

## Transaction Details (cont.) (3)

| Mortgage                                                                           |                         |                                                                               |                           |                                               |                            |                    |
|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------|---------------------------|-----------------------------------------------|----------------------------|--------------------|
|    | Transaction ID          | 9                                                                             | Recorder Doc Number       | 2020000210471                                 | Recorder Book/Page         |                    |
|                                                                                    | Mortgage Date           | 04/13/2020                                                                    | Document Type             | Mortgage                                      | Rate Change Freq           | Annually           |
|                                                                                    | Loan Amount             | \$201,500                                                                     | Document Description      | Conventional                                  | 1st Periodic Floor Rate    | 2.25%              |
|                                                                                    | Loan Type               | Conventional                                                                  | Recording Date            | 05/11/2020                                    | 1st Periodic Cap Rate      | 8.25%              |
|                                                                                    | Origination Lender Name | BANK OF AMERICA NA                                                            | Origination Interest Rate | 3.25%                                         | Lifetime Cap Rate          | 8.25%              |
|                                                                                    | Origination Lender Type | Bank                                                                          | First Rate Change Date    | 05/01/2030                                    | Change Index               | 2.25%              |
|                                                                                    | Type Financing          | Adjustable Rate                                                               | Maturity Date             | 05/01/2050                                    | IO Period                  |                    |
|                                                                                    | Borrower 1              | HAGEDORN, ENRIQUE J                                                           | Balloon Rider             |                                               | Prepayment Penalty Rider   |                    |
|                                                                                    | Borrower 2              | HAGEDORN, LUZ G                                                               | Fixed/Step Rate Rider     | Rate starts as Fixed                          | Prepayment Penalty Term    |                    |
|                                                                                    | Additional Borrowers    |                                                                               | Adj Rate Rider            |                                               | Adj Rate Index             | LIBOR1YR           |
|                                                                                    | Vesting                 | Trust                                                                         |                           |                                               |                            |                    |
| Mortgage Release                                                                   |                         |                                                                               |                           |                                               |                            |                    |
|    | Transaction ID          | 10                                                                            | Recorder Doc Number       | 2020000205003                                 | Loan Amount                | \$157,000          |
|                                                                                    | Effective Date          | 05/05/2020                                                                    | Document Type             | Release                                       | Origination Doc #          | 2011000080311      |
|                                                                                    | Borrower(s) Name        | HAGEDORN, ENRIQUE J; HAGEDORN, LUZ G; THE HAGEDORN TRUST, DATED JUNE 19, 2003 | Document Description      | Full Release with Legal Description           | Origination Recording Date | 02/11/2011         |
|                                                                                    | Current Lender          | FIRST AMERICAN TITLE INSURANCE COMPANY                                        | Recording Date            | 05/06/2020                                    | Original Lender            | BANK OF AMERICA NA |
| Mortgage                                                                           |                         |                                                                               |                           |                                               |                            |                    |
|    | Transaction ID          | 11                                                                            | Recorder Doc Number       | 2013000444584                                 | Recorder Book/Page         |                    |
|                                                                                    | Mortgage Date           | 06/28/2013                                                                    | Document Type             | Mortgage                                      | Rate Change Freq           | Monthly            |
|                                                                                    | Loan Amount             | \$95,000                                                                      | Document Description      | Credit Line (Revolving)                       | 1st Periodic Floor Rate    |                    |
|                                                                                    | Loan Type               | Credit Line (Revolving)                                                       | Recording Date            | 07/25/2013                                    | 1st Periodic Cap Rate      |                    |
|                                                                                    | Origination Lender Name | BANK OF AMERICA NA                                                            | Origination Interest Rate |                                               | Lifetime Cap Rate          |                    |
|                                                                                    | Origination Lender Type | Bank                                                                          | First Rate Change Date    |                                               | Change Index               |                    |
|                                                                                    | Type Financing          | Variable                                                                      | Maturity Date             |                                               | IO Period                  |                    |
|                                                                                    | Borrower 1              | HAGEDORN, ENRIQUE J                                                           | Balloon Rider             |                                               | Prepayment Penalty Rider   |                    |
|                                                                                    | Borrower 2              | HAGEDORN, LUZ G                                                               | Fixed/Step Rate Rider     |                                               | Prepayment Penalty Term    |                    |
|                                                                                    | Additional Borrowers    |                                                                               | Adj Rate Rider            |                                               | Adj Rate Index             |                    |
|                                                                                    | Vesting                 | Trust                                                                         |                           |                                               |                            |                    |
| Mortgage Release                                                                   |                         |                                                                               |                           |                                               |                            |                    |
|  | Transaction ID          | 12                                                                            | Recorder Doc Number       | 2011000125003                                 | Loan Amount                | \$90,000           |
|                                                                                    | Effective Date          |                                                                               | Document Type             | Release                                       | Origination Doc #          | 2005000217833      |
|                                                                                    | Borrower(s) Name        | ENRIQUE J HAGEDORN                                                            | Document Description      | Substitution of Trustee and Full Reconveyance | Origination Recording Date | 03/23/2005         |
|                                                                                    | Current Lender          | BANK OF AMERICA, N.A.                                                         | Recording Date            | 03/09/2011                                    | Original Lender            | BANK OF AMERICA NA |
| Mortgage Release                                                                   |                         |                                                                               |                           |                                               |                            |                    |
|  | Transaction ID          | 13                                                                            | Recorder Doc Number       | 2011000086808                                 | Loan Amount                | \$55,000           |
|                                                                                    | Effective Date          |                                                                               | Document Type             | Release                                       | Origination Doc #          | 20010921295        |
|                                                                                    | Borrower(s) Name        | ENRIQUE J HAGEDORN                                                            | Document Description      | Substitution of Trustee and Full Reconveyance | Origination Recording Date | 12/18/2001         |
|                                                                                    | Current Lender          | BANK OF AMERICA, N.A.                                                         | Recording Date            | 02/16/2011                                    | Original Lender            | BANK OF AMERICA    |

