

**APPRAISAL SUMMARY STATEMENT**  
**APN 651-130-057**

**Basis of Appraisal.** The market value for the property to be acquired is based upon an appraisal prepared by the signer of this statement, in accordance with accepted principals and procedures. Full consideration has been given to zoning, utility, marketability and development potential of the subject property. Recent sales of comparable properties (see Land Sales Summary) were utilized to determine the just compensation for the proposed partial acquisition.

**BASIC PROPERTY DATA**

<b>OWNERSHIP:</b>	Peter and Nan Tynberg
<b>LOCATION:</b>	1,320 feet south of Ramon Road, approximately 4,170 feet east of Chiricahua Drive in the unin- corporated community of Thousand Palms, California
<b>ASSESSOR'S PARCEL NUMBERS:</b>	651-130-057
<b>INTEREST APPRAISED:</b>	Fee Simple Estate
<b>DATE OF VALUATION:</b>	August 30, 2024
<b>DATE OF REPORT:</b>	September 6, 2024
<b>APPLICABLE ZONING:</b>	R-1 (one family dwelling)
<b>PRESENT USE:</b>	Raw Land
<b>TOTAL LAND AREA:</b>	10.31 Acres (448,941 Square Feet) - Gross Area 8.86 Acres (386,118 Square Feet) - Net Usable
<b>HIGHEST AND BEST USE:</b>	Future single family development with the majority of the site utilized for conservation
<b>EXISTING IMPROVEMENTS:</b>	None

**PROPOSED ACQUISITION:**

5,941 square feet total with 5,191 square feet  
within the existing street easements and 750  
square feet within the unencumbered fee area

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**IMPROVEMENTS WITHIN  
ACQUISITION:**

None

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**VALUATION SUMMARY****Value of the Larger Parcel**

386,118 SF @ \$0.23 = \$88,807  
**\$88,800** (rounded)

**Value of the Part Taken**

750 SF @ \$0.23 = \$ 172  
**\$ 500** (nominal)

**Severance Damages and Benefits**

In the after condition, the subject site will have the same utility it had in the before condition with the exception of the 750 square feet taken. As such, no permanent damages were found to accrue to the remainder parcel. Further, the project does not create any tangible benefits to the Remainder Parcel.

Value of the Larger Parcel	\$88,807 (unrounded)
Value of the Partial Acquisition	<u>\$ 172</u> (unrounded)
Value of the Remainder as Part of the Whole	\$88,635
Value of the Remainder (385,368 SF @ \$0.23)	<u>\$88,635</u>
Permanent Severance Damages	\$ 0
Benefits	\$ 0
Net Permanent Severance Damages	\$ 0

## JUST COMPENSATION SUMMARY

Value of the Larger Parcel	\$88,800
Value of the Part Taken	\$ 500 (nominal)
Value of the Net Severance Damages	\$ 0
Final Opinion of Just Compensation	\$ 500

**APPRAISAL FIRM:**

Thomas M. Pike, Jr., MAI

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**PREPARED BY (Signature):**



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**NAME (Printed):**

Thomas M. Pike, Jr., MAI

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**DATE:**

September 25, 2024

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## LAND SALES SUMMARY

SALE	LOCATION	DATE	PRICE	SIZE	PRICE/ ACRE	UTILITIES	ACCESS	CONSERVATION AREA
1	3,120' E/O Vista De Oro, 3,970' S/O Ramon Road, Thousand Palms	Offer	\$175,000	10.10 Ac.	\$17,327	None	No Road	No
2	S/S Moon Shadow Dr., 1,370' E/O Desert Park Dr., Thousand Palms	5-24	\$ 50,000	4.86 Ac.	\$10,288	None	Dirt Road	Yes
3	2,000' NW of Varner Rd., & Date Palm Dr., Cathedral City	2-23	\$ 38,000	5.00 Ac.	\$ 7,600	None	No Road	Yes
4	3,450' E/O Vista Del Oro, 3,970' S/O Ramon Road, Thousand Palms	12-21	\$ 85,000	10.10 Ac.	\$ 8,416	None	No Road	No
5	W/S of Sierra Del Sol, 2,500' N/O 30 <sup>th</sup> Avenue, Thousand Palms	12-21	\$ 60,000	6.90 Ac.	\$ 8,696	Electricity	Dirt Road	Yes
Subject	APN 651-130-057			8.86 Ac.*		None	No Road	Yes
	APN 651-140-016			8.88 Ac.*		None	No Road	Yes
	APN 651-140-015			8.88 Ac.*		None	No Road	Yes
	APN 651-140-014			8.88 Ac.*		None	No Road	Yes
	APN 651-140-013			8.88 Ac.*		None	No Road	Yes

