FROM:

Daniel J. Marshall

Professional Real Estate Appraisers

14305 Corporate Way Moreno Valley, CA 92553

TO:

Enzminger, Andrew 162 Saint Helena Ct Danville, Ca 94526

Telephone Number: Fax Number:
Alternate Number: E-Mail:

# **INVOICE**

INVOICE NUMBER

013-2329

DATE

4-22-2014

REFERENCE

Internal Order #: 0005178

Lender Case #: Client File #:

Main File # on form: 013-2329
Other File # on form: 0005178
Federal Tax ID: 33-0629632

Employer ID:

#### **DESCRIPTION**

Lender: client: Enzminger R, Andrew Client: Robert Andrew Enzminger

Purchaser/Borrower: n/a

Property Address: vacant unimproved land (address not assigned) assessors parcel number (apn) 0453-132-11-0000

City: Lucerne Valley

County: San Bernardino State: Ca Zip: 92356

Legal Description: NE 1/4 SE 1/4 NW 1/4 SEC 9 TP SN R 1E 10 AC

FEES AMOUNT

Property appraisal fee: 450.00

SUBTOTAL 450.00

**PAYMENTS AMOUNT** Check #: 1359 Date: 3-28-2014 **Description:** 450.00 Check #: Date: **Description:** Check #: Date: **Description: SUBTOTAL** 450.00 **TOTAL DUE** \$ Thank you for your business - have a nice day 0