## Transaction Details (cont.) (4)

| Mortgage                                                                           |                                             |                                                                   |                           |                                      |                              |                                            |
|------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------|---------------------------|--------------------------------------|------------------------------|--------------------------------------------|
|    | Transaction ID                              | 14                                                                | Recorder Doc Number       | 2011000080311                        | Recorder Book/Page           |                                            |
|                                                                                    | Mortgage Date                               | 02/03/2011                                                        | Document Type             | Mortgage                             | Rate Change Freq             |                                            |
|                                                                                    | Loan Amount                                 | \$157,000                                                         | Document Description      | Conventional                         | 1st Periodic Floor Rate      |                                            |
|                                                                                    | Loan Type                                   | Conventional                                                      | Recording Date            | 02/11/2011                           | 1st Periodic Cap Rate        |                                            |
|                                                                                    | Origination Lender Name                     | BANK OF AMERICA NA                                                | Origination Interest Rate |                                      | Lifetime Cap Rate            |                                            |
|                                                                                    | Origination Lender Type                     | Bank                                                              | First Rate Change Date    |                                      | Change Index                 |                                            |
|                                                                                    | Type Financing                              |                                                                   | Maturity Date             | 03/01/2041                           | IO Period                    |                                            |
|                                                                                    | Borrower 1                                  | HAGEDORN, ENRIQUE J                                               | Balloon Rider             |                                      | Prepayment Penalty Rider     |                                            |
|                                                                                    | Borrower 2                                  | HAGEDORN, LUZ G                                                   | Fixed/Step Rate Rider     |                                      | Prepayment Penalty Term      |                                            |
|                                                                                    | Additional Borrowers                        |                                                                   | Adj Rate Rider            |                                      | Adj Rate Index               |                                            |
|                                                                                    | Vesting                                     | Trust                                                             |                           |                                      |                              |                                            |
| Mortgage                                                                           |                                             |                                                                   |                           |                                      |                              |                                            |
|    | Transaction ID                              | 15                                                                | Recorder Doc Number       | 2005000217833                        | Recorder Book/Page           |                                            |
|                                                                                    | Mortgage Date                               | 02/07/2005                                                        | Document Type             | Mortgage                             | Rate Change Freq             | Monthly                                    |
|                                                                                    | Loan Amount                                 | \$90,000                                                          | Document Description      | Credit Line (Revolving)              | 1st Periodic Floor Rate      |                                            |
|                                                                                    | Loan Type                                   | Credit Line (Revolving)                                           | Recording Date            | 03/23/2005                           | 1st Periodic Cap Rate        |                                            |
|                                                                                    | Origination Lender Name                     | BANK OF AMERICA NA                                                | Origination Interest Rate |                                      | Lifetime Cap Rate            |                                            |
|                                                                                    | Origination Lender Type                     | Bank                                                              | First Rate Change Date    |                                      | Change Index                 |                                            |
|                                                                                    | Type Financing                              | Variable                                                          | Maturity Date             |                                      | IO Period                    |                                            |
