



Paradise Recreation & Park District

Agenda Prepared: 11/12/2021
Agenda Posted: 11/12/2021
Prior to: 6:00pm

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NOTICE OF BOARD OF DIRECTORS COMMITTEE MEETING

Committee: Recreation & Park Committee (*Anderson/Rodowick*)
Date: Wednesday, November 17, 2021
Time: 4:00 p.m.
Location: Via Teleconference

Special Notice:

Pursuant to California Governor Gavin Newsom's Executive Order N-29-20 issued on March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic, the Paradise Recreation and Park District will be closing the Committee Meeting to members of the public and non-essential District staff.

The public may listen to this meeting via computer or telephone. The public may submit comments prior to the meeting via email to BODClerk@paradisepripd.com before 1:00 p.m. on the day of the meeting and they will be read into the record.

Join Zoom Meeting

<https://us02web.zoom.us/j/85763921525?pwd=akVLY2tNREU0QU1Lc2V1OHB6YkRpUT09>

Or via Telephone: Dial by your location: +1 669 900 9128 US (San Jose) (or) +1 346 248 7799 US (Houston)
Meeting ID: 857 6392 1525 Password: 641236

AGENDA:

The Committee will meet to:

1. Electronic Sign Replacement Quote
2. Solar Agreement for Terry Ashe Recreation Center
3. Review Lakeridge Addition Acquisition. (Assessor's Parcel Number (APN): 066-340-005)
4. Review Donation of the Jordan Hill Property (APNs 065-260-001 and 058-130-035)

Attachments:

- 1.a Electronic Sign Quote
- 1.b Electronic Sign Design
- 2.a Solar Agreement Proposal
- 2.b Solar Financing
- 3.a Lakeridge-Stimson Property Briefing
- 3.b Stimson Purchase Agreement
- 3.c Stimson Appraisal Report
- 4.a Jordan Hill/Repanich Property Briefing
- 4.b Jordan Hill Property Appraisal #1
- 4.c Jordan Hill Property Appraisal #2
- 4.d Jordan Hill ESA for Real Estate Transactions
- 4.e Jordan Hill Survey Record
- 4.f Jordan Hill CLTA 28 Condition of Title

CONTACT Sunny Quigley
 BUYER Paradise Parks & Recreation
 ADDRESS 6626 skyway
Paradise, CA 95969
 PHONE 530-872-6393

DATE November 3, 2021
 JOB NAME _____
 ADDRESS _____
 PHONE _____

1. Hupp Signs & Lighting, Inc. (Seller) hereby proposes to furnish the following goods and/or services, subject to the general conditions printed below, and on the reverse of this form, which form a part of this proposal. There are twenty-three (23) numbered paragraphs to this contract. Please read them carefully before signing. **All workmanship and materials are warranted for a period of one (1) year from the date of installation with the exception of neon tubing and/or lamps, which are warranted for a period of ninety (90) days. This proposal is valid for thirty (30) days.**

Buyer to provide connection to dedicated circuit(s) accessible within five (5) feet of center of the sign in accordance with the National Electric Code (NEC), access for installation and service per NEC requirements and/or local ordinances not limited to catwalks and access doors.

Sales tax, permits, engineering and special inspections are in addition to agreed contract price unless otherwise stated.

Manufacture and install 16mm full color message sign:

Replace old 19mm d/f full color electronic message sign with 16mm full color d/f electronic message sign with 4G wireless w/ life of sign cellular plan, Ignite software and 5 year warranty on parts.

Cost: \$ 37,813.50
Sales tax: \$ 2,930.54
Remove/install labor: \$ 3,000.00(prevaling wage)

TERMS: 50% deposit. Balance due upon completion.

2. GENERAL CONDITIONS

a. Electrical Service. Buyer shall provide, at his own cost, electrical service and feed wires at the site of any sign installation in advance of the installation date. Said electrical service and feed wires shall conform to all applicable governmental building and electrical codes. Buyer shall be responsible and pay for all electricity used or needed by the sign.

b. Existing Signs. If this contract is for replacement of exterior sign facings only, Buyer represents to Hupp Signs that the interior lamps, tubes, wiring, and other electrical and mechanical functioning parts of the sign are in good working order and in conformance with applicable local building and electrical codes. Hupp Signs shall have no obligation to inspect said internal parts to determine whether they are in working order and in conformance with applicable codes, or to repair or replace any of said parts unless such service is specially included in the work to be performed under the terms of this contract.

c. Soil Conditions and Toxic Cleanup. The parties hereby agree that the contract price agreed upon is based on the presence of normal soil conditions at the sign installation site. Buyer hereby warrants that he knows of no unusual soil conditions or underground obstructions at the said site, and agrees that in the event that such conditions are encountered, the contract price will be adjusted based on the additional labor or materials required to complete construction. If, upon commencement of construction of the sign and/or other work of construction by Hupp Signs, it shall become known to Hupp Signs and/or Buyer that there is, on the site designated for construction or necessary thereto, toxic material or waste which is of a level which is

required by the regulations of any local, state, or federal agency to be reported, Hupp Signs shall notify Buyer of the presence of such material. Thereafter, Buyer shall be responsible for the reporting of the presence of such material to the appropriate local, state, or federal agency and for all expenses necessary to remove, clean up or otherwise dispose of said toxic material in accordance with the regulations of each and every local, state, and federal agency involved. Hupp Signs shall, in no event, be required to proceed with construction and/or installation of signage on the premises until such toxic problem has been remedied in accordance with all applicable governmental regulations. Should Buyer fail or refuse to clean up the toxic problem, thereby resulting in Hupp Sign's inability to construct and/or install the signage in this Contract, then, and in that event, Buyer shall pay to Hupp Signs the entire actual cost incurred by Hupp Neon in work performed at that point, including overhead at the normal rate computed by Hupp Signs for its projects, together with lost profits in the amount of 10% of the Contract price. Such failure by Buyer to remedy any toxic waste problem shall be deemed to be a breach of the Contract.

d. Reinforcement of Building; Unforeseen Objects. If installation is a part of this agreement, Buyer shall be responsible and pay for all necessary reinforcement to the building or any other structures on which display is installed, for relocating power lines or other obstacles, and for any additional installation cost incurred by Hupp Neon due to underground obstructions or soil conditions. Hupp Signs is not responsible for damage to underground utilities or other unforeseen objects.

e. Governmental Permits. Buyer is responsible for obtaining such authorization and/or permits as may be required by state, local, or federal governmental authorities, at Buyer's expense. Hupp Signs agrees, at Buyer's request, to act as Buyer's agent in obtaining such permits, but shall not be responsible for failure of such governmental authorities to issue permits or subsequent revocation thereof for any reason not attributable to negligence of Hupp Signs, shall be in addition to the agreed contract price.

f. Landlord's Permission. Buyer shall be responsible for obtaining the permission of the landlord or owner of the premises for installation of the sign or changes in any existing sign. Hupp Signs will, if requested by Buyer, assist in obtaining such permission, but shall be in no way responsible for landlord's refusal to permit installation of the sign or a subsequent revocation of such permission.

g. Removal of Goods and Materials - Restoration of Premises. Should Hupp Signs or any other person be required to remove the goods and materials from the premises on which they are installed pursuant to this contract, with or without the permission of Buyer, pursuant to exercise of Hupp Sign's right of repossession under this contract or for any other reason. Hupp Signs shall have no obligation to restore the premises to their original condition prior to installation. Such restoration shall be at the sole cost and expense of Buyer, and Buyer shall save and hold Hupp Signs harmless from any liability to the owner of the premises or any third person, on account of failure to restore the premises.

CONTINUED ON REVERSE

Contractors are required by law to be licensed and regulated by the Contractors' State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors' State License Board, 3132 Bradshaw, Sacramento, California 95827.

CONTRACT PRICE: The contract price for the furnishing of the materials, labor, and services listed above shall be the sum of:

Forty Three Thousand Seven Hundred Forty Four Dollars and Four Cents DOLLARS \$ 43,744.04

• Sales Tax, Permits, Engineering, and Special Inspections are in addition to the agreed contract price.

With payment to be made as follows: Visa MasterCard Check CASH/Other _____ Billing Address _____

Card # _____ Expiration Date _____ CV Code _____

HUPP SIGNS & LIGHTING, INC.
 BY Kathy Cunningham
 Sales Representative

BUYER

 (individual-partnership-corporation)

Accepted 11-3-2021
 Date

BY _____ Date: _____

BY Joe Hupp
 Executive Officer

 Owner
 Title

Printed Name of Buyer _____
 Title _____

Payments under this contract personally guaranteed by: _____

3. **INSPECTION:** Buyer shall inspect the described goods immediately upon delivery, and shall notify Hupp Signs in writing of any defects or variances therein. In the absence of any such written notification within five (5) days after delivery, the described goods shall be deemed in all respects approved and satisfactory to Buyer.

4. **INDEMNIFICATION:** Buyer shall indemnify Hupp Signs against, and hold Hupp Signs harmless from, all claims, actions, proceedings, cost, damages and liabilities, including attorney's fees, arising out of, connected with, or resulting from the installation and maintenance of described goods which arise from the operations or conduct of Buyer or his agents, the use of any trade names, trademarks or patents utilized in the described goods, or any disputes with the owner or lien holder of the premises, or any Governmental agency or authority seeking to revoke a permit or license or to enjoin or have the described goods declared a nuisance.

5. **FINANCE CHARGES:** A finance charge of 1-1/2% per month on the unpaid balance will be added to any sums not paid when due under the payment terms of this contract.

6. **FORMATION OF CONTRACT:** This document, when signed by Buyer, shall constitute an offer by Buyer to pay the sums specified herein for the goods and services listed above. No contract shall be formed until an officer of the company accepts the said offer, on behalf of Hupp Signs. Signature of the sales representative below shall not constitute acceptance of any such offer.

7. **NOTICE TO BUYER:** Do not sign this agreement before you read it or if it has any blank spaces. This agreement is subject to the terms and conditions set forth, and your signature on this agreement constitutes acknowledgement that you have read and understood those additional conditions.

8. **SOLE AND ONLY AGREEMENT:** This instrument constitutes the sole and only agreement between the parties respecting the materials, parts, and labor furnished herein and correctly sets forth the rights, duties, and obligations of each to the other with respect to the said materials, parts, and labor as of its date. Any prior agreements, promises, negotiations or representation, concerning the said materials, parts and labor not expressly set forth in this agreement are no longer of any force and effect.

9. **DELIVERY AND PERFORMANCE:** Hupp Signs shall commence the construction of described goods and prosecute the work thereon with due diligence until the completion. All obligations to be performed by Hupp Signs hereunder, however, shall be subject to delay or failure resulting from war, fire, labor disputes, unforeseen commercial delays, acts of God, regulations or restriction of the Government or public authorities, or other accidents, forces, conditions or circumstances beyond its control. If installation is a part of this Agreement, completion of the described goods, ready for installation, shall be deemed equivalent of actual installation in the event that Hupp Signs shall be prevented from making the installation by reason of failure or neglect of Buyer to prepare the premises for such installation, as herein provided or other default on the part of Buyer.

10. **FABRICATION OF DESCRIBED GOODS; PRICE INCREASES FOR DEFERRED FABRICATION OR DELIVERY:** Hupp Signs shall commence fabrication of described goods promptly following receipt of all permits, licenses, and consents unless the terms of this Agreement or instructions from Buyer provide for Hupp Neon not to commence fabrication of described goods until a later date, occurrence or event. If for any reason, other than fault or neglect of Hupp Signs, fabrication shall not be commenced within 90 days from the date of Hupp Sign's acceptance of this agreement or if delivery or tender of described goods shall be delayed, deferred or postponed, for any reason other than fault or neglect of Hupp Neon, beyond 6 months from the date of such acceptance, then, in any such event, the price of described goods shall be subject to increase, as determined by Hupp Signs, on the basis of applicable labor, material and transportation costs increased incurred by Hupp Signs subsequent to such acceptance date. Hupp Signs shall promptly advise Buyer of any price increase resulting from the provisions of this Paragraph 10.

11. **FABRICATION INTERRUPTIONS:** If, after fabrication of described goods is commenced, Hupp Signs shall cease or extend scheduled fabrication of described goods at the request of Buyer or by reason of any act or omission of Buyer, then Buyer, in addition to all its other obligations under this Agreement, shall be responsible for all of Hupp Sign's costs and expenses thereby resulting and for all additional costs and expenses incurred upon recommencement of fabrication including, without limited the foregoing, increased labor and material cost incurred by Hupp Signs in completion of fabrication. Any cessation or extension of scheduled fabrication requested by Buyer shall be in the sole discretion of Hupp Signs and shall not relieve Buyer of any of its obligations under this Agreement.

12. **RISK OF LOSS:** Buyer shall bear all risk of loss with respect to the described goods after delivery or installation has been completed (where installation is a part of this Agreement), except for any written warranty made by Hupp Signs.

13. **ORDER TO REMOVE DISPLAY NOT RELIEVE BUYER:** The impossibility of performance by Buyer of this Agreement for any reason or the impossibility of keeping the described goods at the location or the use of the

described goods in whole or in part for any reason, including, but not limited to, loss of premises, loss of lease, foreclosure, condemnation, revocation of permits or license, sign ordinance, law or regulation, shall not relieve Buyer from the performance of this Agreement, and happening of the above shall be treated as a breach of this Agreement by Buyer and Paragraph 17 hereof shall apply. Any and all compensation awarded to the extent of the unpaid balance remaining due in the eminent domain proceedings as a result of such condemnation shall be Hupp Sign's and Buyer hereby assigns and transfers to Hupp Signs any Claim it may have to compensation for damages as a result of such condemnation.

14. **WARRANTY:** Warranties will be same as described in paragraph 1 unless otherwise stated in writing by Hupp Signs. Seller disclaims any warranty of any other kind, including any warranty that the goods are merchantable or fit for a particular purpose.

15. **INSPECTION RIGHTS:** Hupp Neon may, either in person or by agent, enter at any reasonable hour the premises where the goods and materials or any part of the goods and materials, are located and inspect such goods and materials.

16. **SECURITY INTEREST:** Buyer hereby grants Hupp Signs a security interest in goods described in this contract. The grant of the security interest shall not prevent Hupp Signs from exercising any mechanic's lien remedies as to goods, which are fixtures. Concurrently herewith the parties shall execute a UCC-1 Financing Statement. Buyer authorizes Hupp Signs to sign a UCC-1 Financing Statement on behalf of Buyer.

17. **ACCELERATION CLAUSE:** Should Buyer fail to pay any installment specified in this agreement when it becomes due, or should Buyer fail to perform any obligation imposed on him by this agreement, Hupp Signs may, at Hupp Neon's option and without demand or notice to Buyer, declare all amounts remaining unpaid under this agreement immediately due and payable.

18. **REMEDIES:** Should Buyer fail to pay any amount specified in this agreement when it becomes due, or should Buyer fail to perform any provision of this agreement to be performed by him, Buyer shall be in default of this agreement under Division 9 of the Uniform Commercial Code of California and Hupp Signs shall have all the rights and remedies afforded a secured party by the chapter on "Default" of Division 9 of the Uniform Commercial Code of California now in effect. In conjunction with that chapter, Hupp Signs may:

(a) Enter Buyer's premises, render the goods and materials unusable, and dispose of the goods and materials in the manner provided by the Uniform Commercial Code of California on Buyer's premises.

(b) Apply the proceeds received from the sale or other disposition of the goods and materials to, in addition to the items specified in Division 9 of the Uniform Commercial Code of California, payment of reasonable attorney's fees and legal expenses incurred by Hupp Signs as a result of Buyer's default

19. **WAIVER:** Neither the acceptance of any partial or delinquent payment by Hupp Signs nor Hupp Sign's failure to exercise any of his rights or remedies on default of Buyer shall be a waiver of the default, a modification of this agreement of Buyer's obligations under this agreement, or a waiver of any subsequent default by Buyer.

20. **ATTORNEY'S FEES:** Should any litigation be commenced between the parties hereto concerning the goods and materials, this agreement, or the rights and duties of either in relation thereto, the party, Buyer or Hupp Signs, prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum and for his attorney's fees in such litigation, which shall be determined by the court or in a separate action brought for that purpose.

21. **NOTICES:** Except as otherwise expressly provided in this agreement or by law, any and all notices or other communications required or permitted by this agreement or by law to be served on, given to, or delivered to either party hereto, Buyer or Hupp Signs, by the other party to this agreement shall be in writing and shall be deemed duly served, given, delivered and received when personally delivered to the party to whom it is directed or in lieu of such personal delivery, when deposited in the United States mail, first class postage prepaid, addressed to Buyer at the address set forth in this agreement, or to Hupp Signs at P.O. Box 7730, Chico, California 95927-7730. Either party, Buyer or Hupp Signs, may change his address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph.

22. **BINDING ON HEIRS AND ASSIGNS:** This agreement and each of its provisions shall be binding on the heirs, executors, administrators, successors, and assigns of each of the parties hereto. Nothing contained in this paragraph, however, shall be deemed consent to the sale assignment or transfer of the goods and materials or the Buyer's obligations under this agreement.

23. **VENUE:** This contract is entered into at Chico, CA and is to be performed at Chico, CA. Any litigation regarding this contract shall be filed in Butte County, CA.

NEW REPLACEMENT 16MM FULL COLOR SIGN

PRODUCT SPECIFICATIONS

Pixel Pitch:	W16mm LED RGB
Pixel Matrix:	54 X 198
Ventilation Style:	Front Ventilation
Cabinet Size:	41in H x 11ft 3in L x 5in D
Viewing Area:	36in H x 11ft L
Cabinet Style:	Double Face Twinpak (Slim)
Character Size:	6 lines / 39.6 Characters at a 4" type
Approx. Weight:	853.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	3-6 weeks (after this document is signed & returned and receipt of down payment).
Electrical Service:	120 VOLT20.0 amps (10.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. <i>Example: 12.4 KWHrs a day x\$0.07 = \$0.87/Day</i>

STANDARD FEATURES

Brightness	Daytime 10000 NITs Maximum;Nighttime 750 NITs Maximum
Color	LED RGB
Color Capability	Min. 18.0 Quadrillion
Energy-Conscious LED	Use optional Sign Brightness Adjustment to run sign at less than 10000 NITs.
Includes	Ignite Graphics Software
Video	plays prerecorded clips up to 30FPS;Imports Windows Video (AVI);Animated Text & graphics
Viewing Angles	140 Horiz/70 Vert

OPTIONS

Software	Ignite OP (PC-based)
Communications	4G Wireless w/ Life-of-sign Cellular Data Plan
Software Training	Web Based Software Training
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard As Quoted
Temperature Sensor	w/100-Step Photocell w/15 ft Cable
Sign Mounting Kit	Not Ordered / Not Required
Warranty	Standard 5-Year Parts Warranty
Personal Computer	PC Not ordered. Ignite Included
Technician On-Site	Not Ordered
Spare Parts Kit	Not Ordered
Custom Artwork	Not Ordered

www.huppsigns.com

SIGN DESIGN
 MANUFACTURING
 INSTALLATION & SERVICE

THIS DESIGN IS THE EXCLUSIVE
 PROPERTY OF HUPP SIGNS AND
 CANNOT BE REPRODUCED, IN WHOLE
 OR IN PART, WITHOUT HUPP SIGNS'S
 PRIOR WRITTEN APPROVAL

SALES ASSOCIATE

Kathy Cunningham

JOB NUMBER

CUSTOMER NAME

PARADISE
 PARKS & REC

CUSTOMER ADDRESS

6626 SKYWAY
 PARADISE

CUSTOMER PHONE#

DESIGN PHASE

1 design

REVISED BY DATE

Kathy C 11-3-2021

APPROVALS INCLUDE DESIGN, COLOR, SPELLING

CUSTOMER APPROVAL

PRINT NAME

SIGN NAME

DATE

HUPP STAFF APPROVAL

PRINT NAME

SIGN NAME

DATE

This sign is intended to be installed
 in accordance with the requirements
 of article 600 of the national electric
 code and/or other applicable local
 codes. This includes proper grounding
 and bonding of the sign.