\* Net of Street Easements

The sales were initially analyzed on a price per square acre basis. The price per acre is a unit of comparison which is derived by dividing the size of the land into the purchase price. Further, only the area net of the street easements was considered to have value to the property owner. As a result, the value of each parcel is based on the area net of the street easements. In analyzing the sales the factors affecting values were considered to be conditions of sale, location, topography, utility/shape, access, availability of utilities, and location within a conservation area. The adjustments for conditions of sale and market conditions were made on a quantitative basis. The other factors were analyzed on a qualitative basis. In addition, it should be noted that the individual elements of comparison do not carry equal weight.

The adjustments to the sales are as follows:

SALE	1	2	3	4	5
Price/Acre	\$17,327	\$10,288	\$ 7,600	\$ 8,416	\$ 8,696
Sale Conditions	- 4,331	0	0	0	0
Market Conditions	<u>0</u>	<u>+ 219</u>	<u>+ 969</u>	<u>+ 1,908</u>	<u>+ 1,971</u>
Adj. Price/SF	\$12,996	\$10,507	\$ 8,569	\$10,324	\$10,667
Location	Comp	Comp	Slightly Inferior	Comp	Comp
Topography	Comp	Comp	Inferior	Comp	Comp
Utility/Shape	Comp	Comp	Comp	Comp	Slightly Inferior
Access	Comp	Slightly Superior	Comp	Comp	Slightly Superior
Utilities	Comp	Comp	Comp	Comp	Slightly Superior
Conservation Area	Superior	Comp	Comp	Superior	Comp
Overall Rating	Superior	Superior	Inferior	Superior	Superior

The adjusted unit values for the five sales range from \$8,569 to \$12,996 per acre. Sales 3 is considered inferior overall to the subject properties with an adjusted value of \$8,569 per acre. Sales 1, 2, 4 and 5 are all considered superior to the subject parcels with adjusted prices from \$10,324 to \$12,996 per acre. It should be noted that Sale 1 is considered the least reliable indicator of value due to the lack of market interest and the basis of the adjustment made. In the final analysis, the unit value for the subject properties was considered to be \$10,000 per acre or \$0.23 per square foot.

The value of the subject properties was based usable area net of the street easements. The unit value of \$0.23 per square foot above was applied to all of the subject parcels. Individual severance damages are discussed in each valuation.

**APPRAISAL SUMMARY STATEMENT**  
**APN 651-140-013**

**Basis of Appraisal.** The market value for the property to be acquired is based upon an appraisal prepared by the signer of this statement, in accordance with accepted principals and procedures. Full consideration has been given to zoning, utility, marketability and development potential of the subject property. Recent sales of comparable properties (see Land Sales Summary) were utilized to determine the just compensation for the proposed partial acquisition.

**BASIC PROPERTY DATA**

<b>OWNERSHIP:</b>	Peter and Nan Tynberg
<b>LOCATION:</b>	2,640 feet south of Ramon Road, approximately 5,135 feet east of Chiricahua Drive in the unin- corporated community of Thousand Palms, California
<b>ASSESSOR'S PARCEL NUMBERS:</b>	651-140-013
<b>INTEREST APPRAISED:</b>	Fee Simple Estate
<b>DATE OF VALUATION:</b>	August 30, 2024
<b>DATE OF REPORT:</b>	September 6, 2024
<b>APPLICABLE ZONING:</b>	R-1 (one family dwelling)
<b>PRESENT USE:</b>	Raw Land
<b>TOTAL LAND AREA:</b>	10.21 Acres (444,858 Square Feet) - Gross Area 8.88 Acres (386,680 Square Feet) - Net Usable
<b>HIGHEST AND BEST USE:</b>	Future single family development with the majority of the site utilized for conservation
<b>EXISTING IMPROVEMENTS:</b>	None

**PROPOSED ACQUISITION:**

47,366 square feet total with 5,044 square feet within the existing street easements and 42,322 square feet within the unencumbered fee area

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**IMPROVEMENTS WITHIN ACQUISITION:**

None

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**VALUATION SUMMARY****Value of the Larger Parcel**

386,680 SF @ \$0.23 = \$88,936  
**\$88,900** (rounded)

**Value of the Part Taken**

42,322 SF @ \$0.23 = \$ 9,734  
**\$ 9,700** (rounded)

**Severance Damages and Benefits**

The subject property was analyzed in its after condition in order to estimate if any diminution in value (or benefit) to the remainder has occurred as a result of the partial acquisition or the construction in the manner proposed. In the after condition, the levee will physically sever 7,602 square feet of usable area from the balance of the remainder site. This area is considered a total loss to the property owner. The usable remainder area is 336,756 square feet. Further, the project does not create any tangible benefits to the Remainder Parcel.