|                                                                                    | Borrower 1                                  | HAGEDORN, ENRIQUE J                                               | Balloon Rider             |                                      | Prepayment Penalty Rider     |                                            |
|                                                                                    | Borrower 2                                  | HAGEDORN, LUZ G                                                   | Fixed/Step Rate Rider     |                                      | Prepayment Penalty Term      |                                            |
|                                                                                    | Additional Borrowers                        |                                                                   | Adj Rate Rider            |                                      | Adj Rate Index               |                                            |
|                                                                                    | Vesting                                     |                                                                   |                           |                                      |                              |                                            |
| Mortgage Release                                                                   |                                             |                                                                   |                           |                                      |                              |                                            |
|  | Transaction ID                              | 16                                                                | Recorder Doc Number       | 2005000167784                        | Loan Amount                  | \$55,000                                   |
|                                                                                    | Effective Date                              |                                                                   | Document Type             | Release                              | Origination Doc #            | 20010921295                                |
|                                                                                    | Borrower(s) Name                            | ENRIQUE J HAGEDORN                                                | Document Description      | Release of Mortgage                  | Origination Recording Date   | 01/04/2001                                 |
|                                                                                    | Current Lender                              | PRLAP INC, AS SUCCESSOR BY MERGER WITH 68240026682099, AS TRUSTEE | Recording Date            | 03/07/2005                           | Original Lender              | BANK OF AMERICA                            |
| Transfer                                                                           |                                             |                                                                   |                           |                                      |                              |                                            |
|  | Transaction ID                              | 17                                                                | Recorder Doc Number       | 2003000771503                        | Partial Interest Transferred |                                            |
|                                                                                    | Transfer Date                               | 06/19/2003                                                        | Document Type             | Deed                                 | Type of Transaction          | Non Arms-Length Transfer                   |
|                                                                                    | Sale Price                                  |                                                                   | Document Description      | Intra-family Transfer or Dissolution | Multiple APNs on Deed        |                                            |
|                                                                                    | Recorder Book/Page                          |                                                                   | Recording Date            | 07/01/2003                           | Property Use                 |                                            |
|                                                                                    | Buyer 1                                     | HAGEDORN, ENRIQUE J                                               | Buyer 1 Entity            | Trustee or Conservator               | Buyer Vesting                | Trust                                      |
|                                                                                    | Buyer 2                                     | HAGEDORN, LUZ G                                                   | Buyer 2 Entity            | Trustee or Conservator               | Buyer Mailing Address        | 1370 LAKEVIEW AVE, LA HABRA, CA 90631-7461 |
|                                                                                    | Seller 1                                    | HAGEDORN, ENRIQUE J                                               | Seller 1 Entity           |                                      | Seller Mailing Address       | 1370 LAKEVIEW AVE, LA HABRA, CA 90631-7461 |
|                                                                                    | Seller 2                                    | HAGEDORN, LUZ G                                                   | Seller 2 Entity           |                                      | Legal City/ Muni/ Township   |                                            |
|                                                                                    | Legal Recorder's Map Ref                    | MP173 PG31&32                                                     | Legal Subdivision         |                                      | Legal Section/ Twn/ Rng/ Mer |                                            |
|                                                                                    | Legal Brief Description/ Unit/ Phase/ Tract |                                                                   | /// 4288                  |                                      | Title Company Name           |                                            |