EXISTING SIGN





SOLAR

energy for the future

A customized proposal for

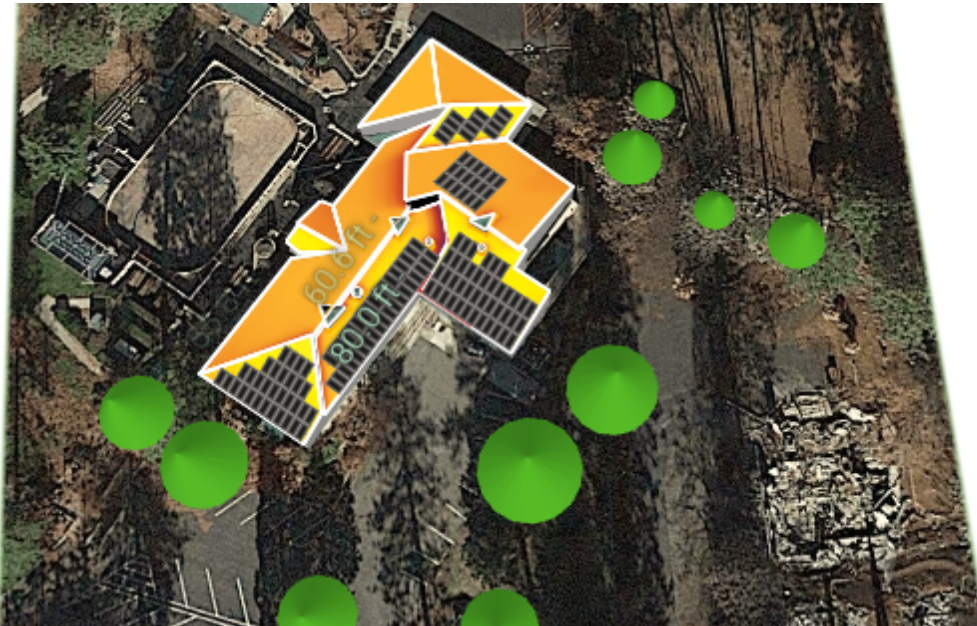
Paradise Recreation and Park District
Terry Ashe Building
6626 Skyway
Paradise, CA 95969

Contact

Chelsea Pavone
chelsea@savingenergyforlife.com
530.715.8617

Meet your business on solar

6626 Skyway
Paradise, CA 95969



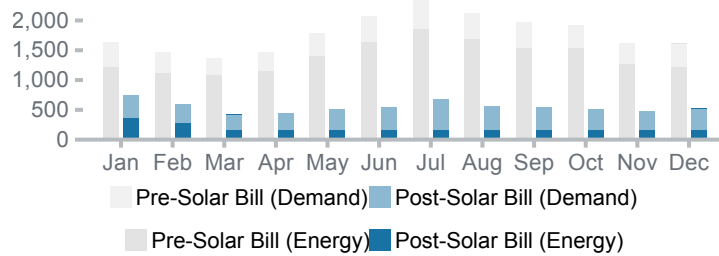
What does a solar property do for you?

It saves

\$1,241

from your electric bill each month

Average monthly electric bill

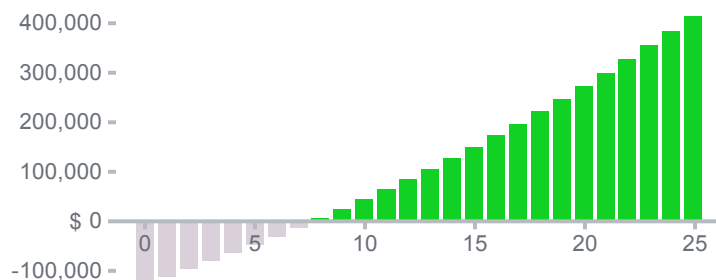


It saves

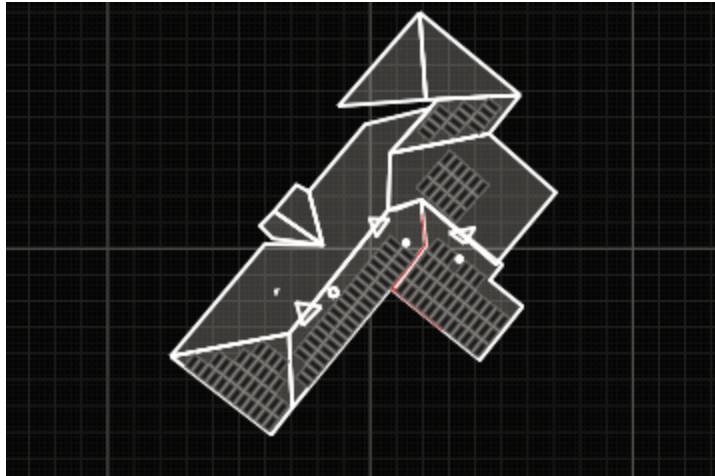
\$156,915

over the lifetime of the system - including purchase cost

Cashflow over time

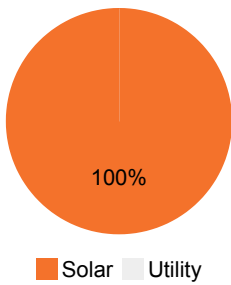


Your customized solution

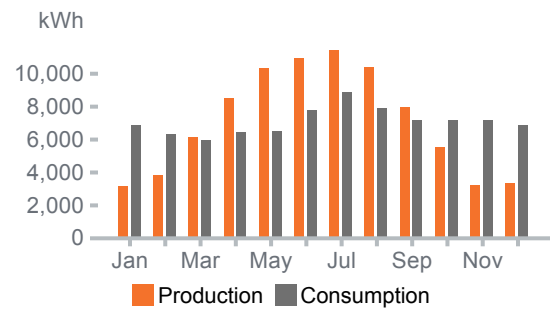


System summary

System size 63.00 kW
 Year 1 Production 84,869 kWh



You would generate
100 %
 of your energy from solar



Bill savings that start right away

	Year 1 Monthly Utility Bill	Year 1 Total Utility Costs
Without solar	\$ 1,789	\$21,470
With solar	\$548	\$6,581

A responsible choice

Your system would offset emissions equivalent to



Planting 16,806 trees



Driving 64,893 fewer miles per year



Taking 6 cars off the road

An easy financial decision



System cost \$126,592

ITC -\$0

Cost to you \$126,592

Down Payment: \$ 126,592

Payback period 7.7 years

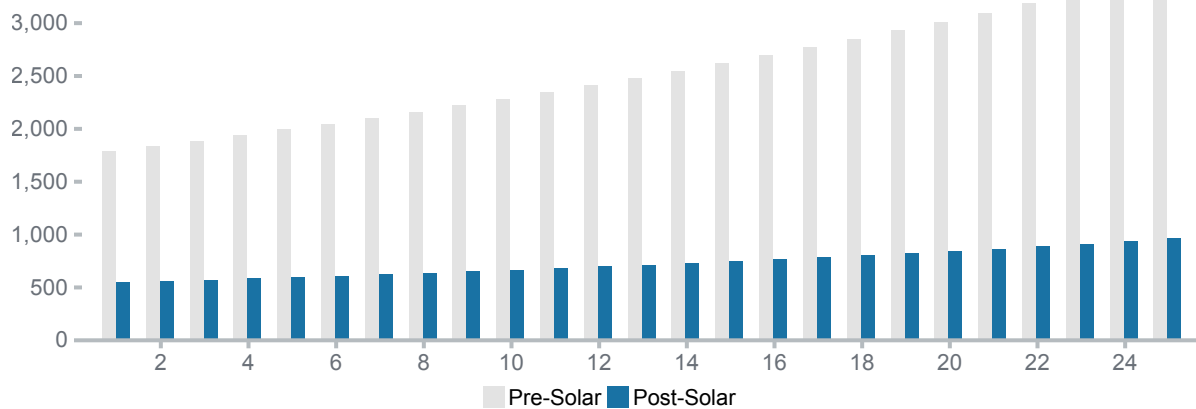
Depreciation tax benefits \$0

Due to non tax status of PRPD, let one of our financing partners utilize the tax credit and you get a 13% discount! This lowers the cost and can be financed. See attached handout for financing options.

Lock in electric rates

Energy prices are projected to increase every year. A solar investment protects you from these changing prices. With today's rate locked in, your solar investment will keep generating more and more value in the future.

Electric bill over time



Monthly Cashflows

(kWh)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Utility Consumption Pre-Solar	6,866	6,304	5,984	6,443	6,493	7,759	8,877	7,920	7,183	7,183	7,183	6,866	85.1k
Utility Consumption Post-Solar	3,719	2,443	(154)	(2,092)	(3,842)	(3,183)	(2,566)	(2,464)	(799)	1,650	3,943	3,536	192
Solar Production	3,147	3,861	6,138	8,535	10.3k	10.9k	11.4k	10.4k	7,982	5,533	3,240	3,330	84.9k
(\$)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Utility Bill Pre-Solar	1,642	1,465	1,367	1,462	1,786	2,076	2,428	2,124	1,967	1,922	1,618	1,613	21.5k
Utility Bill Post-Solar	751	597	421	442	509	551	677	567	552	512	481	521	6,581
Utility Bill Savings	891	868	946	1,020	1,277	1,525	1,751	1,557	1,414	1,410	1,137	1,092	14.9k
Excess Credit	0	0	8	123	333	565	752	931	989	899	684	490	

Annual Cashflows

Year	Annual Bill Pre Solar	National Depreciation Benefit	Local Depreciation Benefit	Taxes	Loan Payment	Annual Bill Post Solar	Annual Cashflows	Cumulative Cashflows
0	0	0	0	0	0	0	(126.6k)	(126.6k)
1	21.5k	0	0	0	0	6,581	14.9k	(111.7k)
2	22.1k	0	0	0	0	6,721	15.3k	(96.4k)
3	22.7k	0	0	0	0	6,865	15.8k	(80.6k)
4	23.3k	0	0	0	0	7,013	16.3k	(64.3k)
5	23.9k	0	0	0	0	7,165	16.7k	(47.6k)
6	24.6k	0	0	0	0	7,322	17.2k	(30.3k)
7	25.2k	0	0	0	0	7,486	17.8k	(12.6k)
8	25.9k	0	0	0	0	7,655	18.3k	5,732
9	26.7k	0	0	0	0	7,829	18.8k	24.6k
10	27.4k	0	0	0	0	8,008	19.4k	44k
11	28.2k	0	0	0	0	8,193	20k	63.9k
12	29k	0	0	0	0	8,384	20.6k	84.5k
13	29.8k	0	0	0	0	8,580	21.2k	105.7k
14	30.6k	0	0	0	0	8,783	21.8k	127.5k
15	31.5k	0	0	0	0	8,991	22.5k	150k
16	32.3k	0	0	0	0	9,206	23.1k	173.1k
17	33.2k	0	0	0	0	9,428	23.8k	196.9k
18	34.2k	0	0	0	0	9,656	24.5k	221.4k
19	35.1k	0	0	0	0	9,891	25.3k	246.7k
20	36.1k	0	0	0	0	10.1k	26k	272.7k
21	37.2k	0	0	0	0	10.4k	26.8k	299.5k
22	38.2k	0	0	0	0	10.6k	27.6k	327k
23	39.3k	0	0	0	0	10.9k	28.4k	355.4k
24	40.4k	0	0	0	0	11.2k	29.2k	384.6k
25	41.6k	0	0	0	0	11.6k	30k	414.6k

April 21, 2021

Attn: Chelsea Pavone, Alternative Energy Systems

Subject: Financing offer for your Customer's proposed PV Solar project

Sandview Development Corporation (SDC Energy) is pleased to provide your customer with a financing offer for the proposed solar energy project at your client's facility:

Contractor/Proposal:	Alternative Energy Systems, Inc./ Estimate email dated 04/21/2021		
Ratepayer:	Paradise Recreation and Park District Paradise, CA 95969		
Project Details¹			
Construction Cost:	\$126,592.00		
PV System Size:	63 kW		
Contract Generation:	TBD kWh		
SDC Financing Terms	Prepaid SESA²	6-Year SESA	10-Year SESA
SESA Monthly Payments:		\$1,450.00	\$1,075.00
SESA Prepayment:³	\$111,401.00	\$0.00	\$0.00
Annual Increases:		1.5%	1.5%
Term (months):		72	120
Estimated FMV:	\$0.00	\$38,000.00	\$25,300.00
Total out of pocket for financing:⁴	\$111,401.00	\$146,394.00	\$163,365.00

SESA financing is contingent upon available Federal tax benefits and execution of all agreements. Ratepayer shall complete SDC Energy Financing Application and assist with further documentation if requested. Offer valid for 30 days.

Warm Regards,

Charles Schaffer, President

SDC Energy/Sandview Development Corporation

Tel: (408) 723-4797, Charles@sdc-energy.com

¹ Project details for reference only, final contractor installation agreement may affect final cost and SESA financing terms. Warranty & maintenance provided under separate agreement between Ratepayer and Scudder Solar Systems. Shall include any required or suggested manufacturer's annual maintenance requirements (i.e. annual servicing of storage products, etc.)

² The Prepaid SESA is a fully prepaid solar agreement with an up-front lump sum payment and no other payments for the remaining term of the SESA. The up-front payment can be split into multiple payments that are directly applied to the contractor milestone until the prepay amount is fully paid. The Prepay SESA is based on a 20-year term with a \$0 option for the Ratepayer to purchase at the end of the 6th anniversary of the In-Service Date.

³ Prepayment is calculated to consider the applicable Federal tax benefits.

⁴ Sum total of all payments made on the SESA financing.

INTRODUCING SDC ENERGY'S SOLAR FINANCING PROGRAM

Welcome to SDC Energy's solar financing overview and your first step toward controlling your electricity future! SDC Energy finances your project with a solar lease called the Solar Energy Services Agreement, SESA, for short. The SESA leases to you the solar equipment and all the energy generated from it. Working much like the trendy power purchase agreements, or PPAs, our SESA gives you the advantage of fixed monthly payments, shorter terms and the lowest cost of financing.



Think of the SESA as a "lease-to-own" as opposed to the perpetual renting electricity every month from your current utility or from an unknown owner of a PPA.

Through SDC Energy's solar financing program you can:

- Control monthly electricity costs through fixed monthly SESA payments or a one-time payment,
- Direct payments that previously went to the utility company to pay the SESA payments,
- Work directly with your Contractor to select and approve your solar equipment,
- Gain ownership of the solar equipment sooner and reap the benefits of no-cost solar electricity!

Think of SDC as your private banker working to help you finance, then own your energy assets. Energy savings grow every year when you control your electricity generation.

SDC Energy's 4-step process:

Step 1: Work with your Contractor to select the solar equipment, location on your property and cost of installation. SDC Energy provides financing based on the installation costs.

Step 2: Select your SESA solar financing terms, sign the Installation Agreement and Project Warranty with your Contractor, then sign the SESA with SDC for the financing of the project.

Step 3: The Contractor proceeds with the installation of the project while funding is completed.

Step 4: The SESA Monthly Invoicing commences upon utility permission to operate.



Solar Energy Services Agreement Options:

The “SESA” provided by SDC Energy is the solar financing lease agreement between You and SDC Energy. SDC provides two general financings structures that can be adjusted to meet your specific needs:



1. **Full prepay:** With the prepay lease, you make a one-time payment up-front and have no other payments for the rest of the term. You have a future option-date to acquire the lease and own solar equipment outright.
2. **Pay over time:** With the term lease, several options are available to tailor a payment plan that fits your budget:
 - ❖ Zero money down,
 - ❖ Include a partial deposit to lower monthly payments,
 - ❖ Add an annual payment escalator,
 - ❖ Select from 6-year to a 10-year term length

Contractor requirements:

The Installation agreement provided by your Contractor will define the type and quantity of solar equipment for your project, the site location and related installation details. In addition to the normal engineering, permitting and related installation activities in the agreement, SDC has the following requirements for your contractor:



1. All equipment must be new and of a brand recognizable name with 20-year product warranties;
2. Provide expected solar generation and utility rate analysis estimates;
3. Include a 10-year project “bumper-to-bumper” warranty including warranty management and annual reporting on solar generation performance;
4. Provide internet-based inverter monitoring including set up and notification of alarms and faults;
5. Milestone schedule that pays for work activity completed with documentation for verification;
6. Commissioning report documenting the equipment upon completion of installation.

Your requirements:

- ✓ Complete the credit application and send documentation for underwriting;
- ✓ Maintain good credit and bank accounts for monthly direct debit;
- ✓ Maintain high-speed data access for solar equipment monitoring.



APPLICANT INFORMATION ("RATEPAYER")							
Name:					Tax ID:		
Type of Business:			Years in business:		email:		
Address:					Telephone:		
City:					State:	Zip Code:	
Entity Type: (check one)	Corporation <input type="checkbox"/>	Sole Prop. <input type="checkbox"/>	LLC <input type="checkbox"/>	Partnership <input type="checkbox"/>	Non-Profit <input type="checkbox"/>	Other:	
Property Address for Installation:				State:	Zip Code:		Own or Lease <input type="checkbox"/> <input type="checkbox"/>
Name of Landowner:		Address:			State:	Zip Code:	
Insurance Name:		Agent:		Telephone:		Insurance Policy #:	

INFORMATION REQUESTED	Internal use Rcvd:
Copy of Articles of Incorporation, Partnership Agreement or Organizational formation documents	<input type="checkbox"/>
Title or Property Report (showing owner and estimated value of real property)	<input type="checkbox"/>
Contractor proposal defining equip., cost, scope of work, payment schedule, 10-yr warranty on installation and utility bill analysis	<input type="checkbox"/>
Copy of Utility bill (all pages)	<input type="checkbox"/>
Copy of roof warranty and age of roof if roof mounted solar is being proposed	<input type="checkbox"/>

The above information and any information attached are furnished to Sandview Development Corporation dba SDC Energy and our affiliates (collectively the "Provider") in connection with the consideration of financing for which Ratepayer may guarantee. You acknowledge and understand that the Provider is relying on this information in deciding to grant financing for the proposed project and Ratepayer represents, warrants and certifies that the information provide herein is true, correct and complete. The Provider is authorized to make all inquiries deemed necessary to verify the accuracy of the information contained herein and to determine the financing. Ratepayer authorizes any person or the reporting agency to give the Provider information it may have about Ratepayer in connection to the project financing. All Ratepayer information supplied to Provider shall be kept confidential and shared only with associated entities to assist in the determination of financial review.

Print Name/Signature:	Title:	Date:
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Please submit the application and requested information to: info@sdc-energy.com or Fax: **866-524-2848**

Memo



Date: 10/7/2021
To: PRPD Board of Directors
From: Dan Efseaff, District Manager
CC:
Subject: **Lakeridge Circle (Stimson) Briefing**

Location 16041 Lakeridge Circle, Magalia

Size 1.26 acres

APNs 066-340-005

Owner Harold and Linda Stimson Trust

Jurisdiction Butte County

Zone General Commercial (G-C)

General Plan Retail

Improvements None; accessible from Lakeridge Circle.

Easements TBD

Topography Slopes gently downward to the east, towards Magalia Reservoir.

Condition Former 3,600 sf commercial building (Subway as one tenant), parking lot with curb gutter and sidewalk on Lakeridge Circle. Two 1,500 sf residences towards east end of lot. These improvements burned in Camp Fire; property subsequently cleaned and debris removed. Water service from Del Oro Water District (unknown if meter survived fire). Three separate septic systems; unknown if they function properly.