Value of the Larger Parcel	\$88,936 (unrounded)
Value of the Partial Acquisition	<u>\$ 9,734</u> (unrounded)
Value of the Remainder as Part of the Whole	\$79,202
Value of the Remainder (336,756 SF @ \$0.23)	<u>\$77,454</u>
Permanent Severance Damages	\$ 1,748
Benefits	\$ 0
Net Permanent Severance Damages	\$ 1,748 <b>\$ 1,700</b> (rounded)

## JUST COMPENSATION SUMMARY

Value of the Larger Parcel	\$88,900
Value of the Part Taken	\$ 9,700
Value of the Net Severance Damages	\$ 1,700
Final Opinion of Just Compensation	<b>\$11,400</b>

**APPRAISAL FIRM:**

Thomas M. Pike, Jr., MAI

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**PREPARED BY (Signature):**



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**NAME (Printed):**

Thomas M. Pike, Jr., MAI

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**DATE:**

September 25, 2024

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## LAND SALES SUMMARY

SALE	LOCATION	DATE	PRICE	SIZE	PRICE/ ACRE	UTILITIES	ACCESS	CONSERVATION AREA
1	3,120' E/O Vista De Oro, 3,970' S/O Ramon Road, Thousand Palms	Offer	\$175,000	10.10 Ac.	\$17,327	None	No Road	No
2	S/S Moon Shadow Dr., 1,370' E/O Desert Park Dr., Thousand Palms	5-24	\$ 50,000	4.86 Ac.	\$10,288	None	Dirt Road	Yes
3	2,000' NW of Varner Rd., & Date Palm Dr., Cathedral City	2-23	\$ 38,000	5.00 Ac.	\$ 7,600	None	No Road	Yes
4	3,450' E/O Vista Del Oro, 3,970' S/O Ramon Road, Thousand Palms	12-21	\$ 85,000	10.10 Ac.	\$ 8,416	None	No Road	No
5	W/S of Sierra Del Sol, 2,500' N/O 30 <sup>th</sup> Avenue, Thousand Palms	12-21	\$ 60,000	6.90 Ac.	\$ 8,696	Electricity	Dirt Road	Yes
Subject	APN 651-130-057			8.86 Ac.*		None	No Road	Yes
	APN 651-140-016			8.88 Ac.*		None	No Road	Yes
	APN 651-140-015			8.88 Ac.*		None	No Road	Yes
	APN 651-140-014			8.88 Ac.*		None	No Road	Yes
	APN 651-140-013			8.88 Ac.*		None	No Road	Yes

\* Net of Street Easements

The sales were initially analyzed on a price per square acre basis. The price per acre is a unit of comparison which is derived by dividing the size of the land into the purchase price. Further, only the area net of the street easements was considered to have value to the property owner. As a result, the value of each parcel is based on the area net of the street easements. In analyzing the sales the factors affecting values were considered to be conditions of sale, location, topography, utility/shape, access, availability of utilities, and location within a conservation area. The adjustments for conditions of sale and market conditions were made on a quantitative basis. The other factors were analyzed on a qualitative basis. In addition, it should be noted that the individual elements of comparison do not carry equal weight.

The adjustments to the sales are as follows:

SALE	1	2	3	4	5
Price/Acre	\$17,327	\$10,288	\$ 7,600	\$ 8,416	\$ 8,696
Sale Conditions	- 4,331	0	0	0	0
Market Conditions	<u>0</u>	<u>+ 219</u>	<u>+ 969</u>	<u>+ 1,908</u>	<u>+ 1,971</u>
Adj. Price/SF	\$12,996	\$10,507	\$ 8,569	\$10,324	\$10,667
Location	Comp	Comp	Slightly Inferior	Comp	Comp
Topography	Comp	Comp	Inferior	Comp	Comp
Utility/Shape	Comp	Comp	Comp	Comp	Slightly Inferior
Access	Comp	Slightly Superior	Comp	Comp	Slightly Superior
Utilities	Comp	Comp	Comp	Comp	Slightly Superior
Conservation Area	Superior	Comp	Comp	Superior	Comp
Overall Rating	Superior	Superior	Inferior	Superior	Superior