## Transaction Details (cont.) (5)

## Mortgage



|                         |                         |                           |                         |                          |         |
|-------------------------|-------------------------|---------------------------|-------------------------|--------------------------|---------|
| Transaction ID          | 18                      | Recorder Doc Number       | 20010921295             | Recorder Book/Page       |         |
| Mortgage Date           |                         | Document Type             | Mortgage                | Rate Change Freq         | Monthly |
| Loan Amount             | \$55,000                | Document Description      | Credit Line (Revolving) | 1st Periodic Floor Rate  |         |
| Loan Type               | Credit Line (Revolving) | Recording Date            | 12/18/2001              | 1st Periodic Cap Rate    |         |
| Origination Lender Name | BANK OF AMERICA NA      | Origination Interest Rate |                         | Lifetime Cap Rate        |         |
| Origination Lender Type | Bank                    | First Rate Change Date    |                         | Change Index             |         |
| Type Financing          | Variable                | Maturity Date             |                         | IO Period                |         |
| Borrower 1              | HAGEDORN, ENRIQUE J     | Balloon Rider             |                         | Prepayment Penalty Rider |         |
| Borrower 2              | HAGEDORN, LUZ G         | Fixed/Step Rate Rider     |                         | Prepayment Penalty Term  |         |
| Additional Borrowers    |                         | Adj Rate Rider            |                         | Adj Rate Index           |         |
| Vesting                 |                         |                           |                         |                          |         |

## Mortgage



|                         |                     |                           |                   |                          |  |
|-------------------------|---------------------|---------------------------|-------------------|--------------------------|--|
| Transaction ID          | 19                  | Recorder Doc Number       | 20010921294       | Recorder Book/Page       |  |
| Mortgage Date           |                     | Document Type             | Mortgage          | Rate Change Freq         |  |
| Loan Amount             | \$52,000            | Document Description      | Unknown Loan Type | 1st Periodic Floor Rate  |  |
| Loan Type               | Unknown Loan Type   | Recording Date            | 12/18/2001        | 1st Periodic Cap Rate    |  |
| Origination Lender Name | BANK OF AMERICA NA  | Origination Interest Rate |                   | Lifetime Cap Rate        |  |
| Origination Lender Type | Bank                | First Rate Change Date    |                   | Change Index             |  |
| Type Financing          |                     | Maturity Date             |                   | IO Period                |  |
| Borrower 1              | HAGEDORN, ENRIQUE J | Balloon Rider             |                   | Prepayment Penalty Rider |  |
| Borrower 2              | HAGEDORN, LUZ G     | Fixed/Step Rate Rider     |                   | Prepayment Penalty Term  |  |
| Additional Borrowers    |                     | Adj Rate Rider            |                   | Adj Rate Index           |  |
| Vesting                 |                     |                           |                   |                          |  |

## Mortgage



|                         |                     |                           |                   |                          |  |
|-------------------------|---------------------|---------------------------|-------------------|--------------------------|--|
| Transaction ID          | 20                  | Recorder Doc Number       | 19990591132       | Recorder Book/Page       |  |
| Mortgage Date           |                     | Document Type             | Mortgage          | Rate Change Freq         |  |
| Loan Amount             | \$60,000            | Document Description      | Unknown Loan Type | 1st Periodic Floor Rate  |  |
| Loan Type               | Unknown Loan Type   | Recording Date            | 08/13/1999        | 1st Periodic Cap Rate    |  |
| Origination Lender Name | BANK OF AMERICA NA  | Origination Interest Rate |                   | Lifetime Cap Rate        |  |
| Origination Lender Type | Bank                | First Rate Change Date    |                   | Change Index             |  |
| Type Financing          |                     | Maturity Date             |                   | IO Period                |  |
| Borrower 1              | HAGEDORN, ENRIQUE J | Balloon Rider             |                   | Prepayment Penalty Rider |  |
| Borrower 2              | HAGEDORN, LUZ G     | Fixed/Step Rate Rider     |                   | Prepayment Penalty Term  |  |
| Additional Borrowers    |                     | Adj Rate Rider            |                   | Adj Rate Index           |  |
| Vesting                 |                     |                           |                   |                          |  |



