

Advance Real Estate Appraisal  
35428 Laurel Tree Ct  
Winchester, CA 92596

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05/19/2024

Mr. Gary Ferguson

RE: Mr. Gary Fer  
83904 Avenue 52  
Coachella, CA 92236-9683  
File No. Avenue 52 83904  
Case No.

Dear Sirs;

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

83904 Avenue 52, Coachella, CA 92236-9683

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.


An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 05/13/2024 is:

\$ 2,565,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

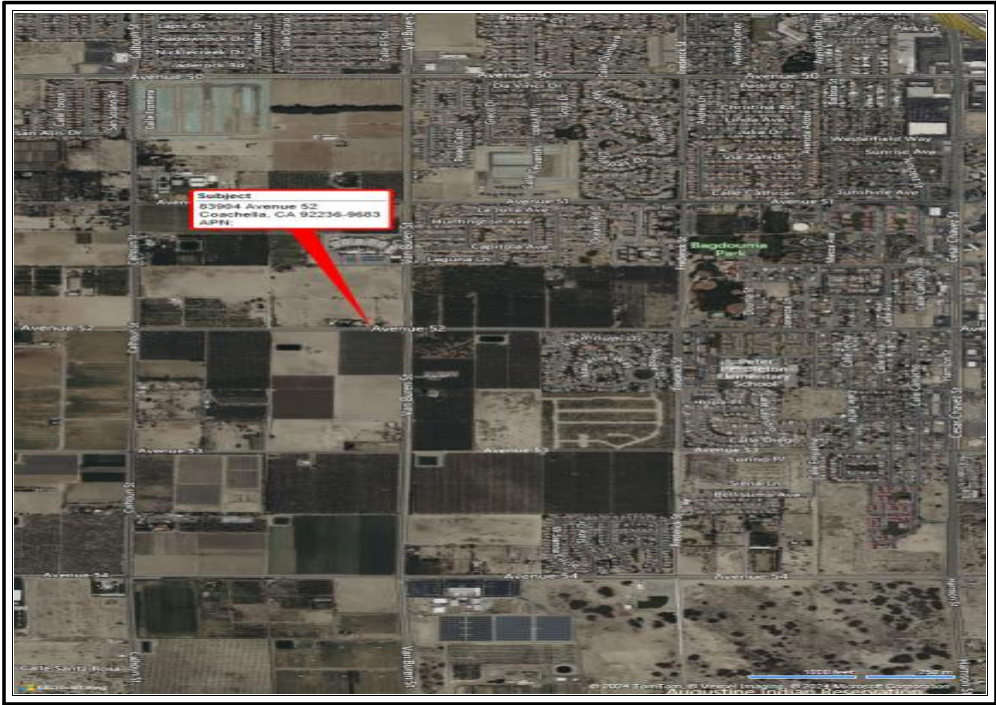
Signature: 

William Willson  
35428 Laurel Tree Ct. Winchester, CA 92596

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# APPRAISAL REPORT

## OF



83904 Avenue 52  
Coachella, CA 92236-9683

## PREPARED FOR

Clickappraiser.com  
Mr. Gary Ferguson

## AS OF

05/13/2024

## PREPARED BY

Advance Real Estate Appraisal  
35428 Laurel Tree Ct  
Winchester, CA 92596

RESTRICTED APPRAISAL REPORT

**Restriction on Use of this Appraisal:** This is a Restricted Appraisal Report as defined and permitted by the Uniform Standards of Professional Appraisal Practice (USPAP). This Restricted Appraisal Report is intended for use only by the client for the stated use. The client understands the limited utility of the Restricted Appraisal Report and its limited application to only the specified use. This report cannot be properly understood without additional information contained in the appraiser's work file. Use by anyone other than the client is prohibited.

CLIENT AND PROPERTY IDENTIFICATION

ClientMr. Gary Ferguson

Client's Address

Identification of Property being Appraised

☒ Address 83904 Avenue 52

CityCoachellaStCAZip92236-9683

☒ Legal Description 16.86 Acres M/L in Por Lot 8 Mb 004/063 Sub of Sec 1 6S 7E and Por Lot 8 Mb 004/063 Sub of Sec 1 6S 7E

☐ Property Survey (See Attached)

☐ Property Sketch (See Attached)

Statement of the Real Property Interest being Appraised

☒ Fee Simple

☐ Leasehold

☐ Other

APPRAISAL APPROACH

Statement of Purpose of Appraisal

☒ To estimate the market value of the subject property.