#### Professional Real Estate Appraisers

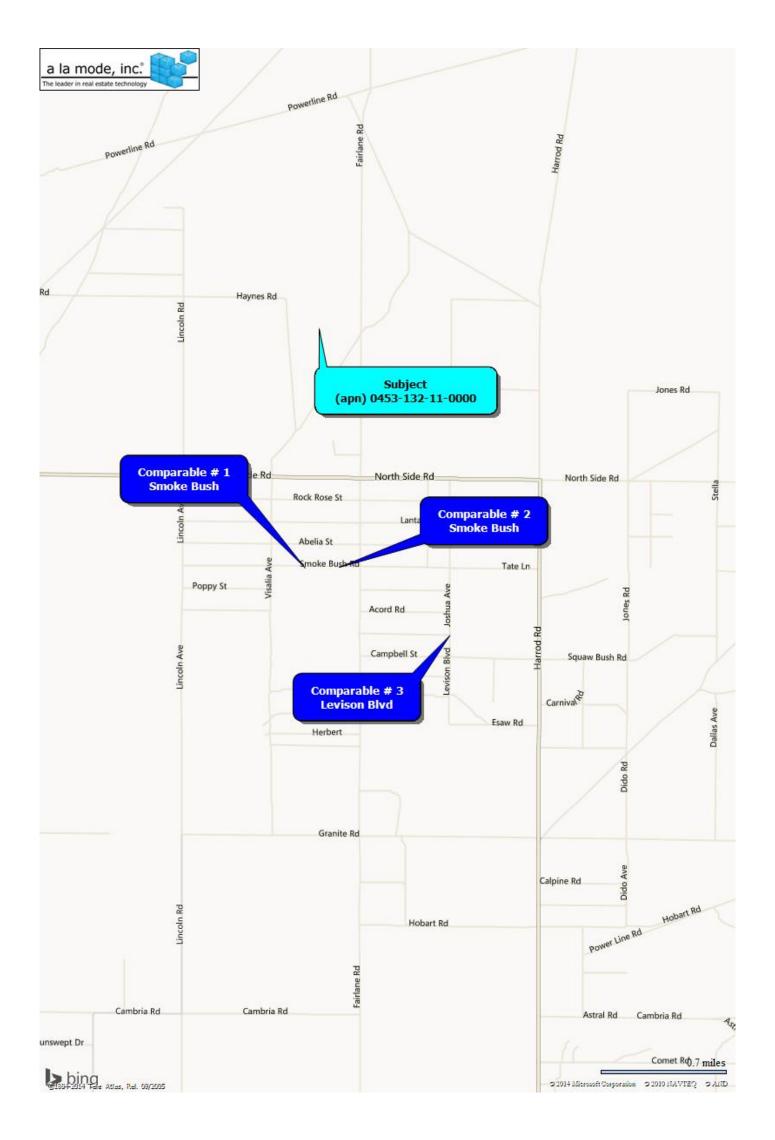
LAND APPRAISAL REPORT

0005178 File No. 013-2329

	Borrower n/a		Censi	us Tract unavaila	able	Map Referen	ce 4301-G2	
		ant unimproved land	address not assigned)					
Н	City Lucerne Valley			ly San Bernardi		State C	a Zip Code 🤉	92356
ECJ	Legal Description NE	1/4 SE 1/4 NW 1/4 S	EC 9 TP SN R 1E 10	AC				
SUBJ	Sale Price \$ n/a	Date of Sale n			Property Rights Appra	aised 🔀 Fee 🗌	Leasehold 🔲 I	De Minimis PUD
รเ	Actual Real Estate Taxes	; \$ <u>28</u> (	yr) Loan charges to be pai	d by seller \$ n/a	Other sales co	ncessions n/a		
	Lender/Client <u>client</u> :	Enzminger R, Andre	:W	Address	162 Saint Helena	Ct, Danville, Ca 94	4526	
	Occupant n/a (vacant	( land) Appraiser	Daniel J. Marshall, MA		ctions to Appraiser <u>est</u> i	imate current mar	ket value for es	tate purposes
	Location	Urban	Suburban	🔀 Rural			Good Avg.	Fair Poor
	Built Up	Over 75%	25% to 75%	⊠ Under 2	25% Employment Stal	bility		
	Growth Rate	Fully Dev. 🔲 Rapid	Steady	⊠ Slow	Convenience to E	Employment		
	Property Values	Increasing	g 🔀 Stable	Declinir	ng Convenience to S	Shopping		
	Demand/Supply	Shortage	🔀 In Balance	Oversu	pply Convenience to S	Schools		
0	Marketing Time	Under 3 I		Over 6	Mos. Adequacy of Pub	olic Transportation		
00	Present 15 % One-		% Apts% Cond	o <u>5</u> % Comme	ercial Recreational Fac	ilities		
FH		strial <u>80</u> % Vacant	%		Adequacy of Util			
B0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	⊠ Not Likely	Likely (*)	Taking Plac	· · · · · · · · · · · · · · · · · · ·			
뜐		*) From	To			Detrimental Conditions		
NEIGHBORHOOD	Predominant Occupancy			80 % Vacant	Police and Fire P			
	One-Unit Price Range	\$ <u>30,000</u> to \$		nt Value \$ <u>55,00</u>		nce of Properties		
	One-Unit Age Range		65 yrs. Predominant A		yrs. Appeal to Market			
			nfavorable, affecting marketa					
			Lucerne Valley. The ar					
			ck/stucco built dwelling					
		•	re all located within 10			eeway is located v		
	Dimensions see atta		!-l! - IV	= <u></u>	10.0 acres	Do Do No	Corner	
		_V/RL (single family r		PI	esent Improvements	⊠ Do □ Do No	t Conform to Zon	ing negulations
	Highest and Best Use Public	Other (Describe)	Other (specify) OFF SITE IMPROVEMEN	TS Topo	lovol			
	l	, , ,		Private Size	level good/superior to	tunical in area		
	I. = -		ace dirt	Shape		typicai iii aica		
Ë				Private View	valley			
တ		septic			ge adequate			
	Under	ground Elect. & Tel.	Sidewalk Stre	et Lights   Is the	property located in a FEN	MA Special Flood Haza	rd Area?	Yes 🔀 No
	Comments (favorable or	unfavorable including any	apparent adverse easemen	ts, encroachments,	or other adverse condition	ons) The subject	site consists of	f vacant
			ved, electricity is availa					
			e is via North Side Roa					
			ect site is located north					
			t sales of properties most					
			reaction to those items of avorable than the subject					
	significant item in the o	comparable is inferior to	or less favorable than the s	subject property, a	plus (+) adjustment is	made thus increasing	g the indicated value	ue of the subject.
	ITEM	SUBJECT PROPERTY	COMPARABLE	NO. 1	COMPARABLE	NO. 2	COMPARABI	E NO. 3
	Address vacant unin	nproved land (addres	s Smoke Bush	s	moke Bush	Levi	ison Blvd	
	Lucerne Va	lley, Ca 92356	Lucerne Valley, Ca 9	2356 L	ucerne Valley, Ca 9	2356 Luc	erne Valley, Ca	92356
	Proximity to Subject		1.35 miles S		.34 miles S		7 miles SE	
	Sales Price	\$ n/a		5,750	\$	5,750	\$	5,500
YSIS	Price	\$	\$	5,750	\$	5,750	\$	5 500
NALY	Data Source(s)	field insp/realquest	mls# 419861/realque		nls# 421912/realque	est.com mis		5,500
-	ITEN/		DECCRIPTION		DECEDIDITION		# 421573/realq	uest.com
Z	ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	•
A AN	Date of Sale/Time Adj.	DESCRIPTION n/a	09/19/2013	0:	9/19/2013	+(-)\$ Adjust. 10/0	DESCRIPTION 04/2013	uest.com
TA A	Date of Sale/Time Adj. Location	DESCRIPTION n/a average	09/19/2013 good	-3,000 g	9/19/2013 ood	+(-)\$ Adjust. 10/0 -3,000 ave	DESCRIPTION 04/2013 rage	uest.com +(-)\$ Adjust.
DATA	Date of Sale/Time Adj. Location Site/View	n/a average 10.0 acres	09/19/2013 good 2.20 acres	-3,000 ge +5,000 2	9/19/2013 ood .20 acres	+(-)\$ Adjust. 10/0 -3,000 ave +5,000 5.0	DESCRIPTION 04/2013 rage acres	uest.com