Appraisal \$100,000

Title Report NA

Phase 1 Environmental Report NA

Land Survey NA

The rectangular Stimson property fronts on Lakeridge circle, overlooks Magalia Reservoir and is immediately adjacent to PRPD-owned parcel 066-340-004. The property is proximate to various PRPD uses under consideration, including the Lakeridge Circle park and the Magalia Reservoir – Paradise Lake loop trail.

Document2



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DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(Buyer's Brokerage Firm to Buyer)
(As required by the Civil Code)
(C.A.R. Form AD, Revised 12/18)

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(j), (k) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).

Buyer Seller Landlord Tenant _____ Date _____
Paradise Recreation and Park District

Buyer Seller Landlord Tenant _____ Date _____

Agent _____ *n/a* _____ DRE Lic. # _____

Real Estate Broker (Firm)

By _____ DRE Lic. # _____ Date _____

(Salesperson or Broker-Associate, if any) *n/a*

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AD REVISED 12/18 (PAGE 1 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)

Simon Offord, Broker, 2501 Park Blvd., 2nd Fl. Palo Alto CA 94306
Simon Offord

Phone: (650)327-2900 Fax _____
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

PRPD - Stimson





FAIR HOUSING & DISCRIMINATION ADVISORY

(C.A.R. Form FHDA, 10/20)

1. **EQUAL ACCESS TO HOUSING FOR ALL:** All housing in California is available to all persons. Discrimination as noted below is prohibited by law. Resources are available for those who have experienced unequal treatment under the law.
2. **FEDERAL AND STATE LAWS PROHIBIT DISCRIMINATION AGAINST IDENTIFIED PROTECTED CLASSES:**
 - A. **FEDERAL FAIR HOUSING ACT ("FHA")** Title VIII of the Civil Rights Act; 42 U.S.C. §§ 3601-3619; Prohibits discrimination in sales, rental or financing of residential housing against persons in protected classes;
 - B. **CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT ("FEHA")** California Government Code ("GC") §§12900-12996, 12955; 2 California Code of Regulations ("CCR") §§12005-12271; Prohibits discrimination in sales, rental or financing of housing opportunity against persons in protected classes by providers of housing accommodation and financial assistance services as related to housing;
 - C. **CALIFORNIA UNRUH CIVIL RIGHTS ACT ("Unruh")** California Civil Code ("CC") §51; Prohibits business establishments from discriminating against, and requires full and equal accommodation, advantages, facilities, privileges, and services to persons in protected classes;
 - D. **AMERICANS WITH DISABILITIES ACT ("ADA")** 42 U.S.C. §§12181-12189; Title III of the ADA prohibits discrimination based on disability in public accommodations; and
 - E. **OTHER FAIR HOUSING LAWS:** Section 504 of Rehabilitation Act of 1973 29 U.S.C. §794; Ralph Civil Rights Act CC §51.7.; California Disabled Persons Act; CC §§54-55.32; any local city or county fair housing ordinances, as applicable.
3. **POTENTIAL LEGAL REMEDIES FOR UNLAWFUL DISCRIMINATION:** Violations of fair housing laws may result in monetary civil fines, injunctive relief, compensatory and/or punitive damages, and attorney fees and costs.
4. **PROTECTED CLASSES/CHARACTERISTICS:** Whether specified in Federal or State law or both, discrimination against persons if based on that person's belonging to, association with, or perceived membership to, any of the following classes or categories is prohibited.

Race	Color	Ancestry	National Origin	Religion
Sex	Sexual Orientation	Gender	Gender Identity	Gender Expression
Marital Status	Familial Status (family with a child or children under 18)	Source of Income (e.g., Section 8 Voucher)	Disability (Mental & Physical)	Medical Condition
Citizenship	Primary Language	Immigration Status	Military/Veteran Status	Age
Criminal History (non-relevant convictions)			Any arbitrary characteristic	

5. **THE CALIFORNIA DEPARTMENT OF REAL ESTATE REQUIRES TRAINING AND SUPERVISION TO PREVENT HOUSING DISCRIMINATION BY REAL ESTATE LICENSEES:**
 - A. California Business & Professions Code ("B&PC") §10170.5(a)(4) requires 3 hours of training on fair housing for DRE license renewal; Real Estate Regulation §2725(f) requires brokers who oversee salespersons to be familiar with the requirements of federal and state laws relating to the prohibition of discrimination.
 - B. Violation of DRE regulations or real estate laws against housing discrimination by a real estate licensee may result in the loss or suspension of the licensee's real estate license. B&PC §10177(l)(1); 10 CCR §2780
6. **REALTOR® ORGANIZATIONS PROHIBIT DISCRIMINATION:** NAR Code of Ethics Article 10 prohibits discrimination in employment practices or in rendering real estate license services against any person because of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity by REALTORS®.
7. **WHO IS REQUIRED TO COMPLY WITH FAIR HOUSING LAWS?**
Below is a non-exclusive list of providers of housing accommodations or financial assistance services as related to housing who are most likely to be encountered in a housing transaction and who must comply with fair housing laws.
 - Sellers
 - Real estate licensees
 - Mobilehome parks
 - Insurance companies
 - Landlords
 - Real estate brokerage firms
 - Homeowners Associations ("HOAs");
 - Government housing services
 - Sublessors
 - Property managers
 - Banks and Mortgage lenders
8. **EXAMPLES OF CONDUCT THAT MAY NOT BE MOTIVATED BY DISCRIMINATORY INTENT BUT COULD HAVE A DISCRIMINATORY EFFECT:**
 - A. Prior to acceptance of an offer, asking for or offering buyer personal information or letters from the buyer, especially with photos. Those types of documents may inadvertently reveal, or be perceived as revealing, protected status information thereby increasing the risk of (i) actual or unconscious bias, and (ii) potential legal claims against sellers and others by prospective buyers whose offers were rejected.
 - B. Refusing to rent (i) an upper level unit to an elderly tenant out of concern for the tenant's ability to navigate stairs or (ii) a house with a pool to a person with young children out of concern for the children's safety.
9. **EXAMPLES OF UNLAWFUL OR IMPROPER CONDUCT BASED ON A PROTECTED CLASS OR CHARACTERISTIC:**
 - A. Refusing to negotiate for a sale, rental or financing or otherwise make a housing opportunity unavailable; failing to present offers due to a person's protected status;
 - B. Refusing or failing to show, rent, sell or finance housing; "channeling" or "steering" a prospective buyer or tenant to or away from a particular area due to that person's protected status or because of the racial, religious or ethnic composition of the neighborhood;
 - C. "Blockbusting" or causing "panic selling" by inducing a listing, sale or rental based on the grounds of loss of value of property, increase in crime, or decline in school quality due to the entry or prospective entry of people in protected categories into the neighborhood;
 - D. Making any statement or advertisement that indicates any preference, limitation, or discrimination;





CALIFORNIA
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**POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER
OR SELLER - DISCLOSURE AND CONSENT**

(C.A.R. Form PRBS, Revised 12/18)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the buyer's or seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the seller's willingness to accept a price less than the listing price or the buyer's willingness to pay a price greater than the price offered; and except as set forth above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the Property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

Seller and/or Buyer acknowledges reading and understanding this Possible Representation of More Than One Buyer or Seller - Disclosure and Consent and agrees to the agency possibilities disclosed.

Seller _____ **Harold A. Stimson, Trustee** Date _____
 Seller _____ **Linda C. Stimson, Trustee** Date _____

Buyer _____ **Paradise Recreation and Park District** Date _____
 Buyer _____ Date _____

Buyer's Brokerage Firm **n/a** DRE Lic # _____ Date _____
 By _____ DRE Lic # _____ Date _____

Seller's Brokerage Firm **n/a** DRE Lic # _____ Date _____
 By _____ DRE Lic # _____ Date _____

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PRBS REVISED 12/18 (PAGE 1 OF 1)

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (PRBS PAGE 1 OF 1)



VACANT LAND PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS

(C.A.R. Form VLPA, Revised 12/18)

Date Prepared: October 6, 2021

1. OFFER:

- A. THIS IS AN OFFER FROM Paradise Recreation and Park District ("Buyer"),
 B. THE REAL PROPERTY to be acquired is 14030 LAKERIDGE CIR., situated in
Magalia (City), Butte (County), California, 95954 (Zip Code), Assessor's Parcel No. 066-340-005-000 ("Property").
 Further Described As _____
 C. THE PURCHASE PRICE offered is One Hundred Thousand
 Dollars \$ 100,000.00
 D. CLOSE OF ESCROW shall occur on _____ (date) (or 45 Days After Acceptance).
 E. Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.

2. AGENCY:

- A. DISCLOSURE: The Parties each acknowledge receipt of a "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD).
 B. CONFIRMATION: The following agency relationships are confirmed for this transaction:
 Seller's Brokerage Firm n/a License Number _____
 Is the broker of (check one): the seller; or both the buyer and seller. (dual agent)
 Seller's Agent n/a License Number _____
 Is (check one): the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual agent)
 Buyer's Brokerage Firm n/a License Number _____
 Is the broker of (check one): the buyer; or both the buyer and seller. (dual agent)
 Buyer's Agent n/a License Number _____
 Is (check one): the Buyer's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent (dual agent)
 C. POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt of a "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

3. FINANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.

- A. INITIAL DEPOSIT: Deposit shall be in the amount of _____ \$ 1,000.00
 (1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds transfer, cashier's check, personal check, other _____ within 3 business days after Acceptance (or _____);
 OR (2) Buyer Deposit with Agent: Buyer has given the deposit by personal check (or _____) to the agent submitting the offer (or to _____), made payable to _____ . The deposit shall be held uncashed until Acceptance and then deposited with Escrow Holder within 3 business days after Acceptance (or _____).
 Deposit checks given to agent shall be an original signed check and not a copy.
 (Note: Initial and increased deposits checks received by agent shall be recorded in Broker's trust fund log.)
 B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of _____ \$ within _____ Days After Acceptance (or _____).
 If the Parties agree to liquidated damages in this Agreement, they also agree to incorporate the increased deposit into the liquidated damages amount in a separate liquidated damages clause (C.A.R. Form RID) at the time the increased deposit is delivered to Escrow Holder.
 C. ALL CASH OFFER: No loan is needed to purchase the Property. This offer is NOT contingent on Buyer obtaining a loan. Written verification of sufficient funds to close this transaction IS ATTACHED to this offer or Buyer shall, within 3 (or _____) Days After Acceptance, Deliver to Seller such verification.
 D. LOAN(S):

- (1) FIRST LOAN: in the amount of _____ \$
 This loan will be conventional financing OR FHA, VA, Seller financing (C.A.R. Form SFA), assumed financing (C.A.R. Form AFA), subject to financing, Other _____. This loan shall be at a fixed rate not to exceed _____ % or, an adjustable rate loan with initial rate not to exceed _____ %. Regardless of the type of loan, Buyer shall pay points not to exceed _____ % of the loan amount.
 (2) SECOND LOAN in the amount of _____ \$
 This loan will be conventional financing OR Seller financing (C.A.R. Form SFA), assumed financing (C.A.R. Form AFA), subject to financing Other _____. This loan shall be at a fixed rate not to exceed _____ % or, an adjustable rate loan with initial rate not to exceed _____ %. Regardless of the type of loan, Buyer shall pay points not to exceed _____ % of the loan amount.
 (3) FHAVA: For any FHA or VA loan specified in 3D(1), Buyer has 17 (or _____) Days After Acceptance to Deliver to Seller written notice (C.A.R. Form FVA) of any lender-required repairs or costs that Buyer requests Seller to pay for or otherwise correct. Seller has no obligation to pay or satisfy lender requirements unless agreed in writing. A FHAVA amendatory clause (C.A.R. Form FVAC) shall be a part of this transaction.

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)

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 VLPA REVISED 12/18 (PAGE 1 OF 11)



VACANT LAND PURCHASE AGREEMENT (VLPA PAGE 1 OF 11)

Property Address: **14030 LAKERIDGE CIR., Magalia, 95954**

Date: **October 6, 2021**

cancel this Agreement. Differences between estimated and actual loan balances shall be adjusted at Close Of Escrow by cash down payment. Impound accounts, if any, shall be assigned and charged to Buyer and credited to Seller. Seller is advised that Buyer's assumption of an existing loan may not release Seller from liability on that loan. If this is an assumption of a VA Loan, the sale is contingent upon Seller being provided a release of liability and substitution of eligibility, unless otherwise agreed in writing. If the Property is acquired subject to an existing loan, Buyer and Seller are advised to consult with legal counsel regarding the ability of an existing lender to call the loan due, and the consequences thereof.

4. SALE OF BUYER'S PROPERTY:

A. This Agreement and Buyer's ability to obtain financing are NOT contingent upon the sale of any property owned by Buyer.

OR B. This Agreement and Buyer's ability to obtain financing are contingent upon the sale of property owned by Buyer as specified in the attached addendum (C.A.R. Form COP).

5. **MANUFACTURED HOME PURCHASE:** The purchase of the Property is contingent upon Buyer acquiring a personal property manufactured home to be placed on the Property after Close Of Escrow. Buyer has has not entered into a contract for the purchase of a personal property manufactured home. Within the time specified in paragraph 19, Buyer shall remove this contingency or cancel this Agreement, (or this contingency shall remain in effect until the Close Of Escrow of the Property).

6. **CONSTRUCTION LOAN FINANCING:** The purchase of the Property is contingent upon Buyer obtaining a construction loan. A draw from the construction loan will will not be used to finance the Property. Within the time specified in paragraph 19, Buyer shall remove this contingency or cancel this Agreement (or this contingency shall remain in effect until Close Of Escrow of the Property).

7. ADDENDA AND ADVISORIES:

- A. ADDENDA: Addendum # _____ (C.A.R. Form ADM)
- Back Up Offer Addendum (C.A.R. Form BUO) Court Confirmation Addendum (C.A.R. Form CCA)
- Septic, Well and Property Monument Addendum (C.A.R. Form SWPI)
- Short Sale Addendum (C.A.R. Form SSA) Other _____

B. BUYER AND SELLER ADVISORIES:

- Buyer's Vacant Land Additional Inspection Advisory (C.A.R. Form BVLIA)
- Probate Advisory (C.A.R. Form PA) Statewide Buyer and Seller Advisory (C.A.R. Form SBSA)
- Trust Advisory (C.A.R. Form TA) REO Advisory (C.A.R. Form REO)
- Short Sale Information and Advisory (C.A.R. Form SSIA) Other _____

8. OTHER TERMS: _____

9. ALLOCATION OF COSTS

A. INSPECTIONS, REPORTS AND CERTIFICATES: Unless otherwise agreed, in writing, this paragraph only determines who is to pay for the inspection, test, certificate or service ("Report") mentioned; it **does not determine who is to pay for any work recommended or identified in the Report.**

- (1) Buyer Seller shall pay for a natural hazard zone disclosure report, including tax environmental Other: _____ prepared by _____
- (2) Buyer Seller shall pay for the following Report _____ prepared by _____
- (3) Buyer Seller shall pay for the following Report _____ prepared by _____

B. ESCROW AND TITLE:

- (1) (a) Buyer Seller shall pay escrow fee **50/50**
- (b) Escrow Holder shall be **Mid Valley Title**
- (c) The Parties shall, within **5** (or _____) Days After receipt, sign and return Escrow Holder's general provisions.
- (2) (a) Buyer Seller shall pay for owner's title insurance policy specified in paragraph 18E **50/50**
- (b) Owner's title policy to be issued by _____ (Buyer shall pay for any title insurance policy insuring Buyer's lender, unless otherwise agreed in writing.)

C. OTHER COSTS:

- (1) Buyer Seller shall pay County transfer tax or fee _____
- (2) Buyer Seller shall pay City transfer tax or fee _____
- (3) Buyer Seller shall pay Homeowners' Association ("HOA") transfer fee _____
- (4) Seller shall pay HOA fees for preparing all documents required to be delivered by Civil Code §4525.
- (5) Buyer to pay for any HOA certification fee.
- (6) Buyer Seller shall pay HOA fees for preparing all documents other than those required by Civil Code §4525.
- (7) Buyer Seller shall pay for any private transfer fee _____
- (8) Buyer Seller shall pay for _____
- (9) Buyer Seller shall pay for _____

10. CLOSING AND POSSESSION: Possession shall be delivered to Buyer: (i) at 6 PM or (AM/ PM) on the date of Close Of Escrow; (ii) no later than _____ calendar days after Close Of Escrow; or (iii) at _____ AM/ PM on _____.

The Property shall be unoccupied, unless otherwise agreed in writing. Seller shall provide keys and/or means to operate all Property locks. If Property is located in a common interest subdivision, Buyer may be required to pay a deposit to the Homeowners'

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)

VLPA REVISED 12/18 (PAGE 3 OF 11)