The adjusted unit values for the five sales range from \$8,569 to \$12,996 per acre. Sales 3 is considered inferior overall to the subject properties with an adjusted value of \$8,569 per acre. Sales 1, 2, 4 and 5 are all considered superior to the subject parcels with adjusted prices from \$10,324 to \$12,996 per acre. It should be noted that Sale 1 is considered the least reliable indicator of value due to the lack of market interest and the basis of the adjustment made. In the final analysis, the unit value for the subject properties was considered to be \$10,000 per acre or \$0.23 per square foot.

The value of the subject properties was based usable area net of the street easements. The unit value of \$0.23 per square foot above was applied to all of the subject parcels. Individual severance damages are discussed in each valuation.

**APPRAISAL SUMMARY STATEMENT**  
**APN 651-140-014**

**Basis of Appraisal.** The market value for the property to be acquired is based upon an appraisal prepared by the signer of this statement, in accordance with accepted principals and procedures. Full consideration has been given to zoning, utility, marketability and development potential of the subject property. Recent sales of comparable properties (see Land Sales Summary) were utilized to determine the just compensation for the proposed partial acquisition.

**BASIC PROPERTY DATA**

<b>OWNERSHIP:</b>	Peter and Nan Tynberg
<b>LOCATION:</b>	2,640 feet south of Ramon Road, approximately 4,800 feet east of Chiricahua Drive in the unin- corporated community of Thousand Palms, California
<b>ASSESSOR'S PARCEL NUMBERS:</b>	651-140-014
<b>INTEREST APPRAISED:</b>	Fee Simple Estate
<b>DATE OF VALUATION:</b>	August 30, 2024
<b>DATE OF REPORT:</b>	September 6, 2024
<b>APPLICABLE ZONING:</b>	R-1 (one family dwelling)
<b>PRESENT USE:</b>	Raw Land
<b>TOTAL LAND AREA:</b>	10.21 Acres (444,840 Square Feet) - Gross Area 8.88 Acres (386,683 Square Feet) - Net Usable
<b>HIGHEST AND BEST USE:</b>	Future single family development with the majority of the site utilized for conservation
<b>EXISTING IMPROVEMENTS:</b>	None

**PROPOSED ACQUISITION:**

72,780 square feet total with 5,688 square feet within the existing street easements and 67,092 square feet within the unencumbered fee area

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**IMPROVEMENTS WITHIN ACQUISITION:**

None

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**VALUATION SUMMARY****Value of the Larger Parcel**

386,683 SF @ \$0.23 = \$88,937  
**\$89,000** (rounded)

**Value of the Part Taken**

67,092 SF @ \$0.23 = \$15,431  
**\$15,400** (rounded)

**Severance Damages and Benefits**

The subject property was analyzed in its after condition in order to estimate if any diminution in value (or benefit) to the remainder has occurred as a result of the partial acquisition or the construction in the manner proposed. In the after condition, the levee will physically sever 100,871 square feet of usable area from the balance of the remainder site. This area is considered a total loss to the property owner. The usable remainder area is 218,720 square feet. Further, the project does not create any tangible benefits to the Remainder Parcel.

Value of the Larger Parcel	\$88,937 (unrounded)
Value of the Partial Acquisition	<u>\$15,431</u> (unrounded)
Value of the Remainder as Part of the Whole	\$73,506
Value of the Remainder (218,720 SF @ \$0.23)	<u>\$50,306</u>
Permanent Severance Damages	\$23,200
Benefits	\$ 0
Net Permanent Severance Damages	\$23,200 <b>\$23,200</b> (rounded)

## JUST COMPENSATION SUMMARY

Value of the Larger Parcel	\$89,000
Value of the Part Taken	\$15,400
Value of the Net Severance Damages	\$23,200
Final Opinion of Just Compensation	<b>\$38,600</b>

**APPRAISAL FIRM:**

Thomas M. Pike, Jr., MAI

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**PREPARED BY (Signature):**