☐ To estimate

Statement of Intended Use of Appraisal

The appraisal is to be used by client to assist in purchase analysis.

Statement of the Appraisal Procedures followed

☒ This is a Complete Appraisal assignment. All of the procedures of the Valuation Process as required by the Uniform Standards of Professional Appraisal Practice (USPAP) specific guidelines for a Complete Appraisal were performed. This Restricted Appraisal Report is made based on client instructions.

☐ This is a Limited Appraisal assignment. All of the procedures of the Valuation Process as required by the Uniform Standards of Professional Appraisal Practice (USPAP) specific guidelines for a Complete Appraisal were performed. The client understands the limitations of this appraisal and agrees that the performance of this limited appraisal is appropriate.

Statement of All Assumptions and Limiting Conditions that Affect the Analyses, Opinion, and Conclusion

☒ A statement of typical or ordinary assumptions and limiting conditions is attached to this report.

☐ Extraordinary assumptions or limiting conditions are disclosed with statements of each opinion and value conclusion that is affected.

Description of the Extent of the Process of Collecting, Confirmation and Reporting Data

Comparable land sazles were researched and analysed using Costar and Datatree data. CREMLS had no recent land sales in Coachella in the past six months.

Statement of the Exclusion of any of the Usual Approaches to Value

This is a vacant land appraisal so there are no improvements to cost and the property does not produce income. Neither the Cost nor Income approaches were developed.

VALUE CONCLUSIONS

Statement of the Appraiser's Opinion of the Highest and Best Use of Subject Property

☒ Present Use

☐ Other

Statement of Definition of the Value to be Estimated

☒ A definition of value being estimated is attached to this report.

☐ A definition of value estimated is

Statement of Value Conclusions

Cost Approach

Income Approach

Sales Comparison Approach

Reconciliation Only the Sales Comparable approach was developed. There is no reconciliation.

Estimated Value as of the Date of Appraisal

May 13, 2024

is \$

2,565,000

Supporting Documentation

☒ Supporting documentation for this appraisal is maintained on file by the appraiser. The file is available for inspection by the client, such third parties as may be authorized by due process of law, and as required by USPAP Guidelines.

Report Attachments

☐ Sales Comp. Approach

☐ Limited Appraisal Disclosure

☐ Comparable Photos

☐ Property Survey

☐ Cost Approach

☐ Definition of Value & Cert.

☐ Location Map

☐ Environmental Addendum

☐ Income Approach

☐ Subject Photos

☐ Property Sketch

The analyses, opinions and conclusions used to prepare this Restricted Appraisal Report were developed in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of The Appraisal Standards Committee of the Appraisal Foundation.

APPRaiser

Signature

Name William Willson

Date Report Signed 05/19/2024

☐ Did

☒ Did not inspect subject property.

Cert./Lic. #AG031834StCAExp: 09/19/2025

SUPERVISORY APPRAISER

Signature

Name

Date Report Signed

☐ Did

☐ Did not inspect subject property.

Cert./Lic. #StExp:

Definition of Market Value  
Ordinary Assumptions and Limiting Conditions  
Certification

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ORDINARY ASSUMPTIONS AND LIMITING CONDITIONS:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- 2. If the appraiser has provided a sketch in the appraisal report, the sketch shows approximate dimensions and is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- 3. If the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report that the subject site is (or is not) located in an identified Special Flood Hazard Area, as the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless required to do so by a court.
- 5. The appraiser has noted in the appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
- 8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 9. I have agreed to enter into this assignment as requested by the client named in the report for the use specified by the client which is stated in the report, which calls for things that are different from the work that would otherwise be required by the specific guidelines of the USPAP. The client has agreed that the performance of this limited appraisal service is appropriate for their intended use.