Property Address: **14030 LAKERIDGE CIR., Magalia, 95954**

Date: **October 6, 2021**

- D. **MELLO-ROOS TAX; 1915 BOND ACT:** Within the time specified in paragraph 19, Seller shall: (i) make a good faith effort to obtain a notice from any local agencies that levy a special tax or assessment on the Property (or, if allowed, substantially equivalent notice), pursuant to the Mello-Roos Community Facilities Act, and Improvement Bond Act of 1915, and (ii) promptly deliver to Buyer any such notice obtained.
- E. **SELLER VACANT LAND QUESTIONNAIRE:** Seller shall, within the time specified in paragraph 19, complete and provide Buyer with a Seller Vacant Land Questionnaire (C.A.R. Form VLQ).
14. **SUBSEQUENT DISCLOSURES:** In the event Seller, prior to Close Of Escrow, becomes aware of adverse conditions materially affecting the Property, or any material inaccuracy in disclosures, information or representations previously provided to Buyer of which Buyer is otherwise unaware, Seller shall promptly provide a subsequent or amended disclosure or notice, in writing, covering those items. However, a subsequent or amended disclosure shall not be required for conditions and material inaccuracies disclosed in reports ordered and paid for by Buyer.
15. **CHANGES DURING ESCROW:**
- A. Prior to Close Of Escrow, Seller may engage in the following acts, ("Proposed Changes"), subject to Buyer's rights in paragraph 15B: (i) rent or lease any part of the premises; (ii) alter, modify or extend any existing rental or lease agreement; (iii) enter into, alter, modify or extend any service contract(s); or (iv) change the status of the condition of the Property.
- B. At least 7 (or ___) Days prior to any Proposed Changes, Seller shall give written notice to Buyer of such Proposed Changes. Within 5 (or ___) Days After receipt of such notice, Buyer, in writing, may give Seller notice of Buyer's objection to the Proposed Changes, in which case Seller shall not make the Proposed Changes.
16. **CONDITION OF PROPERTY:** Unless otherwise agreed in writing: (i) the Property is sold (a) "AS-IS" in its PRESENT physical condition as of the date of Acceptance and (b) subject to Buyer's Investigation rights; (ii) the Property, including pool, spa, landscaping and grounds, is to be maintained in substantially the same condition as on the date of Acceptance; and (iii) all debris and personal property not included in the sale shall be removed by Close Of Escrow.
- A. Seller shall, within the time specified in paragraph 19A, DISCLOSE KNOWN MATERIAL FACTS AND DEFECTS affecting the Property, including known insurance claims within the past five years, and make any and all other disclosures required by law.
- B. Buyer has the right to conduct Buyer Investigations of the Property and, as specified in paragraph 19B, based upon information discovered in those investigations: (i) cancel this Agreement; or (ii) request that Seller make Repairs or take other action.
- C. Buyer is strongly advised to conduct investigations of the entire Property in order to determine its present condition. Seller may not be aware of all defects affecting the Property or other factors that Buyer considers important. Property improvements may not be built according to code, in compliance with current Law, or have had permits issued.
17. **BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:**
- A. Buyer's acceptance of the condition of, and any other matter affecting the Property, is a contingency of this Agreement as specified in this paragraph and paragraph 19B. Within the time specified in paragraph 19B(1), Buyer shall have the right, at Buyer's expense unless otherwise agreed, to conduct inspections, investigations, tests, surveys and other studies ("Buyer Investigations"), including, but not limited to, the right to: (i) inspect for lead-based paint and other lead-based paint hazards; (ii) inspect for wood destroying pests and organisms; (iii) review the registered sex offender database; (iv) confirm the insurability of Buyer and the Property; and (v) satisfy Buyer as to any matter specified in the attached Buyer's Inspection Advisory (C.A.R. Form BIA). Without Seller's prior written consent, Buyer shall neither make nor cause to be made: (i) invasive or destructive Buyer Investigations except for minimally invasive testing; or (ii) inspections by any governmental building or zoning inspector or government employee, unless required by Law.
- B. Seller shall make the Property available for all Buyer Investigations. Buyer shall (i) as specified in paragraph 19B, complete Buyer Investigations and, either remove the contingency or cancel this Agreement, and (ii) give Seller, at no cost, complete Copies of all Investigation reports obtained by Buyer, which obligation shall survive the termination of this Agreement.
- C. **Buyer indemnity and Seller protection for entry upon property:** Buyer shall: (i) keep the Property free and clear of liens; (ii) repair all damage arising from Buyer Investigations; and (iii) indemnify and hold Seller harmless from all resulting liability, claims, demands, damages and costs of Buyer's Investigations. Buyer shall carry, or Buyer shall require anyone acting on Buyer's behalf to carry, policies of liability, workers' compensation and other applicable insurance, defending and protecting Seller from liability for any injuries to persons or property occurring during any Buyer Investigations or work done on the Property at Buyer's direction prior to Close Of Escrow. Seller is advised that certain protections may be afforded Seller by recording a "Notice of Non-responsibility" (C.A.R. Form NNR) for Buyer Investigations and work done on the Property at Buyer's direction. Buyer's obligations under this paragraph shall survive the termination or cancellation of this Agreement and Close Of Escrow.
- D. **BUYER IS STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY AND ALL MATTERS AFFECTING THE VALUE OR DESIRABILITY OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE ITEMS SPECIFIED BELOW. IF BUYER DOES NOT EXERCISE THESE RIGHTS, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS. BUYER UNDERSTANDS THAT ALTHOUGH CONDITIONS ARE OFTEN DIFFICULT TO LOCATE AND DISCOVER, ALL REAL PROPERTY CONTAINS CONDITIONS THAT ARE NOT READILY APPARENT AND THAT MAY AFFECT THE VALUE OR DESIRABILITY OF THE PROPERTY. BUYER AND SELLER ARE AWARE THAT BROKERS DO NOT GUARANTEE, AND IN NO WAY ASSUME RESPONSIBILITY FOR, THE CONDITION OF THE PROPERTY. BROKERS HAVE NOT AND WILL NOT VERIFY ANY OF THE ITEMS IN THIS PARAGRAPH 17, UNLESS OTHERWISE AGREED IN WRITING.**
- E. **SIZE, LINES, ACCESS AND BOUNDARIES:** Lot size, property lines, legal or physical access and boundaries including features of the Property shared in common with adjoining landowners, such as walls, fences, roads and driveways, whose use or responsibility for maintenance may have an effect on the Property and any encroachments, easements or similar matters that may affect the Property. (Fences, hedges, walls and other natural or constructed barriers or markers do not necessarily identify true Property boundaries. Property lines may be verified by survey.) (Unless otherwise specified in writing, any numerical statements by Brokers regarding lot size are APPROXIMATIONS ONLY, which have not been and will not be verified, and should not be relied upon by Buyer.)
- F. **ZONING AND LAND USE:** Past, present, or proposed laws, ordinances, referendums, initiatives, votes, applications and permits affecting the current use of the Property, future development, zoning, building, size, governmental permits and inspections. Any zoning violations, non-conforming uses, or violations of "setback" requirements. (Buyer should also investigate whether these matters affect Buyer's intended use of the Property.)
- G. **UTILITIES AND SERVICES:** Availability, costs, restrictions and location of utilities and services, including but not limited to, sewerage, sanitation, septic and leach lines, water, electricity, gas, telephone, cable TV and drainage.

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)

VLPA REVISED 12/18 (PAGE 5 OF 11)

VACANT LAND PURCHASE AGREEMENT (VLPA PAGE 5 OF 11)

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PRPD - Stimson



(4) **Continuation of Contingency:** Even after the end of the time specified in paragraph 19B(1) and before Seller cancels, if at all, pursuant to paragraph 19C, Buyer retains the right, in writing, to either (i) remove remaining contingencies, or (ii) cancel this Agreement based on a remaining contingency. Once Buyer's written removal of all contingencies is Delivered to Seller, Seller may not cancel this Agreement pursuant to paragraph 19C(1).

C. SELLER RIGHT TO CANCEL:

(1) **Seller right to Cancel; Buyer Contingencies:** If, by the time specified in this Agreement, Buyer does not Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement, then Seller, after first Delivering to Buyer a Notice to Buyer to Perform (C.A.R. Form NBP), may cancel this Agreement. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.

(2) **Seller right to Cancel; Buyer Contract Obligations:** Seller, after first delivering to Buyer a NBP, may cancel this Agreement if, by the time specified in this Agreement, Buyer does not take the following action(s): (i) Deposit funds as required by paragraph 3A or 3B or if the funds deposited pursuant to paragraph 3A or 3B are not good when deposited; (ii) Deliver a notice of FHA or VA costs or terms as required by paragraph 3D(3) (C.A.R. Form FVA); (iii) Deliver a letter as required by paragraph 3J(1); (iv) Deliver verification as required by paragraph 3C or 3H or if Seller reasonably disapproves of the verification provided by paragraph 3C or 3H; (v) Return Statutory Disclosures as required by paragraph 12A; or (vi) Sign or initial a separate liquidated damages form for an increased deposit as required by paragraphs 3B and 27B; or (vii) Provide evidence of authority to sign in a representative capacity as specified in paragraph 19. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.

D. NOTICE TO BUYER OR SELLER TO PERFORM: The NBP or NSP shall: (i) be in writing; (ii) be signed by the applicable Buyer or Seller; and (iii) give the other Party at least 2 (or ___) Days After Delivery (or until the time specified in the applicable paragraph, whichever occurs last) to take the applicable action. A NBP or NSP may not be Delivered any earlier than 2 Days Prior to the expiration of the applicable time for the other Party to remove a contingency or cancel this Agreement or meet an obligation specified in paragraph 19.

E. EFFECT OF BUYER'S REMOVAL OF CONTINGENCIES: If Buyer removes, in writing, any contingency or cancellation rights, unless otherwise specified in writing, Buyer shall conclusively be deemed to have: (i) completed all Buyer Investigations, and review of reports and other applicable information and disclosures pertaining to that contingency or cancellation right; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and expense for Repairs or corrections pertaining to that contingency or cancellation right, or for the inability to obtain financing.

F. CLOSE OF ESCROW: Before Buyer or Seller may cancel this Agreement for failure of the other Party to close escrow pursuant to this Agreement, Buyer or Seller must first Deliver to the other Party a demand to close escrow (C.A.R. Form DCE). The DCE shall: (i) be signed by the applicable Buyer or Seller; and (ii) give the other Party at least 3 (or ___) Days After Delivery to close escrow. A DCE may not be Delivered any earlier than 3 Days Prior to the scheduled close of escrow.

G. EFFECT OF CANCELLATION ON DEPOSITS: If Buyer or Seller gives written notice of cancellation pursuant to rights duly exercised under the terms of this Agreement, the Parties agree to Sign mutual instructions to cancel the sale and escrow and release deposits, if any, to the party entitled to the funds, less fees and costs incurred by that party. Fees and costs may be payable to service providers and vendors for services and products provided during escrow. Except as specified below, **release of funds will require mutual Signed release instructions from the Parties, judicial decision or arbitration award.** If either Party fails to execute mutual instructions to cancel escrow, one Party may make a written demand to Escrow Holder for the deposit (C.A.R. Form BDRD or SDRD). Escrow Holder, upon receipt, shall promptly deliver notice of the demand to the other Party. If, within 10 Days After Escrow Holder's notice, the other Party does not object to the demand, Escrow Holder shall disburse the deposit to the Party making the demand. If Escrow Holder complies with the preceding process, each Party shall be deemed to have released Escrow Holder from any and all claims or liability related to the disbursement of the deposit. Escrow Holder, at its discretion, may nonetheless require mutual cancellation instructions. A Party may be subject to a civil penalty of up to \$1,000 for refusal to sign cancellation instructions if no good faith dispute exists as to who is entitled to the deposited funds (Civil Code §1057.3).

20. REPAIRS: Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain invoices and paid receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of invoices and paid receipts and statements to Buyer prior to final verification of condition.

21. FINAL VERIFICATION OF CONDITION: Buyer shall have the right to make a final verification of the Property within 5 (or ___) Days Prior to Close Of Escrow, NOT AS A CONTINGENCY OF THE SALE, but solely to confirm: (i) the Property is maintained pursuant to paragraph 16; (ii) Repairs have been completed as agreed; and (iii) Seller has complied with Seller's other obligations under this Agreement (C.A.R. Form VP).

22. ENVIRONMENTAL HAZARD CONSULTATION: Buyer and Seller acknowledge: (i) Federal, state, and local legislation impose liability upon existing and former owners and users of real property, in applicable situations, for certain legislatively defined, environmentally hazardous substances; (ii) Broker(s) has/have made no representation concerning the applicability of any such Law to this transaction or to Buyer or to Seller, except as otherwise indicated in this Agreement; (iii) Broker(s) has/have made no representation concerning the existence, testing, discovery, location and evaluation of/for, and risks posed by, environmentally hazardous substances, if any, located on or potentially affecting the Property; and (iv) Buyer and Seller are each advised to consult with technical and legal experts concerning the existence, testing, discovery, location and evaluation of/for, and risks posed by, environmentally hazardous substances, if any, located on or potentially affecting the Property.

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)



Property Address: 14030 LAKERIDGE CIR., Magalia, 95954

Date: October 6, 2021

E. A Copy of any amendment that affects any paragraph of this Agreement for which Escrow Holder is responsible shall be delivered to Escrow Holder within 3 Days after mutual execution of the amendment.

27. REMEDIES FOR BUYER'S BREACH OF CONTRACT:

A. Any clause added by the Parties specifying a remedy (such as release or forfeiture of deposit or making a deposit non-refundable) for failure of Buyer to complete the purchase in violation of this Agreement shall be deemed invalid unless the clause independently satisfies the statutory liquidated damages requirements set forth in the Civil Code.

B. **LIQUIDATED DAMAGES:** If Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid. Buyer and Seller agree that this amount is a reasonable sum given that it is impractical or extremely difficult to establish the amount of damages that would actually be suffered by Seller in the event Buyer were to breach this Agreement. Release of funds will require mutual, Signed release instructions from both Buyer and Seller, judicial decision or arbitration award. **AT TIME OF ANY INCREASED DEPOSIT BUYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION INCORPORATING THE INCREASED DEPOSIT AS LIQUIDATED DAMAGES (C.A.R.FORM RID).**

Buyer's Initials _____ / _____

Seller's Initials _____ / _____

28. DISPUTE RESOLUTION:

A. **MEDIATION:** The Parties agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action through the C.A.R. Consumer Mediation Center (www.consumermediation.org) or through any other mediation provider or service mutually agreed to by the Parties. The Parties also agree to mediate any disputes or claims with Broker(s), who, in writing, agree to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. Mediation fees, if any, shall be divided equally among the Parties involved. If, for any dispute or claim to which this paragraph applies, any Party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that Party shall not be entitled to recover attorney fees, even if they would otherwise be available to that Party in any such action. **THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED. Exclusions from this mediation agreement are specified in paragraph 28C.**

B. ARBITRATION OF DISPUTES:

The Parties agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The Parties also agree to arbitrate any disputes or claims with Broker(s), who, in writing, agree to such arbitration prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of transactional real estate Law experience, unless the parties mutually agree to a different arbitrator. The Parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the Federal Arbitration Act. Exclusions from this arbitration agreement are specified in paragraph 28C.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Buyer's Initials _____ / _____

Seller's Initials _____ / _____

C. ADDITIONAL MEDIATION AND ARBITRATION TERMS:

(1) **EXCLUSIONS:** The following matters are excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; and (iii) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court.

(2) **PRESERVATION OF ACTIONS:** The following shall not constitute a waiver nor violation of the mediation and arbitration provisions: (i) the filing of a court action to preserve a statute of limitations; (ii) the filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies; or (iii) the filing of a mechanic's lien.

(3) **BROKERS:** Brokers shall not be obligated nor compelled to mediate or arbitrate unless they agree to do so in writing. Any Broker(s) participating in mediation or arbitration shall not be deemed a party to the Agreement.

29. SELECTION OF SERVICE PROVIDERS: Brokers do not guarantee the performance of any vendors, service or product providers ("Providers"), whether referred by Broker or selected by Buyer, Seller or other person. Buyer and Seller may select ANY Providers of their own choosing.

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)

Property Address: **14030 LAKERIDGE CIR., Magalia, 95954**

Date: **October 6, 2021**

38. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer and agrees to sell the Property on the above terms and conditions, and agrees to the above confirmation of agency relationships. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

(If checked) SELLER'S ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form SCO or SMCO) DATED:

One or more Sellers is signing the Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-S) for additional terms.

Date _____ SELLER
(Print name) **Harold A. Stimson, Trustee**

Date _____ SELLER
(Print name) **Linda C. Stimson, Trustee**

Additional Signature Addendum attached (C.A.R. Form ASA).

(_____/_____) (Do not initial if making a counter offer.) CONFIRMATION OF ACCEPTANCE: A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent on (date) _____ at _____
(Initials) AM/ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

REAL ESTATE BROKERS:

- A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.
- B. Agency relationships are confirmed as stated in paragraph 2.
- C. If specified in paragraph 3A(2), Agent who submitted the offer for Buyer acknowledges receipt of deposit.
- D. **COOPERATING (BUYER'S) BROKER COMPENSATION:** Seller's Broker agrees to pay Buyer's Broker and Buyer's Broker agrees to accept, out of Seller's Broker's proceeds in escrow, the amount specified in the MLS, provided Buyer's Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS. If Seller's Broker and Buyer's Broker are not both Participants of the MLS, or a reciprocal MLS, in which the Property is offered for sale, then compensation must be specified in a separate written agreement (C.A.R. Form CBC). Declaration of License and Tax (C.A.R. Form DLT) may be used to document that tax reporting will be required or that an exemption exists.
- E. **PRESENTATION OF OFFER:** Pursuant to Standard of Practice 1-7, if Buyer's Broker makes a written request, Seller's Broker shall confirm in writing that this offer has been presented to Seller.

Buyer's Brokerage Firm **n/a** DRE Lic. # _____
 By _____ n/a DRE Lic. # _____ Date _____
 By _____ DRE Lic. # _____ Date _____
 Address _____ City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

Seller's Brokerage Firm **n/a** DRE Lic. # _____
 By _____ n/a DRE Lic. # _____ Date _____
 By _____ DRE Lic. # _____ Date _____
 Address _____ City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

ESCROW HOLDER ACKNOWLEDGMENT:

Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked, a deposit in the amount of \$ _____), counter offer numbers _____ Seller's Statement of Information and _____, and agrees to act as Escrow Holder subject to paragraph 26 of this Agreement, any supplemental escrow instructions and the terms of Escrow Holder's general provisions.

Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is _____
Escrow Holder _____ Escrow # _____
By _____ Date _____
Address _____
Phone/Fax/E-mail _____
Escrow Holder has the following license number # _____
 Department of Financial Protection and Innovation, Department of Insurance, Department of Real Estate.

PRESENTATION OF OFFER: (_____) Seller's Broker presented this offer to Seller on _____ (date).
Broker or Designee Initials _____

REJECTION OF OFFER: (_____) (_____) No counter offer is being made. This offer was rejected by Seller on _____ (date).
Seller's Initials _____

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Buyer's Acknowledge that page 11 is part of this Agreement (_____) (_____)



VLPA REVISED 12/18 (PAGE 11 OF 11)

VACANT LAND PURCHASE AGREEMENT (VLPA PAGE 11 OF 11)

Property Address: **14030 LAKERIDGE CIR., Magalia, 95954**

Date: _____

- 5. **NATURAL HAZARDS REPORTS:** Buyer(s) is advised that while certain disclosures are required by state, federal and local laws, hazard disclosure companies can provide additional disclosures for both natural and man-made hazards or nuisances for a cost. Buyer is advised to seek the advice of a natural hazards reporting company regarding additional reports and disclosures that buyer may wish to obtain.
- 6. **SUBDIVISION OF THE PROPERTY:** If Buyer's plans include future subdivision of the property (whether under the Subdivision Map Act of the Subdivided Lands Law) multiple, complex issues regarding city, county, state, and federal laws may be presented. Buyer is strongly advised to seek the advice of California legal counsel familiar with federal, state and local subdivision requirements.

Buyer and Seller acknowledge and agree that Broker: (i) Does not decide what price Buyer should pay or Seller should accept; (ii) Does not guarantee the condition of the Property; (iii) Does not guarantee the performance, adequacy or completeness of inspections, services, products or repairs provided or made by Seller or others; (iv) Does not have an obligation to conduct an inspection of common areas or areas off the site of the Property; (v) Shall not be responsible for identifying defects on the Property, in common areas, or offsite unless such defects are visually observable by an inspection of reasonably accessible areas of the Property or are known to Broker; (vi) Shall not be responsible for inspecting public records or permits concerning the title or use of Property; (vii) Shall not be responsible for identifying the location of boundary lines or other items affecting title; (viii) Shall not be responsible for verifying square footage, representations of others or information contained in Investigation reports, Multiple Listing Service, advertisements, flyers or other promotional material; (ix) Shall not be responsible for providing legal or tax advice regarding any aspect of a transaction entered into by Buyer or Seller; and (x) Shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity. Buyer and Seller agree to seek legal, tax, insurance, title and other desired assistance from appropriate professionals.

By signing below, Buyer and Seller each acknowledge that they have read, understand, accept and have received a Copy of this Advisory. Buyer is encouraged to read it carefully.

SELLER _____ Date _____
Harold A. Stimson, Trustee

SELLER _____ Date _____
Linda C. Stimson, Trustee

BUYER _____ Date _____
Paradise Recreation and Park District

BUYER _____ Date _____

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Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the California Association of REALTORS®
 525 South Virgil Avenue, Los Angeles, California 90020

BVLIA 11/13 (PAGE 2 OF 2)

BUYER'S VACANT LAND ADDITIONAL INSPECTION ADVISORY (BVLIA PAGE 2 OF 2)

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**REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE
(FOR SELLER REPRESENTATIVES)**
(C.A.R. Form RCSD-S, Revised 6/19)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

This is a disclosure to one or more of the following: Listing Agreement, Purchase Agreement, or Other Agreement, specified below in which _____ **Harold A. Stimson, Trustee, Linda C. Stimson, Trustee** is identified as ("Seller").

If a trust, identify Seller as the trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3.) Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Seller.