Fidelity National Title  
**PASSPORT**

# NEARBY NEIGHBORS REPORT



## Subject Property Location

**Property Address** 1370 LAKEVIEW AVE  
**City, State & Zip** LA HABRA, CA 90631-7461  
**County** ORANGE COUNTY  
**Mailing Address** 1370 LAKEVIEW AVE, LA HABRA, CA 90631-7461

Report Date: 10/23/2025  
Order ID: R199424289

**Property Use** Single Family Residential  
**Parcel Number** 292-506-14

## Subject Property

|                          |                                       |                           |          |                         |            |
|--------------------------|---------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1370 LAKEVIEW AVE, LA HABRA, CA 90631 |                           |          | <b>APN</b>              | 292-506-14 |
| <b>Owner</b>             | HAGEDORN, LUZ G TR; HAGEDORN TR       |                           |          | <b>Lot Size (SF/AC)</b> | 6,000/.14  |
| <b>Bedrooms</b>          | 4                                     | <b>Year Built</b>         | 1963     | <b>Living Area (SF)</b> | 2,183      |
| <b>Bathrooms/Partial</b> | 2                                     | <b>Garage/No. of Cars</b> | Garage/2 | <b>Phones</b>           |            |

## Nearby Neighbor #1

|                          |                                       |                           |          |                         |            |
|--------------------------|---------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1380 LAKEVIEW AVE, LA HABRA, CA 90631 |                           |          | <b>APN</b>              | 292-506-15 |
| <b>Owner</b>             | KOVACH, MICHAEL M JR & CARLA          |                           |          | <b>Lot Size (SF/AC)</b> | 6,000/.14  |
| <b>Bedrooms</b>          | 4                                     | <b>Year Built</b>         | 1963     | <b>Living Area (SF)</b> | 2,177      |
| <b>Bathrooms/Partial</b> | 2                                     | <b>Garage/No. of Cars</b> | Garage/2 | <b>Phones</b>           |            |

## Nearby Neighbor #2

|                          |                                       |                           |          |                         |            |
|--------------------------|---------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1360 LAKEVIEW AVE, LA HABRA, CA 90631 |                           |          | <b>APN</b>              | 292-506-13 |
| <b>Owner</b>             | FARNOUSH, NADER                       |                           |          | <b>Lot Size (SF/AC)</b> | 6,834/.16  |
| <b>Bedrooms</b>          | 4                                     | <b>Year Built</b>         | 1973     | <b>Living Area (SF)</b> | 1,703      |
| <b>Bathrooms/Partial</b> | 2                                     | <b>Garage/No. of Cars</b> | Garage/2 | <b>Phones</b>           |            |

## Nearby Neighbor #3

|                          |                                        |                           |          |                         |            |
|--------------------------|----------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1351 ORANGEWOOD ST, LA HABRA, CA 90631 |                           |          | <b>APN</b>              | 292-506-07 |
| <b>Owner</b>             | RUECKERT, MARC & LUISA                 |                           |          | <b>Lot Size (SF/AC)</b> | 6,720/.15  |
| <b>Bedrooms</b>          | 3                                      | <b>Year Built</b>         | 1973     | <b>Living Area (SF)</b> | 1,523      |
| <b>Bathrooms/Partial</b> | 2                                      | <b>Garage/No. of Cars</b> | Garage/2 | <b>Phones</b>           |            |