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**NAME (Printed):**

Thomas M. Pike, Jr., MAI

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**DATE:**

September 25, 2024

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## LAND SALES SUMMARY

SALE	LOCATION	DATE	PRICE	SIZE	PRICE/ ACRE	UTILITIES	ACCESS	CONSERVATION AREA
1	3,120' E/O Vista De Oro, 3,970' S/O Ramon Road, Thousand Palms	Offer	\$175,000	10.10 Ac.	\$17,327	None	No Road	No
2	S/S Moon Shadow Dr., 1,370' E/O Desert Park Dr., Thousand Palms	5-24	\$ 50,000	4.86 Ac.	\$10,288	None	Dirt Road	Yes
3	2,000' NW of Varner Rd., & Date Palm Dr., Cathedral City	2-23	\$ 38,000	5.00 Ac.	\$ 7,600	None	No Road	Yes
4	3,450' E/O Vista Del Oro, 3,970' S/O Ramon Road, Thousand Palms	12-21	\$ 85,000	10.10 Ac.	\$ 8,416	None	No Road	No
5	W/S of Sierra Del Sol, 2,500' N/O 30 <sup>th</sup> Avenue, Thousand Palms	12-21	\$ 60,000	6.90 Ac.	\$ 8,696	Electricity	Dirt Road	Yes
Subject	APN 651-130-057			8.86 Ac.*		None	No Road	Yes
	APN 651-140-016			8.88 Ac.*		None	No Road	Yes
	APN 651-140-015			8.88 Ac.*		None	No Road	Yes
	APN 651-140-014			8.88 Ac.*		None	No Road	Yes
	APN 651-140-013			8.88 Ac.*		None	No Road	Yes

\* Net of Street Easements

The sales were initially analyzed on a price per square acre basis. The price per acre is a unit of comparison which is derived by dividing the size of the land into the purchase price. Further, only the area net of the street easements was considered to have value to the property owner. As a result, the value of each parcel is based on the area net of the street easements. In analyzing the sales the factors affecting values were considered to be conditions of sale, location, topography, utility/shape, access, availability of utilities, and location within a conservation area. The adjustments for conditions of sale and market conditions were made on a quantitative basis. The other factors were analyzed on a qualitative basis. In addition, it should be noted that the individual elements of comparison do not carry equal weight.

The adjustments to the sales are as follows:

SALE	1	2	3	4	5
Price/Acre	\$17,327	\$10,288	\$ 7,600	\$ 8,416	\$ 8,696
Sale Conditions	- 4,331	0	0	0	0
Market Conditions	<u>0</u>	<u>+ 219</u>	<u>+ 969</u>	<u>+ 1,908</u>	<u>+ 1,971</u>
Adj. Price/SF	\$12,996	\$10,507	\$ 8,569	\$10,324	\$10,667
Location	Comp	Comp	Slightly Inferior	Comp	Comp
Topography	Comp	Comp	Inferior	Comp	Comp
Utility/Shape	Comp	Comp	Comp	Comp	Slightly Inferior
Access	Comp	Slightly Superior	Comp	Comp	Slightly Superior
Utilities	Comp	Comp	Comp	Comp	Slightly Superior
Conservation Area	Superior	Comp	Comp	Superior	Comp
Overall Rating	Superior	Superior	Inferior	Superior	Superior

The adjusted unit values for the five sales range from \$8,569 to \$12,996 per acre. Sales 3 is considered inferior overall to the subject properties with an adjusted value of \$8,569 per acre. Sales 1, 2, 4 and 5 are all considered superior to the subject parcels with adjusted prices from \$10,324 to \$12,996 per acre. It should be noted that Sale 1 is considered the least reliable indicator of value due to the lack of market interest and the basis of the adjustment made. In the final analysis, the unit value for the subject properties was considered to be \$10,000 per acre or \$0.23 per square foot.

The value of the subject properties was based usable area net of the street easements. The unit value of \$0.23 per square foot above was applied to all of the subject parcels. Individual severance damages are discussed in each valuation.

**APPRAISAL SUMMARY STATEMENT**  
**APN 651-140-015**

**Basis of Appraisal.** The market value for the property to be acquired is based upon an appraisal prepared by the signer of this statement, in accordance with accepted principals and procedures. Full consideration has been given to zoning, utility, marketability and development potential of the subject property. Recent sales of comparable properties (see Land Sales Summary) were utilized to determine the just compensation for the proposed partial acquisition.