1. A. **TRUST:** (1) The Property is held in trust pursuant to a trust document, titled (full name of trust): **Harold A. Stimson and Linda C. Stimson, as Trustees of the Harold and Linda Stimson Trust dated December 28, 2017**
- (2) The person(s) signing below is/are Sole/Co/Successor Trustee(s) of the Trust.
- B. **ENTITY:** Seller is a Corporation, Limited Liability Company, Partnership Other: _____ which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf. An authorizing resolution of the applicable body of the entity described above is is not attached.
- C. **POWER OF ATTORNEY:** Seller ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Power of Attorney (Specific Power of Attorney for the Property), dated _____. **This form is not a Power of Attorney. A Power of Attorney must have already been executed before this form is used.**
- D. **ESTATE:** (1) Seller is an estate, conservatorship, guardianship, or _____ identified by Superior Court Case name as _____, Case # _____. (2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor, Administrator, Conservator, Guardian) of the estate, conservatorship or guardianship identified above.

2. Seller's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Seller:

By _____ Date: _____
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)
(Print Representative Name) _____ Title: _____

By _____ Date: _____
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)
(Print Representative Name) _____ Title: _____

Acknowledgement of Receipt:

AT TIME OF LISTING

Seller and _____ ("Seller's Broker") are parties to a Listing Agreement dated _____ for property known as **14030 LAKERIDGE CIR., Magalia, 95954**.
Real Estate Broker _____
By _____ Date _____





STATEWIDE BUYER AND SELLER ADVISORY
(This Form Does Not Replace Local Condition Disclosures.
Additional Advisories or Disclosures May Be Attached)
(C.A.R. Form SBSA, Revised 6/21)

BUYER RIGHTS AND DUTIES:

- The physical condition of the land and improvements being purchased are not guaranteed by Seller or Brokers.
- You should conduct thorough investigations of the Property both personally and with appropriate professionals.
- If professionals recommend further inspections, you should contact qualified experts to conduct such inspections.
- You should retain your own professional even if Seller or Broker has provided you with existing reports.
- You should read all written reports given to you and discuss those reports with the persons who prepared them. It is possible that different reports provided to you contain conflicting information. If there are discrepancies between reports, disclosures or other information, you are responsible for contacting appropriate professionals to confirm the accuracy of correctness of the reports, disclosures or information.
- You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to respond to you or make any such repairs, corrections or other requested actions.
- If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit might be at risk.
- You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange.
- The terms of the Agreement and any counter offers and addenda establish your rights and responsibilities.

YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

SELLER RIGHTS AND DUTIES:

- You have a duty to disclose material facts known to you that affect the value or desirability of the Property.
- You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement.
- This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if required, and any other property-specific questionnaires or disclosures.
- The terms of the Agreement establish your rights and responsibilities.
- You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange.

BROKER RIGHTS AND DUTIES:

- Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it.
- For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals.
- Many defects and conditions may not be discoverable by a Broker's visual inspection.
- If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your own choosing.
- If a Broker gives you reports or other documents, unless otherwise specified, it is possible that different reports provided to you contain conflicting information. Broker has not and will not verify or otherwise investigate the information contained therein.
- Any written agreement between a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.



tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may adversely affect the Property and the health of individuals who live on or work at the property as well as pets. Some municipalities may impose additional requirements regarding underground storage tanks, which may be more common in certain areas and cities throughout the State, especially where there are larger, older homes built before 1935. It is possible that these tanks, either now or in the future, may require inspections or abatement. If Buyer wants further information, Buyer is advised, and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home." Brokers do not have expertise in this area.

3. **FORMALDEHYDE:** Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants." Brokers do not have expertise in this area.
4. **GEOLOGIC HAZARDS:** Buyer and Seller are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a condominium, or located in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holder(s). Brokers do not have expertise in this area.
5. **INSPECTIONS:** Buyer and Seller are advised that Buyer has the right to obtain various inspections of the Property under most residential purchase agreements. Buyer is advised to have the Property inspected by a professional property inspection service within Buyer's inspection contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets, or take equipment apart. Certain items on the Property, such as chimneys and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, well, roof, foundation and structural items may need to be inspected by another professional, such as a chimney sweep, plumber, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will not test for mold, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on somebody other than an appropriate professional is against the advice of Brokers. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in these area.
6. **MOLD:** Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the Property and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all people the same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of moisture such as, but not limited to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any indication that any of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaware of its



bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant perform an extended well output test for this purpose. Water well or spring capacity, quantity output and quality may change at any time. There are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer wants further information, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance of all components of the well/spring and any water system during Buyer's inspection contingency period. Brokers do not have expertise in this area.

13. **WOOD DESTROYING PESTS:** Buyer and Seller are advised that the presence of, or conditions likely to lead to the presence of infestation or infection of wood destroying pests and organisms may adversely affect the Property. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. If Buyer wants further information, Buyer is advised and Broker recommends that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation, by a registered structural pest control company during Buyer's inspection contingency period. Brokers do not have expertise in this area.
14. **FIRE HARDENING, DEFENSIBLE SPACE, AND WILDFIRE DISASTERS:** California is subject to wildfires which have resulted in damage and destruction of many properties located in the state. Several recent state laws have mandated disclosures by sellers when selling properties in certain identified zones, such as "high" or "very high" fire severity zones. Additionally, state law mandates that sellers provide buyers with statements of compliance with local mandates if adopted by local agencies. The Property may be located in a high or very high fire severity zone. This may impact the availability of insurance and the ability to build or rebuild structures on the Property. Additionally, there may be requirements that certain fire prevention steps may be mandated. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>. Cal Fire has made available a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. The viewer is available at <https://egis.fire.ca.gov?FHSZ/>. Below is a partial list of potential resources provided as a starting point for Buyer/Lessee investigations and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.
 - A. California Department of Insurance "Wildfire Resource" <http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm>; 1-800-927-4357
 - B. Governor's Office of Emergency Services "Cal OES" California Wildfires Statewide Recovery Resources <http://wildfirerecovery.org/>
 - C. California Department of Forestry and Fire "Cal Fire" <http://fire.ca.gov/> and <https://www.readyforwildfire.org/>
 - D. California Department of Transportation <https://calsta.ca.gov/>
 - E. California Attorney General <https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1>

Brokers do not have expertise in this area.

B. Property Use and Ownership

1. **ACCESSORY DWELLING UNITS:** Accessory Dwelling Units (ADUs) are known by many names: granny flats, in-law units, backyard cottages, secondary units and more. California has passed laws to promote the development of ADUs. Additional information about ADUs can be found at <http://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>. Buyer is advised to check with appropriate government agencies or third party professionals to verify permits and legal requirements and the effect of such requirements on current and future use and rentability of the Property, its development and size. Brokers do not have expertise in this area.
2. **BUILDING PERMITS, ZONING AND CODE COMPLIANCE:** Buyer and Seller are advised that any structure on the Property, including the original structure and any addition, modification, remodel or improvement may have been built without permits, not according to building codes, or in violation of zoning laws. Further, even if such structure was built according to the then-existing code or zoning requirement, it may not be in compliance with current building standards or local zoning. It is also possible that local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Certain governmental agencies may require periodic inspections to occur in the future. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
3. **BUYER INTENDED FUTURE USE OF, AND MODIFICATIONS TO, THE PROPERTY:** Buyer and Seller are advised that Seller's existing use of the property may not be consistent with Buyer's intended use or any future use that Buyer makes of the property, whether or not Buyer has any current plans to change the use. Buyer is advised to check with appropriate government agencies or third party professionals to verify what legal requirements are needed to accommodate any change in use. In addition, neither Seller nor Broker make any representations as to what modifications Buyer can make to the Property after close of escrow as well as any cost factors associated with any such modifications. Buyer is advised to check with his own licensed contractor and other such professionals as well as with the appropriate government agencies to determine what modifications Buyer will be allowed to make after close of escrow. Brokers do not have expertise in this area.

SBSA REVISED 6/21 (PAGE 5 OF 14)

STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 5 OF 14)

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Buyer does not own the land, (ii) the right to occupy the land will terminate at some point in time, (iii) the cost to lease the land may increase at some point in the future, and (iv) Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.

- 10. MARIJUANA, CANNABIS, AND METHAMPHETAMINE LABS:** Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California law also allows recreational use of marijuana for adults, as well as limited rights for individuals to grow and cultivate marijuana, and rights of others, subject to a licensing process, to grow, cultivate and distribute marijuana for recreational use. California's medical and recreational marijuana laws are in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" <https://oag.ca.gov/system/files/attachments/press-docs/MEDICINAL%20CANNABIS%20Guidelines.pdf> and the U.S. Department of Justice memo regarding marijuana prosecutions at <https://www.justice.gov/opa/press-release/file/1022196/download>. Brokers do not have expertise in this area. While no state law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.
- 11. OWNER'S TITLE INSURANCE:** The Truth in Lending/RESPA integrated disclosure (TRID) established by the Consumer Financial Protection Bureau (CFPB) requires that lenders must tell borrowers that title insurance is "optional." While obtaining an owner's policy of title insurance may be "optional", it may be a contractual requirement as between Buyer and Seller. Furthermore, California Civil Code § 1057.6 requires that Buyers be provided with the following notice: "IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING."
- Additionally, even the CFPB on its "ask CFPB" "What is owner's title insurance?" page advises "You may want to buy an owner's title insurance policy, which can help protect your financial interest in the home." Moreover, not obtaining an owner's policy may increase the cost of the lender's policy (required by most lenders), possibly require the separate purchase of a preliminary title report, and may have an impact on the sale of the Property in the future.
- Buyers who decide to opt out of obtaining an owner's title insurance policy are acting against the advice of Brokers as well as the advice provided in the California Civil Code § 1057.6 and by the CFPB. Brokers do not have expertise in this area.
- 12. RENT AND EVICTION CONTROL LAWS AND ORDINANCES:** Buyer and Seller are advised that California and some cities and counties impose or may impose restrictions that limit the rent that can be charged to a tenant, the maximum number of tenants who can occupy the property, the right of a landlord to terminate a tenancy and the costs to do so. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or HOA during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 13. RETROFIT, BUILDING REQUIREMENTS, AND POINT OF SALE REQUIREMENTS:** Buyer and Seller are advised that state and local Law may require (i) the installation of operable smoke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written statement of compliance that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have operable carbon monoxide detection devices. Additionally, some city and county governments may impose additional retrofit standards at time of sale including, but not limited to, installing or retrofitting low-flow toilets and showerheads, gas shut-off valves, fireplaces, and tempered glass. Further, there may be potential health impacts from air pollution caused from burning wood. Exposure to particulate matter from the smoke may cause short-term and long-term health effects. Buyers should consult with licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance. Brokers do not have expertise in this area.
- 14. SHORT TERM RENTALS AND RESTRICTIONS:** Buyer and Seller are advised that some cities, counties and Homeowner Associations (HOAs) do impose or may impose restrictions that limit or prohibit the right of the owner or occupant to rent-



neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, susceptibility to tsunami and adequacy of tsunami warnings, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites or improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer and FAA requirements for recreational and non-recreational use of Unmanned Aircraft Systems (UAS) (drones) (see UAS frequently asked questions <http://www.faa.gov/uas/faqs/>). California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at www.cahighspeedrail.ca.gov/. The State of California has long-standing no smoking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws that are more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned apartments and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions. Brokers do not have expertise in this area.

3. **NEIGHBORHOOD NOISE SOURCES:** Buyer and Seller are advised that even if the Property is not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances resulting from airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of noise include nearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood noise from people, dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to others. Buyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and night. Brokers do not have expertise in this area.
4. **SCHOOLS:** Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or school district for additional information during Buyer's inspection contingency period. Brokers do not have expertise in this area.
5. **UNDERGROUND PIPELINES AND UTILITIES:** Throughout California underground pipelines transport natural gas, liquid fuel and other potentially hazardous materials. These pipelines may or may not provide utility services to the Property. Information about the location of some of the pipelines may be available from a company that also provides disclosures of natural and other hazards or from other sources of public maps or records. Proximity to underground pipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Buyer's inspection contingency period. Brokers do not have expertise in this area.
6. **WILDLIFE:** California is the home to many species of wildlife. The location of homes in California continues to expand into areas that are the natural habitat of wildlife and the Property may be in such an area. Wildlife may become a nuisance especially if the availability of their natural sources of food or water is limited. Buyer should investigate the need to implement mitigation measures at the Property including but not limited to the use of animal-resistant garbage containers, and other appropriate measures depending on the species and habitat involved. Brokers do not have expertise in this area.
7. **SEA LEVEL RISE/COASTAL PROPERTIES:** Sea level rise has the potential to affect coastal residents, recreation, and development. Coastal communities may or may not have addressed the potential impact. The following is a non-exclusive list of issues that may be impacted by sea level rise: (i) Shoreline, beach and bluff erosion; and sand replacement requirements; (ii) The effectiveness of seawalls and bulkheads, whether built with or without permits; (iii) Seaward construction, development or improvement to existing structures; (iv) The enactment of geological hazard abatement districts and assessments; and (v) The determination of the "mean high tide line" which is used to figure out the property's boundary. Buyer is advised to consult with appropriate professionals, including having a geological inspection, to identify the effect of the listed conditions, if any, on the property. Brokers do not have expertise in this area.

Below is a non-exhaustive list of potential resources provided as a starting point for Buyer investigations into sea level rise, and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.

- A. California Coastal Commission contact information: <https://www.coastal.ca.gov/contact/#/>
- B. State Lands Commission contact information: <https://www.slc.ca.gov/contact-us/>
- C. National Oceanic and Atmospheric Administration (sea level rise page): https://search.usa.gov/search?affiliate=csc_search_all&query=sea=level=rise&submit=submit
- D. California Coastal Commission (sea level rise page): <https://www.coastal.ca.gov/climate/slr/>
- E. Coastal Adaptation Planning Guidance: Residential Development (draft); California Coastal Commission: <https://www.coastal.ca.gov/climate/slr/vulnerability-adaptation/residential/>



8. **NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL; ACCURATE SALES PRICE REPORTING:** Buyer and Seller are advised that pursuant to Civil Code § 1102.6(c), Seller, or his or her agent, is required to provide the following notice to the Buyer:

"California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. Even if you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your Tax Collector's Office."

Although the notice refers to loan closing as a trigger, it is actually the change of ownership which triggers this reassessment of property taxes. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. A change (preliminary change) of ownership form is generally required to be filed by the Buyer with the local taxing agency. The form identifies the sales price of the Property. An assessor may value the Property at its fair market value regardless of the sales price declared by the Buyer. If Buyer wants further information concerning these matters, Broker(s) recommend that Buyer discuss the issue with the County Assessor or Tax Collector or their own tax or legal advisor. Brokers do not have expertise in this area.

9. **ZONE MAPS MAY CHANGE:** Maps that designate, among other things, Earthquake Fault Zones, Seismic Hazard Zones, State Fire Responsibility Areas, Very High Fire Hazard Zones, Special Flood Hazard Areas, and Potential Flooding Areas are occasionally redrawn by the applicable Government Agency. Properties that are currently designated in a specified zone or area could be removed and properties that are not now designated in a specified zone or area could be placed in one or more such zones or areas in the future. A property owner may dispute a FEMA flood hazard location by submitting an application to FEMA. Brokers do not have expertise in this area.

E. Contract Related Issues and Terms

1. **ARBITRATION:** Buyer and Seller are advised that arbitration is a process by which the disputing parties hire a neutral person to render a binding decision. Generally, arbitration is faster and less expensive than resolving disputes by litigating in court. The rules are usually less formal than in court, and it is a private process not a matter of public record. By agreeing to arbitration, the parties give up the right to a jury trial and to appeal the arbitrator's decision. Arbitration decisions have been upheld even when arbitrators have made a mistake as to the law or the facts. If the parties agree to arbitration, then after first attempting to settle the dispute through mediation, any dispute arising out of their agreement (with a few limited exceptions) must be submitted to binding arbitration. Buyer and Seller must weigh the benefits of a potentially quicker and less expensive arbitration against giving up the right to a jury trial and the right to appeal. Brokers cannot give legal advice regarding these matters. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to arbitration. Brokers do not have expertise in this area.
2. **ELECTRONIC SIGNATURES:** The ability to use electronic signatures to sign legal documents is a great convenience, facilitating the ability to send and receive documents and reach agreement in a real estate transaction. However, Buyers and Sellers are cautioned to carefully read each provision. Arrows indicating "sign here" are merely there for the convenience of finding the next signature line. Only sign if you have taken the time necessary to read each document thoroughly, have full knowledge, and consent to the terms provided in the document. Brokers strongly advise Buyers and Sellers to read the entire document before signing even if they have reviewed an earlier draft. Do not just scroll through or skip to the next signature line. You are signing a legally binding agreement. Read it carefully. Ask your Broker, Agent or legal advisor if you have questions or do not understand a provision, and sign only if you agree to be bound by the terms. Brokers do not have expertise in this area.
3. **ESCROW FUNDS:** Buyer and Seller are advised that California Insurance Code § 12413.1 provides that escrow companies cannot disburse funds unless there are sufficient "good funds" to cover the disbursement. "Good funds" are defined as cash, wire transfers and cashiers' or certified checks drawn on California depositories. Escrow companies vary in their own definitions of "good funds." Broker(s) recommend that Buyer and Seller ask the escrow company regarding its treatment of "good funds." All samples and out-of-state checks are subject to waiting periods and do not constitute "good funds" until the money is physically transferred to and received by the escrow holder. Brokers do not have expertise in this area.
4. **HOME WARRANTY:** Buyer and Seller are advised that Buyer and Seller can purchase home warranty plans covering certain standard systems of the Property both before and after Close of Escrow. Seller can obtain coverage for the Property during the listing period. For an additional premium, an upgraded policy providing additional coverage for air conditioning, pool and spa and other features can be purchased. Home warranties do not cover every aspect of the Property and may not cover inspections or upgrades for repairs required by state or federal laws or pre-existing conditions. Broker(s) recommend that Buyer review the policy for details. Brokers do not have expertise in this area.
5. **IDENTIFICATION OF NATURAL PERSONS BEHIND SHELL COMPANIES IN ALL-CASH TRANSACTIONS:**
The U.S. Treasury Department's Financial Crimes Enforcement Network (FinCEN) has issued Geographic Targeting Orders (GTOs) targeting alleged money laundering risk in the real estate sector. The GTOs will temporarily require