## Nearby Neighbor #4

|                          |                                             |                           |          |                         |            |
|--------------------------|---------------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1361 ORANGEWOOD ST, LA HABRA, CA 90631      |                           |          | <b>APN</b>              | 292-506-06 |
| <b>Owner</b>             | DACUYCUI, MELINDA A; DACUYCUI FAMILY TRUST, |                           |          | <b>Lot Size (SF/AC)</b> | 5,501/.13  |
| <b>Bedrooms</b>          | 5                                           | <b>Year Built</b>         | 1973     | <b>Living Area (SF)</b> | 2,219      |
| <b>Bathrooms/Partial</b> | 3/1                                         | <b>Garage/No. of Cars</b> | Garage/3 | <b>Phones</b>           |            |

## Nearby Neighbor #5

|                          |                                             |                           |          |                         |            |
|--------------------------|---------------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1390 LAKEVIEW AVE, LA HABRA, CA 90631       |                           |          | <b>APN</b>              | 292-506-16 |
| <b>Owner</b>             | BRAVO, WARREN D TR THE W; D BRAVO LIVING TR |                           |          | <b>Lot Size (SF/AC)</b> | 6,000/.14  |
| <b>Bedrooms</b>          | 4                                           | <b>Year Built</b>         | 1963     | <b>Living Area (SF)</b> | 2,273      |
| <b>Bathrooms/Partial</b> | 2                                           | <b>Garage/No. of Cars</b> | Garage/2 | <b>Phones</b>           |            |

## Nearby Neighbor #6

|                          |                                       |                           |          |                         |            |
|--------------------------|---------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1340 LAKEVIEW AVE, LA HABRA, CA 90631 |                           |          | <b>APN</b>              | 292-506-12 |
| <b>Owner</b>             | DACUYCUI, LAVERGNE A & LORNA G        |                           |          | <b>Lot Size (SF/AC)</b> | 7,070/.16  |
| <b>Bedrooms</b>          | 4                                     | <b>Year Built</b>         | 1973     | <b>Living Area (SF)</b> | 2,232      |
| <b>Bathrooms/Partial</b> | 3                                     | <b>Garage/No. of Cars</b> | Garage/2 | <b>Phones</b>           |            |

## Nearby Neighbor #7

|                          |                                        |                           |          |                         |            |
|--------------------------|----------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1391 ORANGEWOOD ST, LA HABRA, CA 90631 |                           |          | <b>APN</b>              | 292-506-05 |
| <b>Owner</b>             | LIM, DAVID SUNG & HELENA               |                           |          | <b>Lot Size (SF/AC)</b> | 5,501/.13  |
| <b>Bedrooms</b>          | 4                                      | <b>Year Built</b>         | 1973     | <b>Living Area (SF)</b> | 1,949      |
| <b>Bathrooms/Partial</b> | 2/1                                    | <b>Garage/No. of Cars</b> | Garage/3 | <b>Phones</b>           |            |

## Nearby Neighbor #8

|                          |                                        |                           |          |                         |            |
|--------------------------|----------------------------------------|---------------------------|----------|-------------------------|------------|
| <b>Address</b>           | 1331 ORANGEWOOD ST, LA HABRA, CA 90631 |                           |          | <b>APN</b>              | 292-506-08 |
| <b>Owner</b>             | BERNDT, LARRY L TR                     |                           |          | <b>Lot Size (SF/AC)</b> | 6,500/.15  |
| <b>Bedrooms</b>          | 4                                      | <b>Year Built</b>         | 1973     | <b>Living Area (SF)</b> | 2,232      |
| <b>Bathrooms/Partial</b> | 3                                      | <b>Garage/No. of Cars</b> | Garage/3 | <b>Phones</b>           |            |

| Nearby Neighbor #9 |                                        |                    |          |                  |            |
|--------------------|----------------------------------------|--------------------|----------|------------------|------------|
| Address            | 570 E MONTWOOD AVE, LA HABRA, CA 90631 |                    |          | APN              | 292-504-03 |
| Owner              | YANG, YUQIN                            |                    |          | Lot Size (SF/AC) | 7,705/.18  |
| Bedrooms           | 4                                      | Year Built         | 1963     | Living Area (SF) | 2,177      |
| Bathrooms/Partial  | 2                                      | Garage/No. of Cars | Garage/2 | Phones           |            |