Other:


CERTIFICATION:

I certify that, to the best of my knowledge and belief:

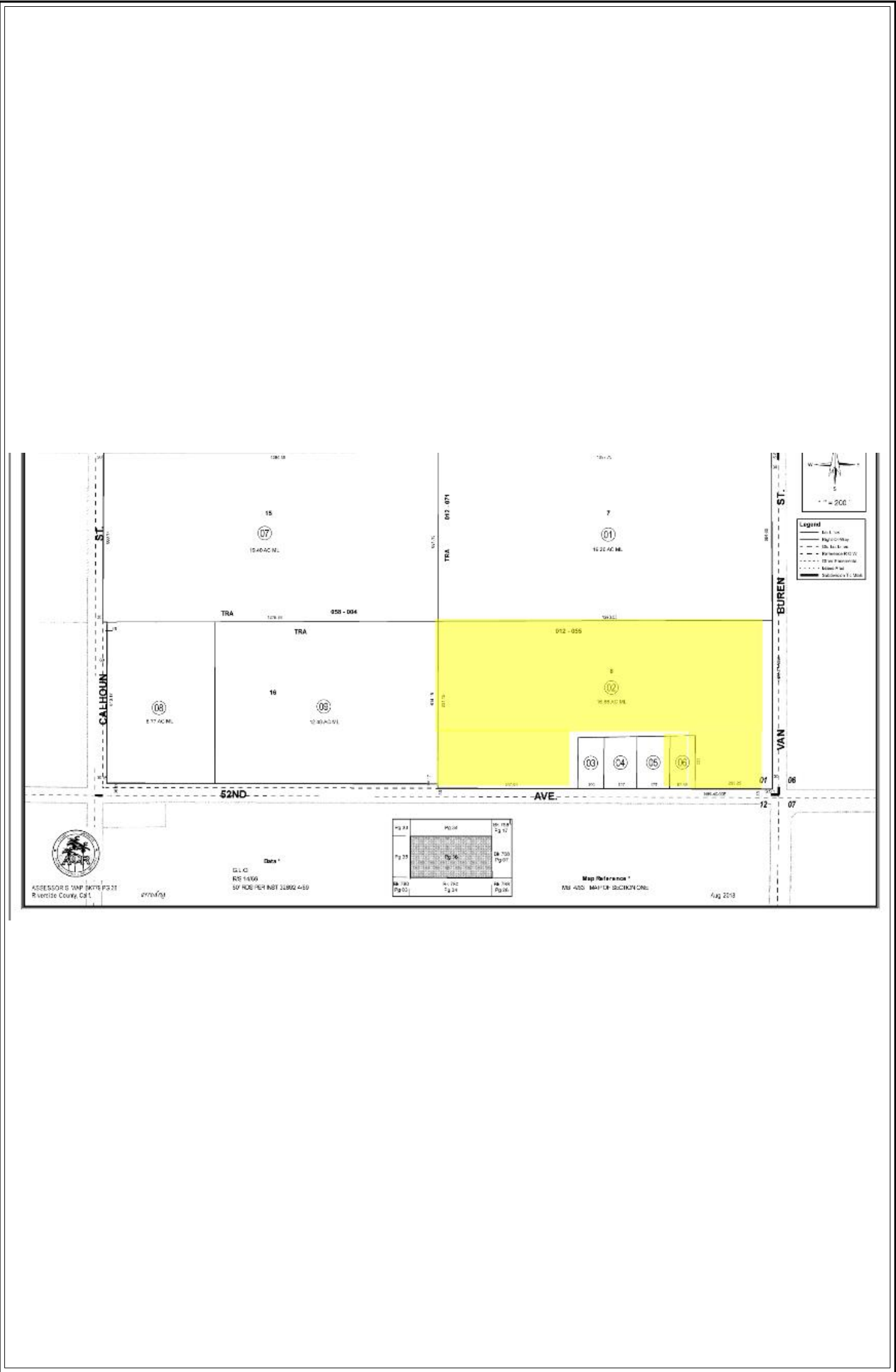
- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- 3. I have no (or the specified) present or prospective interest in this property that is the subject of this report, and I have no (or the specified) personal interest or bias with respect to the parties involved.
- 4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- 5. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- 6. I have (or have not) as indicated on the report made a personal inspection of the property that is the subject of this report. If more than one person has signed the report, each person has indicated on the report whether they did or did not make an inspection of the appraisal property.
- 7. Unless otherwise indicated below, no one provided me with significant professional assistance in the completion of this appraisal assignment.

SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications, and am taking full responsibility for the appraisal and the appraisal report.