**BASIC PROPERTY DATA**

<b>OWNERSHIP:</b>	Peter and Nan Tynberg
<b>LOCATION:</b>	2,640 feet south of Ramon Road, approximately 4,405 feet east of Chiricahua Drive in the unin- corporated community of Thousand Palms, California
<b>ASSESSOR'S PARCEL NUMBERS:</b>	651-140-015
<b>INTEREST APPRAISED:</b>	Fee Simple Estate
<b>DATE OF VALUATION:</b>	August 30, 2024
<b>DATE OF REPORT:</b>	September 6, 2024
<b>APPLICABLE ZONING:</b>	R-1 (one family dwelling)
<b>PRESENT USE:</b>	Raw Land
<b>TOTAL LAND AREA:</b>	10.21 Acres (444,853 Square Feet) - Gross Area 8.88 Acres (386,643 Square Feet) - Net Usable
<b>HIGHEST AND BEST USE:</b>	Future single family development with the majority of the site utilized for conservation
<b>EXISTING IMPROVEMENTS:</b>	None



**PROPOSED ACQUISITION:**

65,788 square feet total with 5,721 square feet within the existing street easements and 60,067 square feet within the unencumbered fee area

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**IMPROVEMENTS WITHIN ACQUISITION:**

None

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**VALUATION SUMMARY****Value of the Larger Parcel**

386,643 SF @ \$0.23 = \$88,928  
**\$88,900** (rounded)

**Value of the Part Taken**

60,067 SF @ \$0.23 = \$13,815  
**\$13,800** (rounded)

**Severance Damages and Benefits**

The subject property was analyzed in its after condition in order to estimate if any diminution in value (or benefit) to the remainder has occurred as a result of the partial acquisition or the construction in the manner proposed. In the after condition, the levee will physically sever 103,709 square feet of usable area from the balance of the remainder site. This area is considered a total loss to the property owner. The usable remainder area is 222,867 square feet. Further, the project does not create any tangible benefits to the Remainder Parcel.

Value of the Larger Parcel	\$88,928 (unrounded)
Value of the Partial Acquisition	<u>\$13,815</u> (unrounded)
Value of the Remainder as Part of the Whole	\$75,113
Value of the Remainder (222,867 SF @ \$0.23)	<u>\$51,259</u>
Permanent Severance Damages	\$23,854
Benefits	\$ 0
Net Permanent Severance Damages	\$23,854 <b>\$23,900</b> (rounded)

## JUST COMPENSATION SUMMARY

Value of the Larger Parcel	\$88,900
Value of the Part Taken	\$13,800
Value of the Net Severance Damages	\$23,900
Final Opinion of Just Compensation	<b>\$37,700</b>

**APPRAISAL FIRM:**

Thomas M. Pike, Jr., MAI

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**PREPARED BY (Signature):**



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**NAME (Printed):**

Thomas M. Pike, Jr., MAI

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**DATE:**

September 25, 2024

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## LAND SALES SUMMARY

SALE	LOCATION	DATE	PRICE	SIZE	PRICE/ ACRE	UTILITIES	ACCESS	CONSERVATION AREA
1	3,120' E/O Vista De Oro, 3,970' S/O Ramon Road, Thousand Palms	Offer	\$175,000	10.10 Ac.	\$17,327	None	No Road	No
2	S/S Moon Shadow Dr., 1,370' E/O Desert Park Dr., Thousand Palms	5-24	\$ 50,000	4.86 Ac.	\$10,288	None	Dirt Road	Yes
3	2,000' NW of Varner Rd., & Date Palm Dr., Cathedral City	2-23	\$ 38,000	5.00 Ac.	\$ 7,600	None	No Road	Yes
4	3,450' E/O Vista Del Oro, 3,970' S/O Ramon Road, Thousand Palms	12-21	\$ 85,000	10.10 Ac.	\$ 8,416	None	No Road	No
5	W/S of Sierra Del Sol, 2,500' N/O 30 <sup>th</sup> Avenue, Thousand Palms	12-21	\$ 60,000	6.90 Ac.	\$ 8,696	Electricity	Dirt Road	Yes
Subject	APN 651-130-057			8.86 Ac.*		None	No Road	Yes
	APN 651-140-016			8.88 Ac.*		None	No Road	Yes
	APN 651-140-015			8.88 Ac.*		None	No Road	Yes
	APN 651-140-014			8.88 Ac.*		None	No Road	Yes
	APN 651-140-013			8.88 Ac.*		None	No Road	Yes

\* Net of Street Easements

The sales were initially analyzed on a price per square acre basis. The price per acre is a unit of comparison which is derived by dividing the size of the land into the purchase price. Further, only the area net of the street easements was considered to have value to the property owner. As a result, the value of each parcel is based on the area net of the street easements. In analyzing the sales the factors affecting values were considered to be conditions of sale, location, topography, utility/shape, access, availability of utilities, and location within a conservation area. The adjustments for conditions of sale and market conditions were made on a quantitative basis. The other factors were analyzed on a qualitative basis. In addition, it should be noted that the individual elements of comparison do not carry equal weight.