DATA	Date of Sale/Time Adj. Location	DESCRIPTION n/a average	09/19/2013 good	-3,000 ge +5,000 2	9/19/2013 ood	+(-)\$ Adjust. 10/0 -3,000 ave	DESCRIPTION 04/2013 rage acres	uest.com +(-)\$ Adjust.
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DATA	Date of Sale/Time Adj. Location Site/View utilities document recording # apn Sales or Financing Concessions	DESCRIPTION n/a average 10.0 acres none n/a 0453-132-11	09/19/2013 good 2.20 acres none 411048 0452-262-10 conventional none	-3,000 gr +5,000 2 no	9/19/2013 ood .20 acres one 11048 452-262-11 onventional one	+(-)\$ Adjust. 10/0 -3,000 aver +5,000 5.0 none 434 045 cash	DESCRIPTION 04/2013 rage acres e 373 2-351-22 h	uest.com +(-)\$ Adjust. +2,000
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MARKET DATA A	Date of Sale/Time Adj.  Location  Site/View utilities  document recording # apn Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Darecent market dat  Comments and Condition comparison at time comps #1 and #2 r due to receiving the Final Reconciliation the sales comparison  I (WE) ESTIMATE THE Appraiser Daniel J Date of Signature and R Title appraiser	DESCRIPTION  n/a average 10.0 acres none  n/a 0453-132-11 n/a n/a  Market data re a reflects a marketing ins of Appraisal All thr e of this appraisal represented an adjustments between the income and on approach, which income and on approach income and income	good 2.20 acres none  411048 0452-262-10 conventional none  Net 34.8 % Gross 139.1 % \$  veals that property value g time of 3 to 9 months  ee comparables are loort. Market search did not attributed to their succest approach was no pest reflects the motiva	2,000  7,750  ues are slightly is, provided that  cated within the not produce an uperior dirt pave  at applicable, sin ations of the typi  toperate and the typ	9/19/2013 cood .20 acres cone  11048 452-262-11 conventional cone  Net 34.8 % Gross 139.1 % \$ increasing in values the property is initia e subject's market a by recent comparable d street that is well cone  12/27/2013 rvisory Appraiser (if app	+(-)\$ Adjust.  10/0 -3,000 aver +5,000 5.0 none 434 045 cast none 2,000  7,750 Gr after declining for ally competitively p rea and represente sales located no maintained. Most erty consists of various utilized.	DESCRIPTION 04/2013 rage acres e 373 2-351-22 h e   +	2,000 7,500 al years.  ailable data for de Road. Both en to sale #3, ed land. Thus,
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MARKET DATA A	Date of Sale/Time Adj. Location Site/View utilities  document recording # apn Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market Date of Subject Comments and Condition comparison at time comps #1 and #2 r due to receiving the Final Reconciliation the sales comparison I (WE) ESTIMATE THE J Appraiser Daniel J Date of Signature and R Title appraiser State Certification # A Or State License #	DESCRIPTION  n/a average 10.0 acres none  n/a 0453-132-11 n/a n/a  Market data re a reflects a marketing ins of Appraisal All thr e of this appraisal represented an adjustments between the income and on approach, which income and on approach income and income	good 2.20 acres none  411048 0452-262-10 conventional none  Net 34.8 % Gross 139.1 %  veals that property value of time of 3 to 9 months ee comparables are lo ort. Market search did not attributed to their su cost approach was no pest reflects the motival	2,000  7,750  ues are slightly is, provided that exacted within the not produce an uperior dirt pave exact applicable, singular s	9/19/2013 cood .20 acres cone  11048 452-262-11 conventional cone  Net 34.8 % Gross 139.1 % \$ increasing in values the property is initial e subject's market a cy recent comparable d street that is well in ce the subject propical buyer and seller  12/27/2013 rvisory Appraiser (if app of Signature  Certification #	+(-)\$ Adjust.  10/0 -3,000 averes averes and represented and represented as a sales located normaintained. Most are was utilized.	DESCRIPTION 04/2013 rage acres e 373 2-351-22 h e   +	2,000 2,000 7,500 all years.  ailable data for de Road. Both en to sale #3, ed land. Thus,