- 3. HOMEOWNER ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs"); CHARGING STATIONS; FHA/VA APPROVAL:** Buyer and Seller are advised that if the Property is a condominium, or located in a planned unit development, or in a common interest subdivision, there are typically restrictions on use of the Property and rules that must be followed. Restrictions and rules are commonly found in Declarations and other governing documents. Further there is likely to be a homeowner association (HOA) that has the authority to affect the Property and its use. Whether or not there is a HOA, the Property may still be subject to CC&Rs restricting use of the Property. The HOA typically has the authority to enforce the rules of the association, assess monetary payments (both regular monthly dues and special assessments) to provide for the upkeep and maintenance of the common areas, and enforce the rules and assessment obligations. If you fail to abide by the rules or pay monies owed to the HOA, the HOA may put a lien against your Property. Additionally, if an electric vehicle charging station is installed in a common area or an exclusive use common area, each Seller whose parking space is on or near that charging station must disclose its existence and that the Buyer will have the responsibilities set forth in California Civil Code § 4745. The law requires the Seller to provide the Buyer with the CC&Rs and other governing documents, as well as a copy of the HOA's current financial statement and operating budget, among other documents. Effective July 1, 2016, a Common Interest Development (CID) will be required to include in its annual budget report a separate statement describing the status of the CID as a Federal Housing Administration or Department of Veterans Affairs approved Development. While the purchase agreement and the law require that the annual budget be provided by Seller to Buyer, Brokers will not and cannot verify the accuracy of information provided by the CID. Buyer is advised to carefully review all HOA documents provided by Seller and the CC&Rs, if any, and satisfy him/herself regarding the use and restrictions of the Property, the amount of monthly dues and/or assessments, the adequacy of reserves, current and past insurance coverage and claims, and the possibility of any legal action that may be taken by or against the HOA. The HOA may not have insurance or may not cover personal property belonging to the owner of the unit in the condominium, common interest or planned unit development. For more information Buyer may request from Broker the C.A.R. Legal Q&A titled: "Homeowners' Associations: A Guide for REALTORS®". Brokers do not have expertise in this area.
- 4. LEGAL ACTION:** Buyer and Seller are advised that if Seller or a previous owner was involved in a legal action (litigation or arbitration) affecting the Property, Buyer should obtain and review public and other available records regarding the legal action to determine: (i) whether the legal action or any resolution of it affects Buyer and the Property, (ii) if any rights against any parties involved in the legal action survive the legal action or have been terminated or waived as a result of the legal action, whether or not involving the same issue as in the legal action, and (iii) if any recommendations or requirements resulting from the legal action have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer should seek legal advice regarding these matters. Brokers do not have expertise in this area.
- 5. MARKETING; INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA:** Buyer and Seller are advised that Broker may employ a "staging" company to assist in the presentation of the Property. The furnishings and decorations in the staging are generally not included in the sale unless specifically noted in the Agreement. Statements and inclusion in the MLS entry, flyers, and other marketing materials are NOT part of the Agreement. In addition, Broker may employ a service to provide a "virtual tour" or "virtual staging" or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. While they are supposed to be an accurate representation of the property, the photos may be enhanced and not fully representative of the actual condition of the property. Further, neither the service provider nor Broker have total control over who will obtain access to materials placed on the internet or what action such persons might take. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Information on the Property, or its owner, neighborhood, or any homeowner association having governance over the Property may be found on the internet on individual or commercial web sites, blogs, Facebook pages, or other social media. Any such information may be accurate, speculative, truthful or lies, and it may or may not reflect the opinions or representations by the Broker. Broker will not investigate any such sites, blogs, social media or other internet sites or the representations contained therein. Buyer is advised to make an independent search of electronic media and online sources prior to removing any investigation contingency. Buyer and Seller are advised that Broker has no control over how long the information or photos concerning the Property will be available on the Internet or through social media, and Broker will not be responsible for removing any such content from the internet or MLS. Brokers do not have expertise in this area.
- 6. PACE LOANS AND LIENS:** The acronym PACE stands for Property Assessed Clean Energy. PACE programs allow property owners to finance energy and water conservation improvements and pay for them through an assessment on the owner's property. PACE programs are available in most areas for both residential one to four unit properties and commercial properties. PACE programs may be referred to by different names such as HERO or SCEIP, among others. If a PACE project is approved, an assessment lien is placed on a property for the amount owed plus interest. A property owner repays the entity for the improvements as a special tax assessment on the property tax bill over a period of years. A PACE lien is similar to a property tax lien in that it has "super priority." Sellers are obligated to disclose, pursuant to the C.A.R. Residential Purchase Agreement (C.A.R. Form RPA), whether any improvement is subject to a lien such as a PACE lien. Properties that are subject to PACE liens made on or after July 6, 2010 may not be eligible for financing. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Brokers do not have expertise in this area.



A NARRATIVE
APPRAISAL REPORT
COVERING THE STIMSON AND
MAGALIA CENTER LLC PROPERTIES,
LOCATED IN MAGALIA
BUTTE COUNTY, CALIFORNIA

Prepared for
Dan Efseaff
Paradise Recreation and Park District

FOR THE PURPOSE OF ESTIMATING MARKET VALUE

PREPARED BY
JAMES P. SAAKE

DATE OF VALUE
OCTOBER 16, 2019

SAAKE'S

REAL PROPERTY SERVICES
376 East 1st Avenue
Chico, CA 95926-3444
(530) 343-6852

November 6, 2019

Dan Efseaff, District Manager
Paradise Recreation and Park District
6626 Skyway
Paradise, CA 95969

Re: Stimson and Magalia Center LLC properties along Lakeridge Circle

Mr. Efseaff;

Pursuant to your instructions I have completed an appraisal of the Stimson and Magalia Center LLC properties, located in Magalia, California. The date of value is October 16th, 2019, the date of my last visit to the subject properties.

The size of the subject properties is as follows: Stimson: 1.26 acres; Magalia Center LLC (MCLLC): 14.69 acres (per the assessors data).

The Paradise Recreation and Park District is the client for this appraisal, and they are the only intended users.

The rights appraised are the fee simple, under the assumption that title is free and clear of all liens and encumbrances that would affect value.

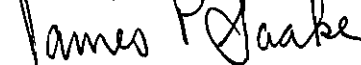
The attached documentation describes the investigation and reasoning that enabled me to form an opinion of the market value of the fee simple interest of the subject properties. Based on my inspection and analysis it is my opinion that the market value is:

STIMSON - ONE HUNDRED THOUSAND DOLLARS (\$100,000)
MCLLC - TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000)

The property description is included in the report, along with the assumptions and limiting conditions and other pertinent data relating to the appraisal problem.

If you have any questions, please do not hesitate to call.

Sincerely,



JAMES P. SAAKE
Certified General
Real Estate Appraiser #AG004439

attachment

I - INTRODUCTION

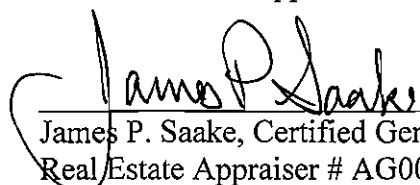
TABLE OF CONTENTS

Letter of Transmittal.....	preface
I – INTRODUCTION.....	1
Table of Contents.....	2
Certification.....	3
Summary of Salient Facts and Conclusions.....	4
Assumptions and Limiting Conditions.....	5
Scope of the Assignment.....	7
Purpose of the Appraisal.....	7
Definition of Market Value.....	7
Definition of Fee Simple Estate.....	8
Identification of client.....	8
Intended Users of the Appraisal.....	8
II - FACTUAL DATA.....	9
Legal Description.....	10
Property Rights Appraised.....	10
Effective Date of the Appraisal.....	10
Regional and Neighborhood Analysis.....	11
Stimson Subject Property Data.....	15
MCLLC Subject Property Data.....	16
Assessor Maps.....	17
Topographic Map.....	19
III - ANALYSIS AND CONCLUSIONS.....	20
Highest and Best Use.....	21
Approaches to Value.....	23
Discussion of Land Sales.....	24
Elements Affecting Value.....	27
Sales Analysis.....	28
Valuation Stimson Property.....	29
Final Conclusion of Value Stimson.....	30
Valuation MCLLC Property.....	31
Final Conclusion of Value MCLLC.....	32
ADDENDA.....	33
Subject Property Photos.....	Zoning Ordinances
Comparable Sales Sheets.....	Qualifications of the Appraiser

CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal instructions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I appraised the property that is the subject of this report within the three year period immediately preceding the acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent on developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirement for Practicing Affiliates of the Appraisal Institute
- As of the date of this report, I have completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

 11/6, 2019
James P. Saake, Certified General date
Real Estate Appraiser # AG004439 (license expires 6/14/2020)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Identification	Lots 23, 25, 26, 27, and 28 of the Skyway Plaza subdivision lying along Lakeridge Circle in Magalia, California
Landowners	Lot 23 - Harold and Linda Stimson Lots 25 to 28 - Magalia Center LLC
Property Sizes	Lot 23 - 1.26 acres Lots 25 to 25 - 14.69 acres
Date of Value Estimate	10/16/2016
Date of Report	11/6/2019
Rights Appraised	Fee Simple Estate, under the assumption that there is no impediments to title that would affect value.
Intended Use	Assist with the acquisition of the subject properties.
Intended Users	The client
Hypothetical Conditions	None.
Extraordinary Assumptions	None
Jurisdictional Exception	None
Zoning	GC General Commercial
Highest and Best Use	Investment for future development.
Estimated Value	Stimson property - \$100,000 Magalia Center LLC - \$210,000

ASSUMPTIONS AND LIMITING CONDITIONS

The reader is alerted to the following premises, assumptions and limiting conditions which underlie the data analysis and reasoning in this appraisal.

- 1) The date of value to which the opinions expressed in this report apply is set forth in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
- 2) No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
- 3) No opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
- 4) No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
- 5) Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
- 6) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7) It is assumed that all applicable federal, state, and local regulations and restrictions have been complied with unless otherwise stated, defined, and considered in the appraisal report.
- 8) Information and data furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 9) Unless otherwise stated in this report, the existence of hazardous materials which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

10) The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

11) Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

SCOPE OF ASSIGNMENT

This assignment is an appraisal assignment as defined in USPAP. The appraisal report is narrative report summarizing the data and analyses utilized in the preparation of the appraisal. This report complies with USPAP.

As part of this appraisal, the appraiser made a number of independent investigations and analyses. These include inspection of the subject property, discussions with Town of Paradise and Butte County staff regarding allowable uses, both on the subject property and on the comparable sales. The Butte County web site was also referenced for information about the clean up processes, septic issues, and building permit application.

Sales information was acquired through a search of county records, records in the appraisers office, as well as through the Matrix MLS platform, other appraisers, Realtors and participants in the market area. I searched primarily in the MLS area designated as Magalia and Paradise, since both of these locations suffered from the fire.

Finally this report was prepared documenting my analysis and conclusions.

PURPOSE AND INTENDED USE OF THE APPRAISAL

The appraisal is undertaken to develop an opinion of the market value of the fee simple estate of the subject properties. The appraisal will be used by client to assist in their acquisition of the subject property.

DEFINITION OF MARKET VALUE

Market Value is defined as:

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 and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as 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 acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in 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.

FIRREA definition (Federal Register Vol. 55, No. 163, p.34228)

DEFINITION OF FEE SIMPLE ESTATE

Fee Simple Estate is defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." (Dictionary of Real Estate Appraisal, Fifth edition)

IDENTIFICATION OF CLIENT

The appraisal has been commissioned by Paradise Parks and Recreation Department through Dan Efseaff, the District Manager, and he is the client.

INTENDED USERS OF THE APPRAISAL REPORT

The intended user of the appraisal report is the client, and they are the only intended user.

II - FACTUAL DATA

LEGAL DESCRIPTION

The legal descriptions printed here are taken from the last conveyance of the subject properties.

The legal description of the Stimson property is copied below.

Lots 23, as shown on that certain Map entitled "Skyway Plaza", filed in the Office of the County Recorder of Butte County, California, on February 28, 1973, in Book 43 of Maps, at Pages 8 through 11.

Also excepting therefrom all minerals, oil, gas, asphaltum, and other hydrocarbon substances, with provision that any and all mining operations shall be done from orifices outside the surface area of the land herein described, and that no damages shall be done to the surface of said land.

The legal description of the Magalia LLC properties follows here and is taken from the three different deeds by which the lots were acquired:

Lots 25, 26, 27 and 28, as shown on that certain Map entitled "Skyway Plaza", filed in the Office of the County Recorder of Butte County, California, on February 28, 1973, in Book 43 of Maps, at Pages 8 through 11.

Excepting therefrom all that portion conveyed to the county of Butte, by instrument recorded April 3, 1975, in Book 1977, Page 414, Official Records.

Also excepting therefrom all minerals, oil, gas, asphaltum, and other hydrocarbon substances, with provision that any and all mining operations shall be done from orifices outside the surface area of the land herein described, and that no damages shall be done to the surface of said land.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple rights. There was no title information provided, and title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The properties are appraised assuming them to be under responsible ownership and competent management and available for their highest and best use.

EFFECTIVE DATE OF THE APPRAISAL

The effective date of this appraisal is October 16th, 2019, the date of my last visit to the subject properties.

REGIONAL AND NEIGHBORHOOD DATA

The subject property is located in Butte County, and more specifically in the central portion of the County in the community of Magalia. Butte County lies on the east side of the Sacramento Valley in northern California. It abuts Tehama County to the north, Plumas County to the northeast, Yuba County on the southeast, Sutter and Colusa Counties to the southwest, and Glenn County to the west.

Butte County extends from the Sacramento River on the western boundary up the west slope of the Sierra Nevada Mountain range where elevations exceed 7,000 feet. Climate variations reflect the altitude, and at the higher elevation precipitation frequently falls as snow, while in the low lands summertime temperatures often exceed 100°.

The valley lands with their deep soils, long growing season, and good water are some of the more productive farmlands in the state. Rice is the top dollar producer among the field crops, and almonds among fruit and nut crops. Walnuts are an increasingly important crop, and the value of agricultural products can exceed \$400 million in a given year.

Major transportation routes in the county include Highways 70 and 99, with the latter connecting to Sacramento and Red Bluff. Highway 32 connects with Interstate 5 in Glenn County and terminates at Highway 36 in Tehama County. Highway 162 runs between Oroville and Willows in Glenn County. There is no longer commercial airline service available at Chico Municipal Airport, and two rail lines pass through the county.

Chico is the largest city in the county, and serves as a commercial and shopping center for the surrounding agricultural area. California State University at Chico, with an enrollment of around 15,000, is located there, with a payroll in excess of \$100MM. Paradise is the second largest city, and Oroville, the county seat, is the third largest city.

CAMP FIRE

On November 8th 2018, the deadliest and most destructive fire in California history started near Pulga in the Feather River canyon and until the rains came on November 21st it was a raging inferno, burning through Yankee Hill, Concow, Centerville, Butte Creek Canyon, Paradise, Magalia, and other communities. The Camp Fire was called 100% contained on November 25th, having consumed over 153,000 acres.

Altogether there were some 18,800 buildings destroyed, including 13,696 residences. The effect on the real estate market has been significant. Some 20,000 were left homeless and seeking shelter. Any vacant rentals were snapped up, and the city of Chico passed an ordinance to prevent rent gouging by limiting increases to no more than 10%. Home prices in the county, particularly in Chico rose dramatically, but the effect has settled down as of the date of this report.

Several ad hoc RV parks were established, and through various ordinances from the town and the county temporary housing was managed to the extent feasible, allowing for outbuilding construction to proceed without a permit, and occupancy in some cases.

One of the big problems was the hazardous waste caused by the fire. Each residence that burned left the possibility of hazardous waste, and the EPA together with the California Department of Toxic Substances control directed a Phase I cleanup, which removed the household hazardous waste from what were determined to be "Qualifying Structures".

Phase II is the final portion of the hazardous waste, fire debris, and ash removal that is taking place on the balance of the structural remains. The Town will allow temporary housing to occur on parcels that have completed the Phase II cleanup, or if a non qualifying structure was involved temporary housing is allowed prior to the Phase II clean-up. These interim measures are meant to enable displaced residents to occupy their property when safe and begin the rebuilding process. Land owners are required to have the septic system tested before a building permit will be issued.

On top of this there are many trees that need to come down, those killed or damaged in the fire and that pose a hazard. This is another expense for the lot owners, although recently the county has offered to pay for all the hazard tree removal along public rights of way, and looking for funding to clear hazard trees along private rights of way. And while power has been restored to many areas of the town, the water supplied by the Paradise Irrigation District and the Del Oro Water Company was not considered potable for a time, and even now some areas are considered non potable.

A building permit will not be issued until a soil test has been done and the lot is "certified clean". Because of the issue with the potable water the permits will not be finalized until a permanent water source is established or a well is tested as safe. Temporary occupancy permits will allow occupancy with a water tank, say, and septic systems must be certified as functioning properly or a portable unit with a pump out contract can allow temporary occupancy.

The Real Estate Market - More direct indicators of the real estate market affecting the subject properties include statistics about sales in the area. The Sierra North Valley Realtors track property sales in the area. By way of example of the impact on the residential housing market, in April 2018 there were 124 home sales in Chico, with an average selling price of \$368,526 for a 3 bedroom 2 bath home at 1689sf. In April of 2019 there were 126 sales, and the average price was \$421,912 for a home of similar size.

These following data are for land and lot sales in the Paradise and Magalia areas.

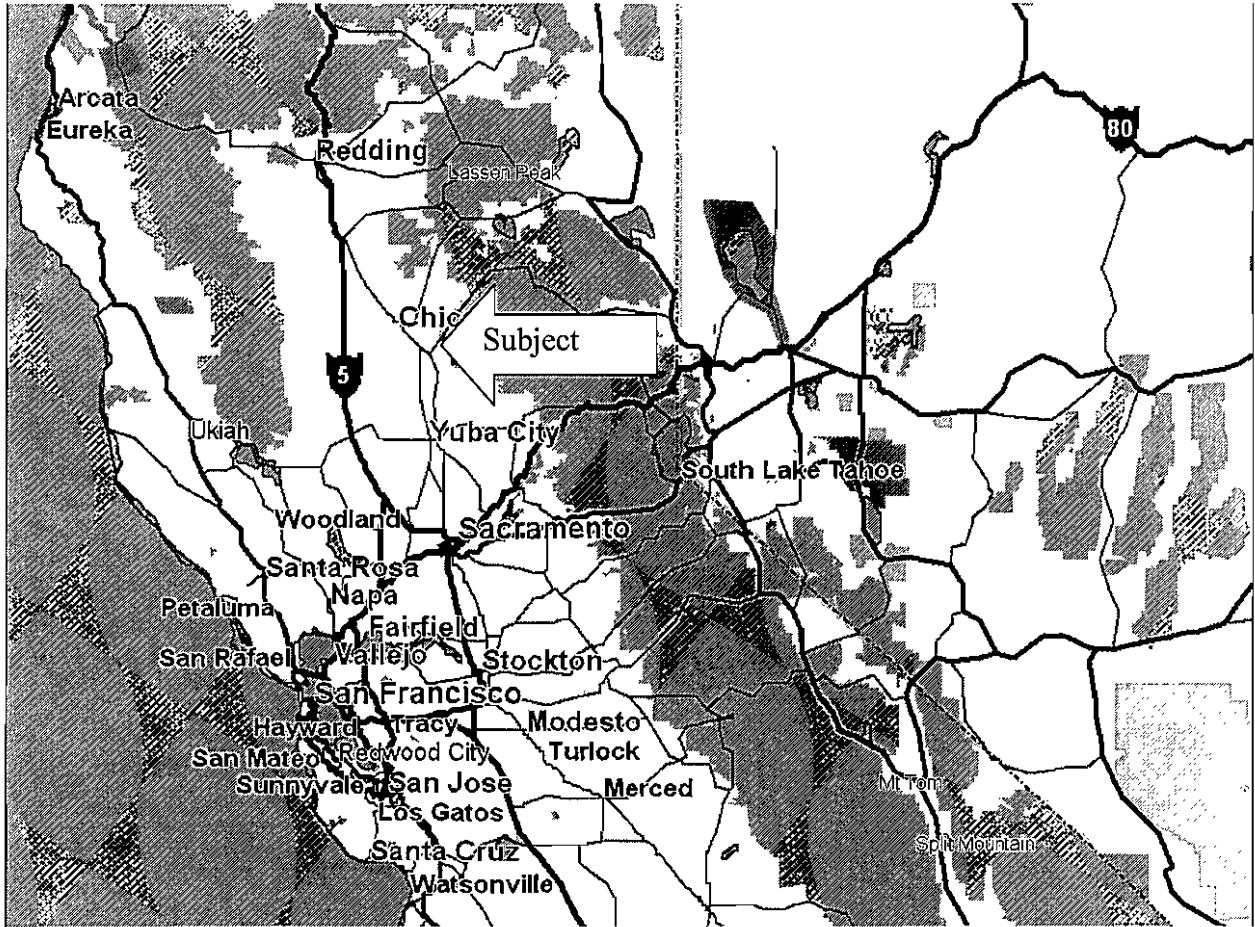
CRMLS Statistics						
Paradise closed land sales				Magalia closed land sales		
2019	Number of Sales	Sale Price, Average	Average size sf	Number of Sales	Sale Price, Average	Average size sf
February	2	\$108,250	40,075	0		
March	5	\$47,800	222,679	2	\$28,000	15,464
April	13	\$46,462	43,493	5	\$21,480	11,151
May	20	\$77,688	91,781	5	\$55,460	244,459
June	29	\$39,647	24,138	5	\$23,070	15,507
July	48	\$48,471	65,921	10	\$19,150	11,718
August	68	\$39,088	38,788	18	\$17,442	11,858
September	59	\$35,310	22,108	16	\$26,550	26,163
To Oct 17	38	\$33,684	37,037	6	\$15,833	11,689

Averages do not tell the story of each transaction and the values can be misleading. For example one of the Paradise sales in July was 40+ acres, and include almost \$200,000 in structural value. Without that sale the average is closer to \$32,000. Some lots like those along Tuscan Drive have their own water system and community leach field and are ready for permanent occupancy. Some of the sales are cleaned and ready to build with swimming pools and other site improvements of value, while others have not done Phase II. The lowest asking price I saw was \$9,500 and the highest over \$1,000,000.