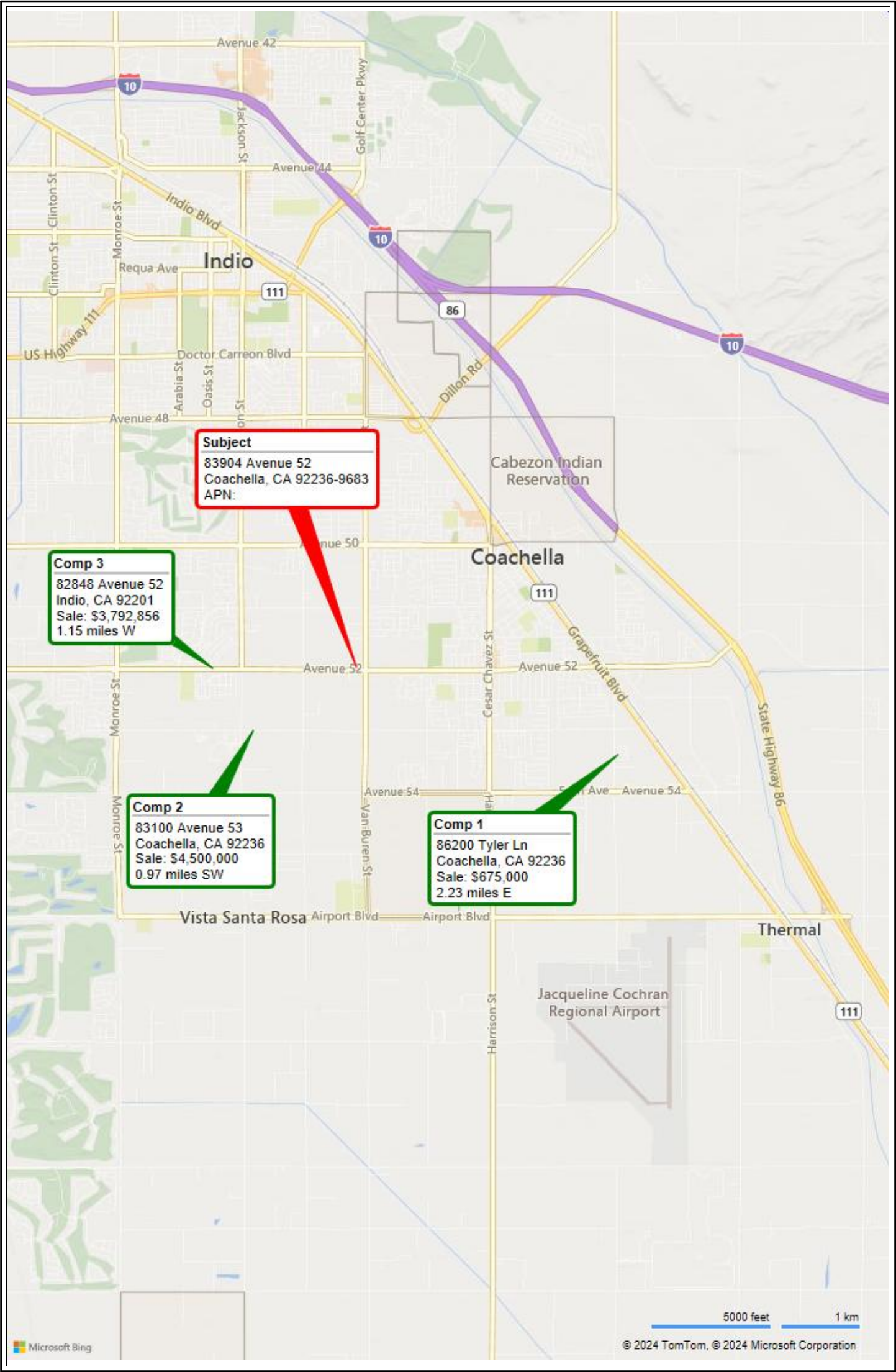
APPRaiser	SUPERVISORY APPRAISER
Signature 	Signature _____
Name William Willson	Name _____
Date Report Signed 05/19/2024	Date Report Signed _____
<input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not Inspect Property	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property
Cert./Lic. # AG031834 St CA Exp: 09/19/2025	Cert./Lic. # _____ St _____ Exp: _____

Borrower	Mr. Gary Fer				
Property Address	83904 Avenue 52				
City	Coachella	County	Riverside	State	CA
Zip Code	92236-9683				
Lender/Client	Mr. Gary Ferguson		Address		