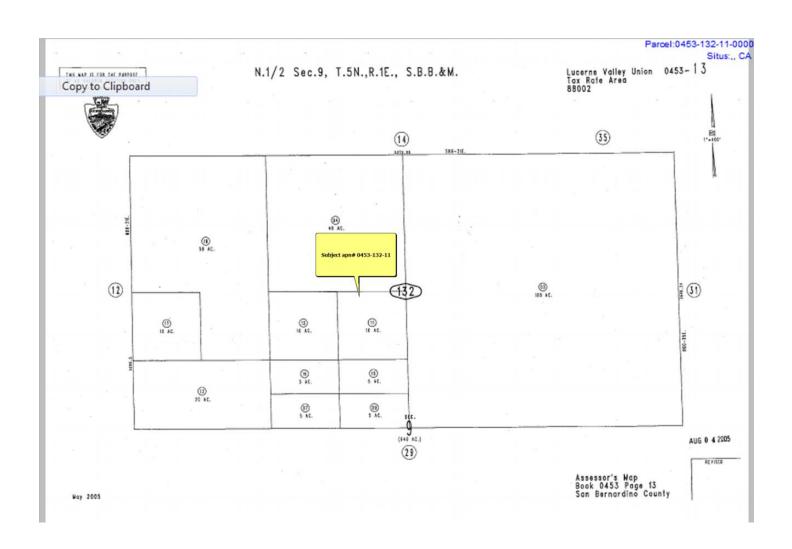
#### **Location Map**

Borrower	n/a				
Property Address	vacant unimproved land (addre	ss not assigned) assessors parcel number (ap	on) 0453-132-11-0	000	
City	Lucerne Valley	County San Bernardino	State Ca	Zip Code 92356	
I ender	client: Enzminger R. Andrew				