The data are more telling in the increasing activity in land sales. In addition to these closed sales there are 78 pending sales and 430 active listings in Paradise and Magalia at the time of this writing. Displaced residents are often traumatized and the time and uncertainty about when they would be able to rebuild can be unsettling. As the process drags on many home owners are deciding to put their lot on the market, and buyers are investing in the future at low prices.

The market for commercial lots is much cooler. Commercial uses typically rely on a population base, and in both Paradise and Magalia there are many burned over residences that have not been rebuilt or re-occupied, although much of the cleaning is done. As will be discussed further, the sales of commercial property in the Paradise area are under a different set of zoning ordinances that allow single family residential uses, while Magalia, under county jurisdiction, does not have that as an allowable use.

AREA MAP



STIMSON PROPERTY DATA

Size and shape - The Stimson property is rectangular in shape, with a frontage of 150 feet, and the assessors records indicate a size of 1.26 acres.

Location and access- The property is located on Lakeridge Circle in Magalia. The address is listed as 14030 Lakeridge Circle, Magalia, CA.

Land Use – The property had been used as a commercial property, with a 3600 sf commercial building with Subway as one tenant, and the balance was nearing completion. Also a parking lot plus curb gutter and sidewalk along Lakeridge Circle. There were also two 1500 sf residences to the rear of the lot. These improvements burned in the Camp Fire.

Terrain, drainage and physical attributes – The property sits at an elevation of approximately 2420 feet, and slopes gently to the south and east to the Magalia Reservoir. This is the upper waters of Little Butte Creek, and it flows into Butte Creek and to the valley floor. The property has been cleaned and the hazardous trees removed.

Utilities – Electricity was connected, and there were three septic systems in place but it is unknown if they functions properly. Water is from Del Oro and while it is unknown if the water meter survived the water is needs to be tested to determine if it is potable.

Assessed Valuation – The assessors data is shown in the table below. Note this is the 2018 assessment before the fire.

Assessors Data - assessment year 2018				
APN	Assessed Value Land	Assessed Value Improvements	Tax	Size (acres)
066-340-005	\$110,000	\$450,000	\$5,858	1.26

Zoning - The zoning is GC, General Commercial with a 10,000 sf minimum parcel size.

Description of Improvements –The improvements burned and the ashes and debris have been removed. There is still a parking lot on site, and curb and gutter are at the street. A fire hydrant is located adjacent, and drainage structures are in place in the parking lot.

Ownership and Recent History - The most recent deed I found was recorded in September 2002, and was a grant deed to Harold and Linda Stimson from the Charles F Collins Mppp trust.

Hazards – The lot has been cleared of the hazardous debris and trees, and soil has been tested and cleared.

MAGALIA LLC SUBJECT PROPERTY DATA

Size and shape - The Magalia LLC property is irregularly shaped, and consists of four lots of the Skyway Plaza subdivision. The assessor indicates a size of 14. 69 acres.

Location and access- The property fronts on both Lakeridge Circle and the Skyway, with three of the lots stretching between the two streets, and the fourth having frontage only on Lakeridge Circle.

Land Use – The property is vacant and unimproved.

Terrain, drainage and physical attributes – The property is gently sloping towards the southeast, and drainage is towards Little Butte Creek. Little Butte Creek joins Butte Creek in the Canyon and meanders into the valley bottom.

Utilities – Electricity is nearby, and Del Oro water is available but needs to be tested for benzene. There are no septic systems in place on the property

Assessed Valuation – The assessors data is shown in the table below. Note this is the 2018 assessment before the fire.

Assessors Data - assessment year 2018				
APN	Assessed Value Land	Assessed Value Improvements	Tax	Size (acres)
066-340-007	\$44,709	\$0	\$473	1.41
066-350-002	\$73,499	0	\$773	1.94
066-350-003	\$122,499	0	\$1,283	2.99
066-350-004	\$132,110	0	\$1,383	3.5
066-350-006	\$100,000	0	\$1,049	4.85
Totals	\$472,817	\$0	\$4,961	14.69

Zoning - The zoning is General Commercial with a 10,000 sf minimum parcel size.

Description of Improvements –There are no improvements but there was a significant tree cover and the trees have been harvested and are decked on the adjoining PRPD property along with other trees..

Ownership and Recent History - The last purchase deeds I found were recorded between 2004 and 2006.

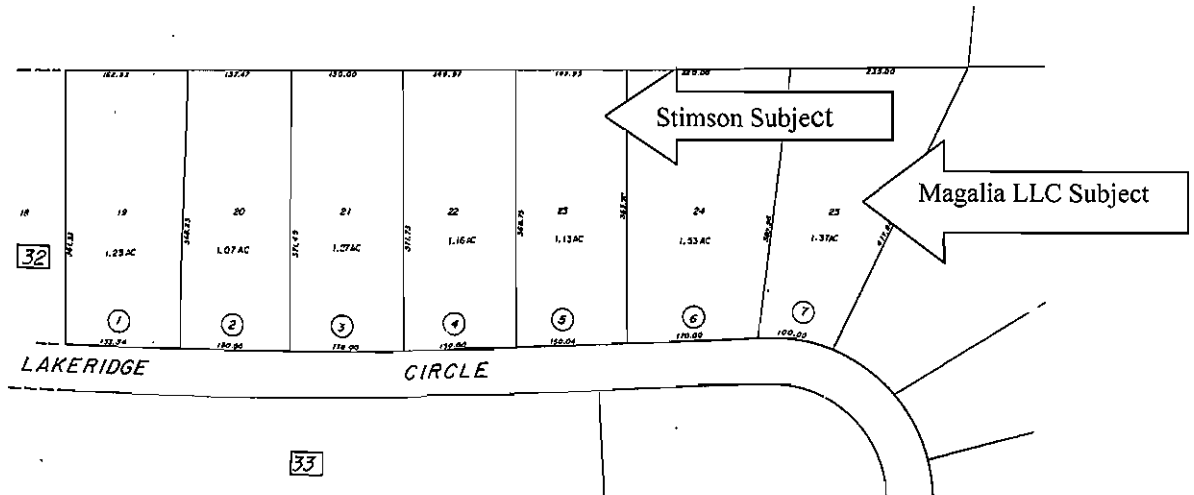
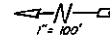
Hazards – The lot has been cleared of the ashes and debris.

ASSESSORS MAPS

SKYWAY PLAZA
PORTION SEC. 25 & 36, T23N, R3E.

T.A. 93-22

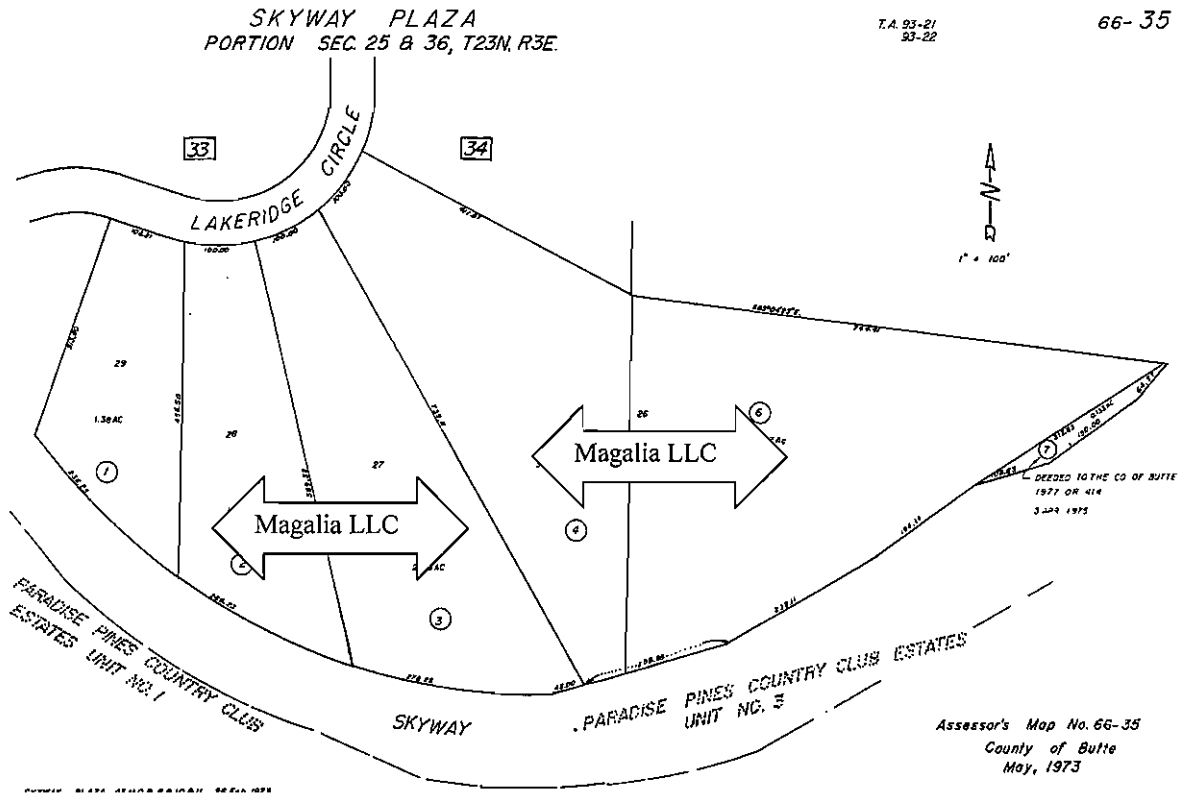
66-34



Assessor's Map No. 66-34
County of Butte
May, 1973

SKYWAY PLAZA 43M.D.R. 8,9,10 & 11 26F40-1973

ASSESSORS MAPS, Continued



III – ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE

Highest and Best Use may be defined as;

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (The Appraisal of Real Estate, 12th Edition)

Highest and best use analysis typically follows a sequence of tests or filters that identify what is 1) legally permissible, 2) physically possible, 3) financially feasible, and 4) maximally productive. For improved properties the highest and best use determination is made as if the property is vacant, and also as improved. Since the subjects are burned over the highest and best use as improved will not be needed.

Stimson Property

Legally permissible uses are derived from the zoning ordinance. A copy of the GC zoning ordinance showing allowable uses and those allowed with a use permit is in the addenda to this report. There are a number of uses permitted under the zone. Permitted uses include retail and office uses, day care, recreational uses, multi family developments, and so forth. What is not allowed specifically are single family residences.

Physically possible uses are those not limited by the site conditions or the size of the property. The property had been developed as a commercial/retail facility, and that kind of use has been shown to be possible. There are no physical limitations to developing the property.

Financial Feasibility is determined by cash flow or net present value analysis showing a positive return, or a demonstrated market for comparable properties. The MLS statistics show a very slow market for commercial properties in the Magalia area. While it is more active in Paradise, the majority of the sales with commercial zoning in Paradise had single family residences on them, which is an allowable use in Paradise, but not in the County. It would take a rezone and General Plan amendment to get residential zoning on the subject, an effort that takes 4 to 6 months and costs about \$20,000. The condition of the upper ridge in the vicinity of the subject is such that the notion of a commercial development at this time is not considered prudent, rather there is a "wait and see" sense, to determine the rate of the population return, which drives the demand for services and retail and commercial. It would be possible to file for a conditional use permit (8-12 months, ~\$12,000) for a multi-family permit, and join in the re-populating endeavor. However adding to the residential zoned property raises the question of upper ridge access, which has been known to be in need of improvement, and which the Camp fire demonstrated.

Maximally Productive use is that use which produces the highest return. At this point the demand for commercial property is low, and the expenses and uncertainly associated with rezoning or conditional use permits suggest that is not wise at this time.

The Highest and best use is considered to be investment as a commercial property to be developed at some point in the future.

Magalia LLC Property

Legally permissible uses are derived from the zoning ordinance. A copy of the GC zoning ordinance showing allowable uses and those allowed with a use permit is in the addenda to this report. There are a number of uses permitted under the zone. Permitted uses include retail and office uses, day care, recreational uses, multi family developments, and so forth. What is not allowed specifically are single family residences.

Physically possible uses are those not limited by the site conditions or the size of the property. The property. There are some drainage issues that would require attention if the property were developed, but slopes do not exceed 15% except along the cut bank at the southern end of the property where the Skyway crosses, But otherwise I saw no physical limitations to developing the property.

Financial Feasibility is determined by cash flow or net present value analysis showing a positive return, or a demonstrated market for comparable properties. The MLS statistics show a very slow market for commercial properties in the Magalia area. While it is more active in Paradise, the majority of the sales with commercial zoning in Paradise had single family residences on them, which is an allowable use in Paradise, but not in the County. It would take a rezone and General Plan amendment to get residential zoning on the subject, an effort that takes 4 to 6 months and costs about \$20,000. The condition of the upper ridge in the vicinity of the subject is such that the notion of a commercial development at this time is not considered prudent, rather there is a "wait and see" sense, to determine the rate of the population return, which drives the demand for services and retail and commercial. It would be possible to file for a conditional use permit (8-12 months, ~\$12,000) for a multi-family permit, and join in the re-populating endeavor. However adding to the residential zoned property raises the question of upper ridge access, which has been known to be in need of improvement, and which the Camp fire demonstrated.

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The Highest and best use is considered to be investment as a commercial property to be developed at some point in the future.

APPROACHES TO VALUE

There are three commonly accepted approaches to value, the sales comparison approach, the cost approach, and the income approach. One or more of these approaches may be appropriate, depending on the appraisal problem, the highest and best use, the type or property, and the availability of market data necessary to properly present each method.

The **cost approach**, sometimes referred to as a summation approach, arrives at an estimate of value by adding together the individual components of value of a property. This approach is based on the premise that a knowledgeable buyer would not pay more for an improved property than what it would cost to buy an undeveloped property and develop it. It will not be used in this appraisal because the property is unimproved.

The **sales comparison approach** utilizes recent sales of comparable properties for a direct comparison to the subject, using units of comparison derived from each sale. The degree of similarity or difference between the sales and the subject is considered by the appraiser, and adjustments are made as needed to arrive at an estimate of value. This approach is based on the premise that a buyer would not pay more for a property than he would for another equally suitable property. This approach is the only approach used in this appraisal.

The **income approach** is a means of converting expected benefits into value. It can be accomplished in one of two ways:

- 1) capitalizing the net income of a single years income (or an annual average) at a market derived capitalization rate, known as direct capitalization, or
- 2) by a discounted cash flow analysis that takes into account the timing, quantity, variability, and duration of projected cash flows over a specified holding period, also called yield capitalization.

The income approach will not be used in this appraisal because the property is vacant and there is no income stream.

DISCUSSION OF SALES

The sales listed below all have some type of commercial zoning. As noted commercial zoning in Paradise allows for residential development.

Comparable Sales								
Sale	APN	Sale Date	Lot Acres	Location	Prior Use	Zoning	Sale Price	\$/sf
1	052-225-011	10/11/19	0.27	5435 Black Olive	Retail/ofc	CB	\$35,000	\$2.98
2	050-180-063	10/04/19	0.38	6623 Pentz Road	mobile home	C1	\$23,000	\$1.39
3	053-022-029	09/06/19	0.41	7334 Skyway	Prof office	CC	\$100,000	\$5.60
4	052-160-011	09/05/19	0.52	780 Willow St Par	sfr	C2	\$50,000	\$2.21
5	051-250-070	07/10/19	0.41	4039 Neal Rd	sfr	NC	\$29,001	\$1.62
6	050-013-027	07/02/19	0.39	9208+Skyway	mobile home	C2	\$39,000	\$2.30
7	054-080-067	05/28/19	3.02	1137 Noffsinger Ln	Apts	C2	\$149,000	\$1.13
8	055-060-035	05/24/19	0.86	3752 Neal Rd	sfr	C1	\$55,000	\$1.47
9	053-101-027+	05/16/19	1.14	6077 Clark	vacant	CC	\$36,000	\$0.72
10	052-121-039	02/13/19	0.3	Boquest Blvd Par	vacant	CB	\$35,000	\$2.68
11	065-460-005	01/31/19	0.41	Woodward Dr Mag	vacant	CC	\$20,000	\$1.12
L1	066-310-002	Active	1.53	Skyway Magalia	vacant	GC	\$95,000	\$1.42

Sale 1 is the October 2019 sale of a 0.27 acre lot on Black Olive Drive just one lot off Pearson. Before the fire this had been home to a hair and nail salon and a surveyors office and the zoning is CB, or Central Business. The structures totaled over 2500 sf.

Sale 2 is the October 2019 sale of a commercially zoned (C1) lot fronting on Pentz road south of Wagstaff that sold for \$23,000. It had been improved with an 800 sf mobile home that was destroyed in the fire. The size is 0.38 acres, which works out to a selling price of \$1.39/sf. It is a flag lot and in that sense it does not offer good visibility as a commercial property.

Sale 3 is September 2019 sale of a lot at the corner Skyway and Maxwell. It had been the site of the Skyway Pet Hospital, across the street from Burger King. The selling price was \$100,000, and it measured .041 acres. This is the highest priced sale at \$5.60/sf. It is a corner location and visibility is excellent, and it retained curb, gutter and sidewalks along the Skyway. The structure was over 2800 sf, and it had a developed ingress/egress system.

Sale 4 is the September 2019 sale of a half acre lot on Willow Street, east of Black Olive Drive. It is located in the central business district with a zoning of C2. It had housed a 984 sf residence before the fire. Selling price was \$50,000, or \$2.21/sf. There are no improvements remaining, and the street is gravel.

Sale 5 is the July 2019 sale of a lot near the junction of Neal Road and the Skyway, and it fronts on both streets. It had housed a 13 sf residence before the fire, and the zoning is Neighborhood Commercial. It sold for \$29,000 and a trailer has been moved on site.

Sale 6 is the July 2019 sale of two lots on the Skyway just north of the Clark Road intersection. Together they total 0.39 acres, and they sold for \$39,000, or \$2.30/sf. One of the lots had housed a mobile home with a detached two car garage. The zoning is C2, and the lots back up to the bike path. Includes two water meters and has been surveyed.

Sale 7 is the May 2019 sale of 3.02 acres lying at the end of Noffsinger Lane east of Clark Road. It had housed a ten unit apartment complex before the fire, and it retained the roadway, driveways and parking area. It sold for \$149,000, or \$1.13/sf.

Sale 8 is another sale of a commercially zoned property that had housed a residence. This sold in May of 2019 for \$55,000, or \$1.47/sf. It included a swimming pool and circular driveway that survived the fire. The residence was 1400 sf, and it included a 1000 sf 3 car garage.

Sale 9 is the May 2019 sale of two lots at the corner of Clark Road and Maple Park Drive. The property had been listed for years, most recently it was listed at \$175,000, then after the fire it was reduced to \$125,000 but it did not sell. Finally the adjoiner bought both lots for \$36,000, or \$0.72/sf. This is the lowest priced sale, and the zoning is CC.