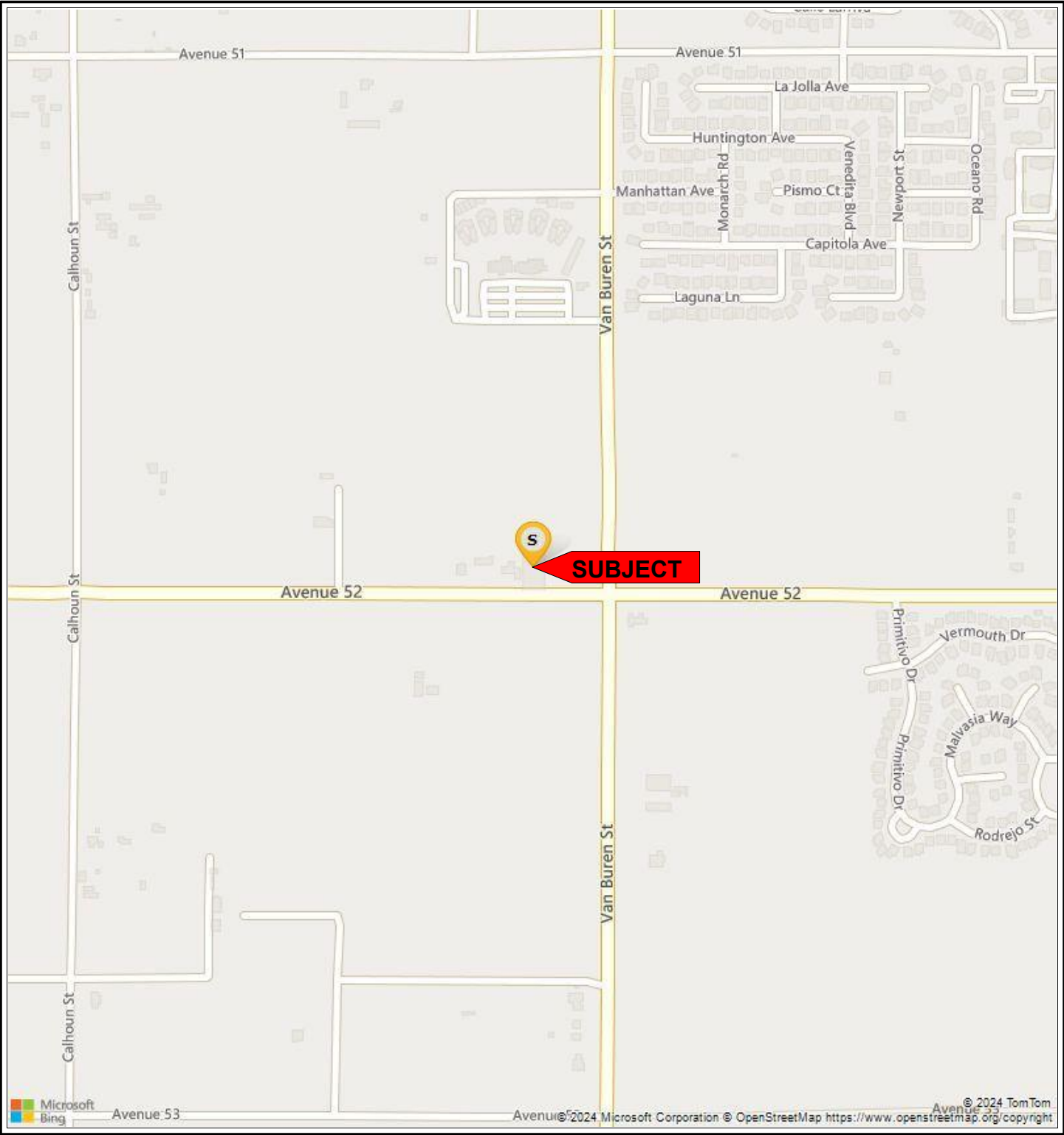




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Flood Map Legends

- Flood Zones
- Areas inundated by 100-year flooding
  - Areas inundated by 500-year flooding
  - Areas of undetermined but possible flood hazards
  - Floodway areas with velocity hazard
  - Floodway areas
  - COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone): Out