The adjustments to the sales are as follows:

SALE	1	2	3	4	5
Price/Acre	\$17,327	\$10,288	\$ 7,600	\$ 8,416	\$ 8,696
Sale Conditions	- 4,331	0	0	0	0
Market Conditions	<u>0</u>	<u>+ 219</u>	<u>+ 969</u>	<u>+ 1,908</u>	<u>+ 1,971</u>
Adj. Price/SF	\$12,996	\$10,507	\$ 8,569	\$10,324	\$10,667
Location	Comp	Comp	Slightly Inferior	Comp	Comp
Topography	Comp	Comp	Inferior	Comp	Comp
Utility/Shape	Comp	Comp	Comp	Comp	Slightly Inferior
Access	Comp	Slightly Superior	Comp	Comp	Slightly Superior
Utilities	Comp	Comp	Comp	Comp	Slightly Superior
Conservation Area	Superior	Comp	Comp	Superior	Comp
Overall Rating	Superior	Superior	Inferior	Superior	Superior

The adjusted unit values for the five sales range from \$8,569 to \$12,996 per acre. Sales 3 is considered inferior overall to the subject properties with an adjusted value of \$8,569 per acre. Sales 1, 2, 4 and 5 are all considered superior to the subject parcels with adjusted prices from \$10,324 to \$12,996 per acre. It should be noted that Sale 1 is considered the least reliable indicator of value due to the lack of market interest and the basis of the adjustment made. In the final analysis, the unit value for the subject properties was considered to be \$10,000 per acre or \$0.23 per square foot.

The value of the subject properties was based usable area net of the street easements. The unit value of \$0.23 per square foot above was applied to all of the subject parcels. Individual severance damages are discussed in each valuation.

**APPRAISAL SUMMARY STATEMENT**  
**APN 651-140-016**

**Basis of Appraisal.** The market value for the property to be acquired is based upon an appraisal prepared by the signer of this statement, in accordance with accepted principals and procedures. Full consideration has been given to zoning, utility, marketability and development potential of the subject property. Recent sales of comparable properties (see Land Sales Summary) were utilized to determine the just compensation for the proposed partial acquisition.

**BASIC PROPERTY DATA**

<b>OWNERSHIP:</b>	Peter and Nan Tynberg
<b>LOCATION:</b>	2,640 feet south of Ramon Road, approximately 4,170 feet east of Chiricahua Drive in the unin- corporated community of Thousand Palms, California
<b>ASSESSOR'S PARCEL NUMBERS:</b>	651-140-016
<b>INTEREST APPRAISED:</b>	Fee Simple Estate
<b>DATE OF VALUATION:</b>	August 30, 2024
<b>DATE OF REPORT:</b>	September 6, 2024
<b>APPLICABLE ZONING:</b>	R-1 (one family dwelling)
<b>PRESENT USE:</b>	Raw Land
<b>TOTAL LAND AREA:</b>	10.21 Acres (444,901 Square Feet) - Gross Area 8.88 Acres (386,766 Square Feet) - Net Usable
<b>HIGHEST AND BEST USE:</b>	Future single family development with the majority of the site utilized for conservation
<b>EXISTING IMPROVEMENTS:</b>	None

**PROPOSED ACQUISITION:**

59,989 square feet total with 6,153 square feet within the existing street easements and 53,836 square feet within the unencumbered fee area

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**IMPROVEMENTS WITHIN ACQUISITION:**

None

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**VALUATION SUMMARY****Value of the Larger Parcel**

386,766 SF @ \$0.23 = \$88,956  
**\$89,000** (rounded)

**Value of the Part Taken**

53,836 SF @ \$0.23 = \$12,382  
**\$12,400** (rounded)

**Severance Damages and Benefits**

The subject property was analyzed in its after condition in order to estimate if any diminution in value (or benefit) to the remainder has occurred as a result of the partial acquisition or the construction in the manner proposed. In the after condition, the levee will physically sever 17,610 square feet of usable area from the balance of the remainder site. This area is considered a total loss to the property owner. The usable remainder area is 315,320 square feet. Further, the project does not create any tangible benefits to the Remainder Parcel.