## Plat Map

Borrower	n/a							
Property Address	vacant unimproved land (addre	ss not assigned) a	ssessors parcel nu	ımber (apn) 0453-13	32-11-	0000		
City	Lucerne Valley	County	San Bernardino	State	Ca	Zip Code	92356	
Lender	client: Enzminger R, Andrew							



# **Photograph Addendum**

Borrower	n/a							
Property Address	vacant unimproved land	(address not assigned) ass	sessors parcel nun	nber (apn) 0453-1	32-11-0	000		
City	Lucerne Valley	County S	San Bernardino	State	Ca	Zip Code	92356	
l ender	client: Enzminger R And	rew			•		•	





viw of north side road

view of dirt road facing North from north side road to access subject





view of subject

view of dirt road which provides access to subject site

## **Comparable Photo Page**

Borrower	n/a				
Property Address	vacant unimproved land (add	dress not assigned) assessors parcel number (apn)	0453-132-11-0	0000	
City	Lucerne Valley	County San Bernardino	State Ca	Zip Code	92356
Lender	client: Enzminger R. Andrew				



## Comparable 1

Smoke Bush

Prox. to Subject 1.35 miles S Sales Price 5,750

Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms

Location good View 2.20 acres

Site Quality Age



#### Comparable 2

Smoke Bush

Prox. to Subject 1.34 miles S Sales Price 5,750

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location good View 2.20 acres

Site Quality Age



# Comparable 3

Levison Blvd

Prox. to Subject 1.87 miles SE Sales Price 5,500

Sales Price 5,8 Gross Living Area Total Rooms

Total Bedrooms Total Bathrooms

Location average View 5.0 acres

Site Quality Age

#### **APPRAISER E & 0**

#### NAVIGATORS INSURANCE COMPANY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

PLEASE READ THIS POLICY CAREFULLY.

# REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

	POLICY NUMBER: PHI3RALI	33001IV RE	NEWAL OF:	11-(tr
1.	NAMED INSURED: Dani	iel J. Marshall, Si	ī.	
2.		95 Corporate Way eno Valley, CA 9		
3.	POLICY PERIOD: FROM: 08 12:01 A.M. Standard Time at the a	/01/2013 TO: ddress of the Na		d in Number 2 above.
4.	B. \$1.000,000 Claim Ex C. \$1.000,000 Damages	Limit of Liability	/ – Each Claim Liability – Each Claim / – Policy Aggregate Liability – Policy Aggre	
5.	DEDUCTIBLE (Inclusive of claim	expenses):	A. \$_500 -	Each Claim
	•	,	B. \$_1,000 -	Aggregate
6.	PREMIUM: \$ 850.00			
7.	RETROACTIVE DATE: 08/01	/1991		
8.	NAV	RAL NIC PF (0 RAL 002 (02 11 -ML-002 (11/12)		
PROG	BRAM ADMINISTRATOR: He	rbert H. Landy Ir Second Ave Suit	nsurance Agency Inc. te 410 Needham, MA 0	2494-2876
attachn	ceptance of this policy the Insured a ments hereto are the Insured's agree g between the Insured and the Compan	ements and repr	resentations and that	arations and the Application and any this policy embodies all agreements to this insurance.
IN WIT	NESS WHEREOF, we have caused t	his policy to be	signed by our Presid	dent and Secretary.
	Emily Borine.	S.	tenj Colum Go	clarel
_	[Emily Miner] Secretary		[Stanley A. Gal. President	W
NAV RA	AL DEC (02 11)	Page 1 of 1		Insuring A World In Mation®