Within 250 ft. of multiple flood zones? Not within 250 feet

Community: 060249

Community Name: COACHELLA, CITY OF

Map Number: 06065C2262H

Zone: X Panel: 2262H Panel Date: 03/06/2018

FIPS Code: 06065 Census Tract: 0456.06

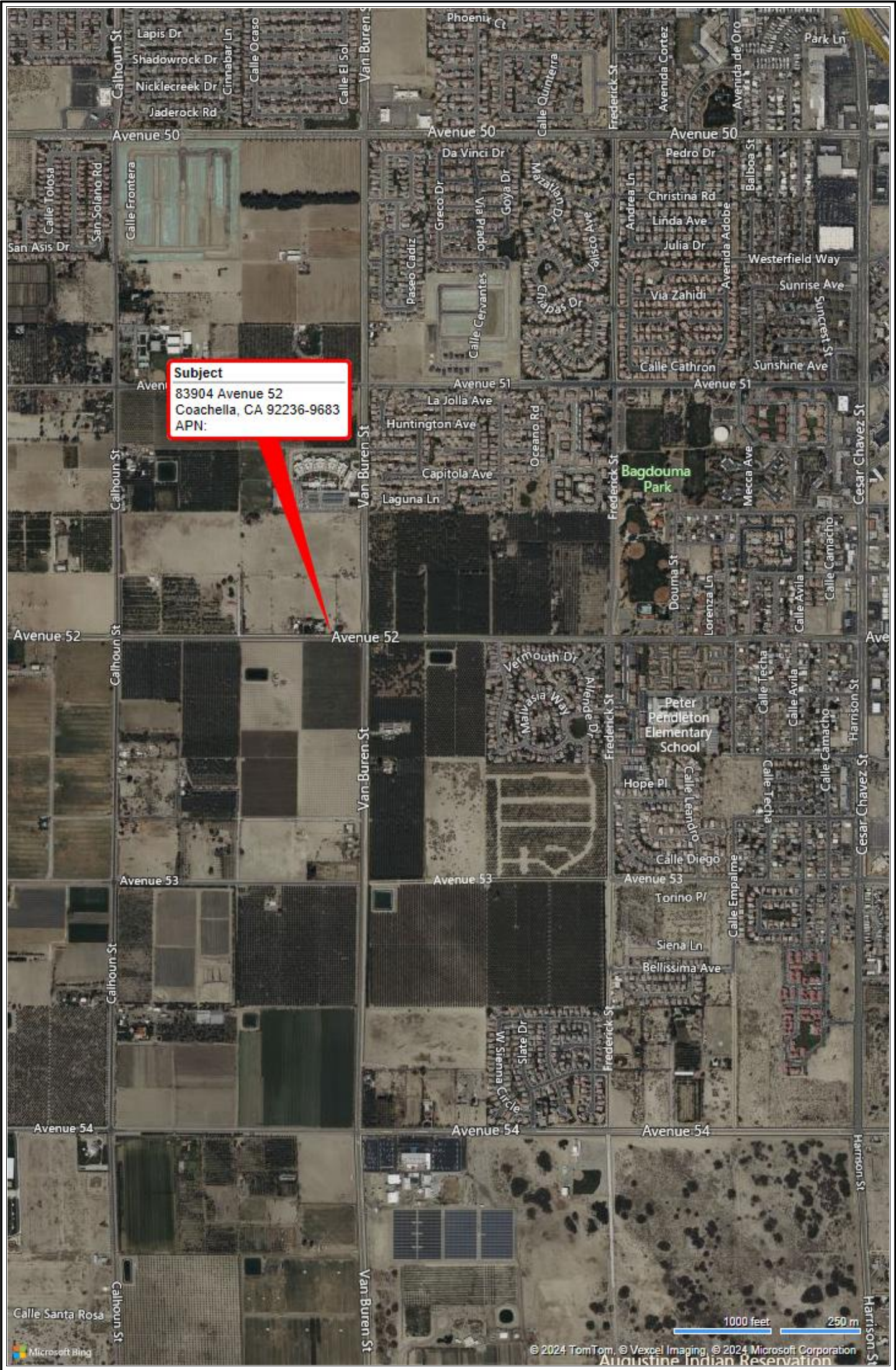
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Advance Real Estate Appraisal  
**AERIAL MAP ADDENDUM**

File No.    Avenue 52 83904

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				Zip Code	92236-9683
Lender/Client	Mr. Gary Ferguson		Address		







Business, Consumer Services & Housing Agency  
BUREAU OF REAL ESTATE APPRAISERS  
REAL ESTATE APPRAISER LICENSE

**William G. Willson**

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 031834

Effective Date: September 20, 2023  
Date Expires: September 19, 2025

  
Angela Jennmott, Bureau Chief, BREA

3072593

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"



Address