| Nearby Neighbor #10 |                                        |                    |          |                  |            |
|---------------------|----------------------------------------|--------------------|----------|------------------|------------|
| Address             | 551 E MONTWOOD AVE, LA HABRA, CA 90631 |                    |          | APN              | 292-503-13 |
| Owner               | WALLACE, WILLIAM R TR                  |                    |          | Lot Size (SF/AC) | 8,010/.18  |
| Bedrooms            | 4                                      | Year Built         | 1963     | Living Area (SF) | 1,856      |
| Bathrooms/Partial   | 2                                      | Garage/No. of Cars | Garage/2 | Phones           |            |

| Nearby Neighbor #11 |                                       |                    |          |                  |            |
|---------------------|---------------------------------------|--------------------|----------|------------------|------------|
| Address             | 1330 LAKEVIEW AVE, LA HABRA, CA 90631 |                    |          | APN              | 292-506-11 |
| Owner               | KNOX, ANDREA F                        |                    |          | Lot Size (SF/AC) | 5,502/.13  |
| Bedrooms            | 4                                     | Year Built         | 1973     | Living Area (SF) | 1,949      |
| Bathrooms/Partial   | 2/1                                   | Garage/No. of Cars | Garage/3 | Phones           |            |

| Nearby Neighbor #12 |                                                               |                    |          |                  |            |
|---------------------|---------------------------------------------------------------|--------------------|----------|------------------|------------|
| Address             | 1400 LAKEVIEW AVE, LA HABRA, CA 90631                         |                    |          | APN              | 292-506-17 |
| Owner               | BELAGARDI, LUIS ALBERTO TR THE L A & A P; BELAGARDI LIVING TR |                    |          | Lot Size (SF/AC) | 6,262/.14  |
| Bedrooms            | 4                                                             | Year Built         | 1963     | Living Area (SF) | 2,177      |
| Bathrooms/Partial   | 2                                                             | Garage/No. of Cars | Garage/2 | Phones           |            |

| Nearby Neighbor #13 |                                        |                    |          |                  |            |
|---------------------|----------------------------------------|--------------------|----------|------------------|------------|
| Address             | 1401 ORANGEWOOD ST, LA HABRA, CA 90631 |                    |          | APN              | 292-506-04 |
| Owner               | ZAMORA, ADAN ANTONIO & JENNIFER LAUREN |                    |          | Lot Size (SF/AC) | 5,501/.13  |
| Bedrooms            | 4                                      | Year Built         | 1973     | Living Area (SF) | 2,232      |
| Bathrooms/Partial   | 3                                      | Garage/No. of Cars | Garage/2 | Phones           |            |

| Nearby Neighbor #14 |                                        |                    |          |                  |            |
|---------------------|----------------------------------------|--------------------|----------|------------------|------------|
| Address             | 1321 ORANGEWOOD ST, LA HABRA, CA 90631 |                    |          | APN              | 292-506-09 |
| Owner               | IBARRA, ALCIA T                        |                    |          | Lot Size (SF/AC) | 5,490/.13  |
| Bedrooms            | 4                                      | Year Built         | 1973     | Living Area (SF) | 1,960      |
| Bathrooms/Partial   | 2/1                                    | Garage/No. of Cars | Garage/2 | Phones           |            |

| Nearby Neighbor #15 |                                       |                    |          |                  |            |
|---------------------|---------------------------------------|--------------------|----------|------------------|------------|
| Address             | 1361 LAKEVIEW AVE, LA HABRA, CA 90631 |                    |          | APN              | 292-503-12 |
| Owner               | BARAJAS, DANIEL & MELISSA L           |                    |          | Lot Size (SF/AC) | 6,938/.16  |
| Bedrooms            | 4                                     | Year Built         | 1963     | Living Area (SF) | 1,885      |
| Bathrooms/Partial   | 2                                     | Garage/No. of Cars | Garage/2 | Phones           |            |