Value of the Larger Parcel	\$88,956 (unrounded)
Value of the Partial Acquisition	<u>\$12,382</u> (unrounded)
Value of the Remainder as Part of the Whole	\$76,574
Value of the Remainder (315,320 SF @ \$0.23)	<u>\$72,524</u>
Permanent Severance Damages	\$ 4,050
Benefits	\$ 0
Net Permanent Severance Damages	\$ 4,050 <b>\$ 4,100</b> (rounded)

## JUST COMPENSATION SUMMARY

Value of the Larger Parcel	\$89,000
Value of the Part Taken	\$12,400
Value of the Net Severance Damages	\$ 4,100
Final Opinion of Just Compensation	<b>\$16,500</b>

**APPRAISAL FIRM:**

Thomas M. Pike, Jr., MAI

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**PREPARED BY (Signature):**



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**NAME (Printed):**

Thomas M. Pike, Jr., MAI

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**DATE:**

September 25, 2024

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## LAND SALES SUMMARY

SALE	LOCATION	DATE	PRICE	SIZE	PRICE/ ACRE	UTILITIES	ACCESS	CONSERVATION AREA
1	3,120' E/O Vista De Oro, 3,970' S/O Ramon Road, Thousand Palms	Offer	\$175,000	10.10 Ac.	\$17,327	None	No Road	No
2	S/S Moon Shadow Dr., 1,370' E/O Desert Park Dr., Thousand Palms	5-24	\$ 50,000	4.86 Ac.	\$10,288	None	Dirt Road	Yes
3	2,000' NW of Varner Rd., & Date Palm Dr., Cathedral City	2-23	\$ 38,000	5.00 Ac.	\$ 7,600	None	No Road	Yes
4	3,450' E/O Vista Del Oro, 3,970' S/O Ramon Road, Thousand Palms	12-21	\$ 85,000	10.10 Ac.	\$ 8,416	None	No Road	No
5	W/S of Sierra Del Sol, 2,500' N/O 30 <sup>th</sup> Avenue, Thousand Palms	12-21	\$ 60,000	6.90 Ac.	\$ 8,696	Electricity	Dirt Road	Yes
Subject	APN 651-130-057			8.86 Ac.*		None	No Road	Yes
	APN 651-140-016			8.88 Ac.*		None	No Road	Yes
	APN 651-140-015			8.88 Ac.*		None	No Road	Yes
	APN 651-140-014			8.88 Ac.*		None	No Road	Yes
	APN 651-140-013			8.88 Ac.*		None	No Road	Yes

\* Net of Street Easements



The sales were initially analyzed on a price per square acre basis. The price per acre is a unit of comparison which is derived by dividing the size of the land into the purchase price. Further, only the area net of the street easements was considered to have value to the property owner. As a result, the value of each parcel is based on the area net of the street easements. In analyzing the sales the factors affecting values were considered to be conditions of sale, location, topography, utility/shape, access, availability of utilities, and location within a conservation area. The adjustments for conditions of sale and market conditions were made on a quantitative basis. The other factors were analyzed on a qualitative basis. In addition, it should be noted that the individual elements of comparison do not carry equal weight.

The adjustments to the sales are as follows:

SALE	1	2	3	4	5
Price/Acre	\$17,327	\$10,288	\$ 7,600	\$ 8,416	\$ 8,696
Sale Conditions	- 4,331	0	0	0	0
Market Conditions	<u>0</u>	<u>+ 219</u>	<u>+ 969</u>	<u>+ 1,908</u>	<u>+ 1,971</u>
Adj. Price/SF	\$12,996	\$10,507	\$ 8,569	\$10,324	\$10,667
Location	Comp	Comp	Slightly Inferior	Comp	Comp
Topography	Comp	Comp	Inferior	Comp	Comp
Utility/Shape	Comp	Comp	Comp	Comp	Slightly Inferior
Access	Comp	Slightly Superior	Comp	Comp	Slightly Superior
Utilities	Comp	Comp	Comp	Comp	Slightly Superior
Conservation Area	Superior	Comp	Comp	Superior	Comp
Overall Rating	Superior	Superior	Inferior	Superior	Superior

The adjusted unit values for the five sales range from \$8,569 to \$12,996 per acre. Sales 3 is considered inferior overall to the subject properties with an adjusted value of \$8,569 per acre. Sales 1, 2, 4 and 5 are all considered superior to the subject parcels with adjusted prices from \$10,324 to \$12,996 per acre. It should be noted that Sale 1 is considered the least reliable indicator of value due to the lack of market interest and the basis of the adjustment made. In the final analysis, the unit value for the subject properties was considered to be \$10,000 per acre or \$0.23 per square foot.

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