

*Barber & Associates  
Real Estate Appraisal Co.  
P.O. Box 7237  
Redlands, CA 92375*

*Tel: 909 864-8363*

*Fax: 909 864-8346*

**DATE: March 18, 2008**

**DEAR: Sylvia Chavez**

**I have received your request for current comparable sales data for the property located at: 4801 Park Avenue  
Yorba Linda, CA 92866**

**I have researched current sales of similar properties in the subjects market area to determine an estimated market value range for the subject property. This value is based upon market data analysis and not an actual inspection of the subject property or comparable sales and is not to be considered an appraisal or to be used in any Federally related transaction. The following sales were utilized to determine the estimate.**

**Subject: Proposed 3,000 SF dwelling; 4 bedroom, 4 bath, 2-Garage, 7,100 SF Site**

- 1. 4002 Hoosier Lawn Way Yorba Linda. Sold 12/14/2007 Sale Price \$1,098,000  
3,031 SF dwelling, 3 bedroom 3.5 bath, 2-Garage, 8,400 SF Site**
- 2. 18578 Oaklawn Lane Yorba Linda. Sold 11/01/2007 Sale Price \$1,050,000  
2,905 SF dwelling, 3 bedroom 3.5 bath, 2-Garage, 8,400 SF Site**
- 3. 18551 Oaklawn Lane Yorba Linda. Sold 12/28/2007 Sale Price \$1,060,000  
2,905 SF dwelling, 3 bedroom 3.5 bath, 2-Garge 8,400 SF Site.**

**Based upon the above sales, it is estimated the range of value for the subject property is: \$1,061,000 to \$1,105,000. Most probable Market value \$1,070,000.**

**Again I reiterate that this is not to be construed as an appraisal and is strictly an analysis of current Market data. The actual market value of the subject may vary upon inspection of the Subject and Comparable sales. If you have any further questions, please feel free to call.**

**Respectfully submitted,**



**Kenneth L. Barber AK012479**



**Kenneth L. Barber**

Digitally signed by Kenneth L. Barber  
DN: cn=Kenneth L. Barber, c=US, o=Barber  
Associates, email=aprazer@sbcglobal.net  
Reason: I am the author of this document  
Date: 2008.03.18 16:15:45 -07'00'

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**Subject: Proposed 4,185 SF dwelling; 4 bedroom, 4 bath, 2-Garage, 7,100 SF Site**

- 1. 18893 Dry Creek Road Yorba Linda. Sold 11/05/2007 Sale Price \$1,450,000  
4,832 SF dwelling, 5 bedroom 4.5 bath, 3-Garage, 14,700 SF Site**
- 2. 4065 Humboldt Lane Yorba Linda. Sold 11/21/2007 Sale Price \$1,430,000  
3,700 SF dwelling, 5 bedroom 4 bath, 3-Garage, 7,500 SF Site Pool/Spa**
- 3. 4078 Humboldt Lane Yorba Linda. Sold 02/27/2008 Sale Price \$1,260,000  
4,835 SF dwelling, 5 bedroom 5.5 bath, 3-Garage, 10,000 SF Site.**

**Based upon the above sales, it is estimated the range of value for the subject property is: \$1,208,000 to \$1,400,000. Most probable Market value \$1,380,000.**

**Again I reiterate that this is not to be construed as an appraisal and is strictly an analysis of current Market data. The actual market value of the subject may vary upon inspection of the Subject and Comparable sales. If you have any further questions, please feel free to call.**

**Respectfully submitted,**



 **Kenneth L. Barber**

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DN: cn=Kenneth L. Barber, c=US, o=Barber &  
Associates, email=aprazer@sbglobal.net  
Reason: I am the author of this document  
Date: 2008.03.18 16:12:53 -07'00'

**Kenneth L. Barber AR012479**

# Proposal

Saba Construction, Inc.  
8506 E. Altaview, Dr.  
Orange, CA. 92867  
Phone:(310)266-6650,Fax:(714)974-7222

Date: 3,15,08  
To: Sylvia Chavez  
Of (company): \_\_\_\_\_  
City, State, ZIP: 4801 Park Ave. Yorba  
Linda, CA. 92886  
Good until: 90 days  
Project name: New house

We propose to furnish all material and perform all labor necessary to complete the following:

## Option #1

To construct a new custom home of 3,000 Sq. ft. area.

Cost estimate : \$450,000.00

## Option # 2

To construct new custom home of 4185 Sq. ft.

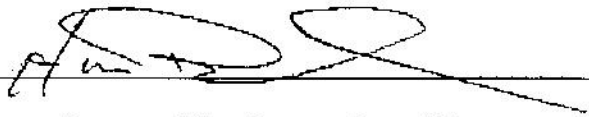
Cost estimate: \$627,750.00

Exclusions: All permit fees and governmental fees, Design, engineering fees, demo fees, deputy inspection fees.

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: \_\_\_\_\_ Dollars \$ \_\_\_\_\_

Payments to be made as follows: Progress.

Contractor's signature: \_\_\_\_\_



Acceptance of proposal The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: \_\_\_\_\_

Date: \_\_\_\_\_