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a. John Rydell, California State Certified Residential Appraiser; A+ (A Plus) Appraisals.

-Phone: 562-425-0564

-Address: 4360 Johanna Avenue, Lakewood, California, 90713

3. Within 5 business days of entering into this Stipulation and Order, each party shall contact Mr. Rydell via telephone, to confirm their agreement to his joint retention to appraise the real properties set forth herein. The parties shall endeavor to coordinate Mr. Rydell's appraisal walk-throughs of the properties to take place as soon as is practicable, but in no event less than 60 days from the date this Stipulation and Order is signed by both parties.
4. Each party shall cooperate in full, and promptly, with all requirements, information, and property access, as Mr. Rydell may request.
5. Respondent, KELVIN YAN, shall pay 100% of Mr. Rydell's appraisal costs.
6. Mr. Rydell shall provide his four Appraisal reports directly to each party and counsel to any party, simultaneously, upon completion.
7. Any/all written reports by Mr. Rydell shall be admitted into evidence without further foundation by the Court at the time of trial or hearing, subject to the right of either party to examine or cross-examine him. The parties waive *Sanchez* objections. (See *People v. Sanchez* (2016) 63 Cal 4<sup>th</sup> 655). The parties specifically waive any hearsay objections that may arise, as to Mr. Rydell's findings, the contents of Mr. Rydell's reports, and the reports themselves. The parties further stipulate and agree that all evidence relied upon by Mr. Rydell, that he obtained from collateral sources, will be admissible in evidence even if such evidence may otherwise be hearsay pursuant to *Sanchez*. However, the parties may still argue and otherwise present evidence regarding the authenticity or reliability of said documentation and any other evidence relied upon by Mr. Rydell, and such evidence and argument may be



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d. This Stipulation & Order shall go into full force and effect once it has been signed by both parties and counsel of record.

**IT IS SO STIPULATED:**

10/06/2025

Dated: \_\_\_\_\_

*Helen Irving-Yan*

By: \_\_\_\_\_  
Petitioner, HELEN IRVING-YAN

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Respondent, KELVIN YAN

**AGREED AS TO FORM:**

**THE LAW OFFICE OF LAUREN MULLEE**

Dated: 10/6/25  
\_\_\_\_\_

By: *Lauren Mullee*  
\_\_\_\_\_  
Lauren Mullee, CFLS, Attorneys for Petitioner,  
HELEN IRVING-YAN

**IT IS SO ORDERED:**

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Judge of the Superior Court