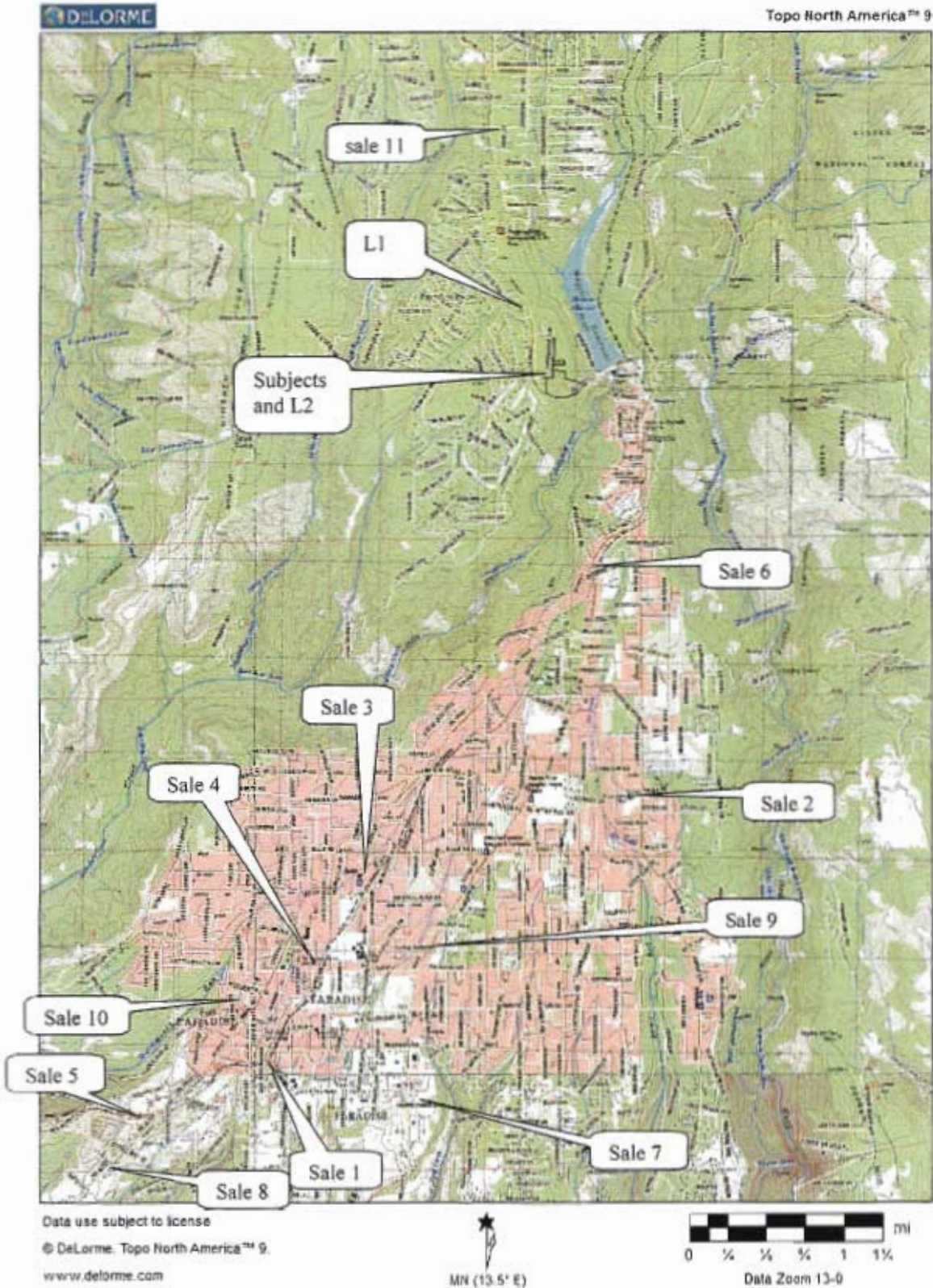
Sale 10 is the February 2019 sale of a vacant lot on Boquest zoned CB. It is 0.3 acres in size and sold for \$35,000, or \$2.68/sf. It had been listed before the fire for \$55,000 but was cancelled. It is one lot off the Skyway, and across the street from the Bank of America. It has some fencing and some concrete walkways, but is otherwise unimproved. It was bought by the adjoiner, who owned the sixteen unit motel located on Wildwood Lane.

Sale 11 is the January 2019 sale of a vacant commercial lot in Magalia on Woodward Drive. It was bought simultaneously with the adjoining lot which was improved with the Quality Craft Mold plant, a 4200 sf building. The lots were acquired by separate deeds, and the allocated value to the vacant lot was \$20,000, or \$1.12/sf.

Listing L1 is an active listing for two lots in the vicinity of the subjects. It had been on the market before the fire for \$139,000 and had then dropped to \$95,000, or \$1.43/sf. It includes frontage on Skyway but does not include any improvements.

Listing 2 - is the expired listing of the subject Magalia Center LLC property. The property had been on the market before the fire for \$1,280,000, and after the fire it was reduced to \$640,000, or roughly \$1.00/sf.

COMPARABLE SALES LOCATION MAP



Unit of Comparison – The unit of comparison is the price per sf. The price per lot is sometimes used for smaller parcels, but for our purposes we are pricing a commercial site.

ELEMENTS AFFECTING VALUE

REAL PROPERTY RIGHTS CONVEYED. This is an element of concern because property may be bought subject to existing leases or outstanding rights. None of our sales had any existing leases except sale one which was bought by the lessee, and all are considered equal in this regard.

FINANCING TERMS. Below or above market interest rates, or special non-market financing arrangements may affect the price a buyer pays for a property. All of the sales are considered to be market financing and no adjustments will be required.

CONDITIONS OF SALE. This relates to the buyer and seller motivation, and if either the buyer or seller is unduly motivated the sales price can be affected. Two of our sales were bought by the adjoiner and will be discussed further.

MARKET CONDITIONS. Changes in market conditions must always be examined to allow comparisons with the subject. I have selected sales from the last few months and they are considered current.

LOCATION. Location is always considered an element affecting value. I have selected sales from Paradise and one sale in Magalia, and location will be discussed further.

PHYSICAL CHARACTERISTICS. Physical characteristics that affect the price of commercial properties include the functional utility as affected by slope (higher construction cost) and develop-ability (zoning). Size generally behaves so that larger parcels sell for less on a per unit basis when all else is similar, and the rationale is that as the total price goes up, the number of market participants diminish. The effect of size will be discussed further in the analysis.

The prior existing footage of the burned over structures counts toward the impact fee for the next builder. If there are trees left to remove this is an expense that will have to be borne by the new owner and can have a negative impact on value.

Access can also affect value, and the sales considered most similar to the subject had paved access roads, but for larger properties, interior roads or driveways can be necessary.

Commercial properties benefit from exposure, and so being on major streets is a benefit, and corner lots allow for good visibility and flow. Residual improvements that won't have to be rebuilt are a positive influence on value.

USE. Differences in current use between the subject and comparables must be examined to determine if there is an effect on value. The comparable properties are all vacant and seven with burned over improvements. The prior use and the zoning difference will be discussed later.

NON REALTY COMPONENTS OF VALUE. These include fixtures and personalty that are not real estate but which might be included in the sales price. None of the sales included any.

SALES ANALYSIS

Size -The sales vary in size from 0.27 to 3+ acres, and in all but two instances reflect a single legal parcel. In order to create an adjustment for size I looked at some larger parcels in the vicinity of south Paradise. I looked for sales with AR zoning and found sales from 0.24 acres to 14.8 acres, and created adjustments from a linear regression.

Topography - Only one sale had slopes that were considered to impact development costs, and that is sale 9, and it will be considered inferior in this regard.

Development Potential - Relates to the zoning or zoning overlay. Zoning which allows for higher density development and a greater mix of uses is considered superior to zoning that will not allow for more subdivision. However as discussed the benefits of developing property at this time does not warrant the costs associated with it. That said, legal parcels are legal parcels, and all else being equal, a multi parcel property is superior to one with a single parcel.

Location - The subjects lie in Magalia, and all but one of our sales is in Paradise. That begs the question if there is an adjustment for location. Sale 11 at \$20,000 is the only Magalia sale, and this was bought in conjunction with the adjacent improved sale. Comparing it to sale 5 of a similar size at \$29,000 suggests a roughly 30% downward adjustment, and sale 5 was residential in nature. Comparing it to sale 6 on the skyway at \$39,000 indicates an adjustment of nearly 50%, but this sale is comprised of two legal lots and so this is considered too high. Comparing it to Sale 2 on Pentz road indicates an adjustment of 13% considered low because of the flag lot nature of the sale and the residential status. Comparing it to Sale 1 which is smaller indicates a 75% adjustment, the buyer of this sale thinks they paid too much.

Finally I looked at the lot sales for August and September, and compared the 0.25 acre sales, 8 in Magalia, and 9 in Paradise. The average price for Magalia was \$13,750, and for Paradise \$23,000, This indicated a 40% reduction for location, and I have selected 40% as the reduction in value for location.

VALUATION - STIMSON PROPERTY

The subject will be valued in a better than worse than fashion, comparing it to the sales as shown in the table below. For this exercise I did not use the sales in Paradise that had a residential use prior to the fire except Sale 6 which is right on the Skyway with commercial uses adjacent and across the street. This is an acknowledgement of the difference in commercial zoning in Paradise and the county.

SALES COMPARISON CHART									
Sale	Lot Acres	Sale Price	Location adjusted Price	Size adjusted price	On sites	Topog-raphy	exposure	other	overall
1	0.27	\$2.98	\$1.79	\$0.99	inferior	Similar	similar		inferior
3	0.41	\$5.60	\$3.36	\$2.19	similar	similar	superior		superior
6	0.39	\$2.30	\$1.38	\$0.88	inferior	similar	similar		inferior
7	3.02	\$1.13	\$0.68	\$0.95	similar	similar	inferior		inferior
9	1.21	\$0.68	\$0.41	\$0.40	inferior	inferior	superior	inferior	inferior
10	0.3	\$2.68	\$1.61	\$0.93	inferior	similar	Similar		inferior
11	0.41	\$1.12	\$1.12	\$0.73	inferior	similar	Similar	inferior	inferior
Sub	1.26				Cgs+				

The subject is a 1.26 acre property that had been improved with a commercial structure and rentals, and included three septic tanks that have not been checked, a parking lot including drainage structures, and curb gutter and sidewalk along Lakeridge Circle.

Sale 1 is inferior in on site improvements, similar in topography, similar in exposure, and considered inferior overall.

Sale 3 is considered similar in on sites, similar in topography, superior in exposure, and superior overall.

Sale 6 is considered inferior in on sites, similar in topography, similar in exposure, even though it is on the skyway it is at the northern end of Paradise. It is also composed of two lots, but one is less than 7000sf, and not considered significant. It is considered inferior overall.

Sale 7 is similar in on site improvements, having had five duplexes. It is similar in topography, and inferior in exposure. It is considered inferior overall.

Sale 9 is inferior in on sites, and inferior in topography with some steep slopes near the creek. It is superior in exposure, lying on Clark at Maple Park. It is inferior in the other category, with the seller having given up trying to sell and took a low ball offer from the adjoiner. It is inferior overall.

Sale 10 is inferior in on sites, similar in topography, similar in exposure, and considered inferior overall.

Sale 11 is inferior in on sites, similar in topography, similar in exposure, and considered inferior overall.

FINAL CONCLUSION OF VALUE - STIMSON PROPERTY

The analysis indicates a range from \$0.99/sf to \$2.19/sf, a large range, but one I was unable to narrow. The indicated value for the subject is between \$54,000 and \$120,000 (rounded). The mid point in the range is \$87,000. The upper end is from the old Skyway pet hospital property, and it includes water and septic as well as curb gutter and sidewalk along the Skyway, The lower end is from a property on Black Olive just one lot off Pearson. It had several businesses and some curb and gutter, and had alley access along the north side. I have selected above the midpoint of the range, and in my opinion the value of the subject is

ONE HUNDRED THOUSAND DOLLARS (\$100,000)

as of October 17, 2019.

Exposure time is estimated to be 6 to 18 months.

VALUATION - MAGALIA CENTER LLC PROPERTY

The Magalia Center LLC (MCLLC) property is a 14.69 acre property with mostly gentle slopes, although a drainage collects runoff from most of the property and goes in a culvert under the Skyway. The property is vacant and has never been developed. Along Lakeridge Circle there is a sporadic asphaltic curb, and a fire hydrant, but otherwise there are no improvements. The burnt trees have been removed.

The property is composed of four legal lots, which could be separately conveyed, but as discussed in the Highest and Best Use analysis there is low demand for commercial property right now, and the property was on the market before and after the fire. The last asking price was roughly \$1.00/sf.

I compared the subject to the sales as shown in the table following. For this exercise I only used the sales that had no improvements before the fire, with the exception of Sale 6, which had only a mobile home on it.

SALES COMPARISON CHART - MCLLC								
Sale	Lot Acres	Sale Price	location adjd	size adjd	topography	exposure	other	overall
6	0.39	\$2.30	\$1.38	\$0.34	sup	sup		sup
9	1.21	\$0.68	\$0.41	\$0.16	inf	sup	inf	inf
10	0.3	\$2.68	\$1.61	\$0.36	sim	similar		sim
11	0.41	\$1.12	\$1.12	\$0.28	sup	similar	inf	sim
Subject	14.69							

Sup -superior; Sim - similar; Inf- Inferior

Sale 6 is superior in topography and exposure. It is comprised of two legal lots, but one is only 7000 sf and is not considered significant. It is superior overall, and suggests the subject is less than \$34/sf.

Sale 9 is inferior in topography with some steep portion along the creek, superior in exposure lying on Clark Rd and Maple Park Road. It is inferior in the other category because the seller had given up trying to sell it and accepted a low ball offer from the adjoiner. It is inferior overall.

Sale 10 is similar in topography, similar in exposure lying one lot off the Skyway, and considered similar overall. It suggests the subject is similar to \$0.34/sf

Sale 11 is superior in topography, being a level lot, similar in exposure, fronting on Woodward off the Skyway, and inferior in the other category, because of a large tree stand that would have to be removed before any development could take place. It suggests

The sales indicate the subject lies between \$0.16 and \$0.34/sf., and is similar to \$0.28 and \$0.36. There is a bit of an overlap, with one sale indicating less than \$0.34 and another saying similar to \$0.36, but markets are imperfect. Looking at the range from \$0.28 to \$0.34/sf on a total property basis gives a range from \$179,000 and \$218,000, with a mid point of \$198,000. The low end is from the sale in Magalia on Woodward that needs clearing while the upper end is from a

property in Paradise. I have selected above the mid point of the range, and in my opinion the value of the MCLLC property by this analysis is \$210,000.

Because the subject is composed of four legal lots I applied the same process to each of the lots, and the results are summarized in the table below.

Summary of per lot Value indications		
Lot	Size	Indicated value
Lot 25	1.41	\$47,000
Lot 26	8.35	\$137,000
Lot 27	2.99	\$77,000
Lot 28	1.94	\$59,000
Total	14.69	\$320,000

In a more normal market a discount for summation could be developed from sales of similar properties. In this market there are no sales that offer that kind of information. We can look at the sales we do have. Sale 9 is two lots that sold for \$36,000. The other commercial lots (Sales 1 and 10) in the downtown area sold for \$35,000 each. In this sense the reduction in value is over 90%, but this sale was from a disgruntled seller to the adjoiner, and overstates the discount.

Sale 6 was also a two lot sale, but only totaling 0.39 acres, It sold for \$39,000, and comparing it to sales 1 and 10 suggests a discount of 79%, considered high because one of the lots was less than 7000sf.

If we compare the total value from the per lot evaluation with the value of the property as a whole, it suggests a discount of 35%. That is considered a reasonable discount considering the post-fire market.

FINAL CONCLUSION OF VALUE - MAGALIA CENTER LLC PROPERTY

I have placed greatest reliance on the indicator of value of the property as a whole, and in my opinion the market value of the MCLLC property is

TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000)

as of October 16th, 2019.

Exposure time is estimated at 6 to 18 months

ADDENDA

Subject Property Photos

SUBJECT PROPERTY PHOTOGRAPHS -STIMSON



Looking west from eastern boundary in Section 25, T23N, R3E, MDM. (286)



Looking east from near western boundary of property in Section 25, T23N, R3E, MDM. (295)

SUBJECT PROPERTY PHOTOGRAPHS - STIMSON



View SW toward Lakeridge Circle showing curb gutter and sidewalk. (296)



Looking south from western portion of lot showing parking lot and drainage. (297)

SUBJECT PROPERTY PHOTOGRAPHS - MAGALIA CENTER LLC



Looking south along western boundary of Lot 28 from Lakeridge Circle. (282)



Looking south east along across Lot 27 from Lakeridge Circle. (283)

SUBJECT PROPERTY PHOTOGRAPHS - MAGALIA CENTER LLC



View north east along Lakeridge Circle toward Lot 25. (284)



View east along access road in Lot 26 from Lakeridge Circle. (285)

SUBJECT PROPERTY PHOTOGRAPHS - MAGALIA CENTER LLC



Looking SE towards the Skyway from northern portion of Lot 26. (008)



Looking southeast from near northern boundary of Lot 26. (291)

SUBJECT PROPERTY PHOTOGRAPHS - MAGALIA CENTER LLC



View north from Skyway towards Lot 26. (299)



Another view north from the Skyway toward Lot 26. (300)

Zoning Ordinances

TOWN OF PARADISE ZONING ORDINANCE

Chapter 17.20 - NEIGHBORHOOD-COMMERCIAL (N-C), CENTRAL-BUSINESS (C-B) AND COMMUNITY-COMMERCIAL (C-C) ZONES

17.20.100 - Specific purposes.

The following purposes apply to the specific commercial zones.

- A. The neighborhood-commercial zone is intended for land areas that are characterized by existing and planned neighborhood and locally oriented commercial retail and service uses. This zone is primarily applied to small sites adjacent to residential neighborhoods and along designated arterial or collector streets. The neighborhood-commercial zone is consistent with both the neighborhood-commercial (N-C) and the town-commercial (T-C) land use designations of the Paradise general plan.
- B. The central-business zone is intended for land areas located within the central commercial (downtown or core) area of Paradise and that provide for commercial retail and service uses, public uses, professional and administrative office uses, and multiple-family residential uses. The central-business zone is consistent with the central-commercial (C-C) land use designation of the Paradise general plan and it is potentially consistent with the town-commercial (T-C) Paradise general plan land use designation.
- C. The community-commercial zone is intended for land areas that are planned or are providing a full range of locally and regionally oriented commercial land uses, including retail, retail centers, wholesale, storage, hotels and motels, restaurants, service stations, automobile sales and service, professional and administrative offices, etc. Dependent upon the presence and application of constraints, maximum potential residential densities shall not exceed ten (10) dwelling units per acre. The community-commercial zone is consistent with the town-commercial (T-C) land use designation of the Paradise general plan and it is potentially consistent with the community-service (C-S) Paradise general plan land use designation.

(Ord. No. 495, § 2, 8-25-2009; Ord. 250 § 2(part), 1995; Ord. 214 § 2(part), 1992)

17.20.200 - Permitted and conditional uses.

In the neighborhood-commercial, central-business and community commercial zones the following land uses are permitted where indicated by the letter "P," and are uses permitted subject to town issuance of a conditional use permit where indicated by the letter "C." Uses indicated by the letter "S" are permitted uses with town approval and issuance of a site plan review. Uses identified with the letter "A" are permitted land uses upon town approval and issuance of an administrative permit.

<u>P/C/S</u>			<u>Uses</u>
<u>N-C</u>	<u>C-B</u>	<u>C-C</u>	
-	P	A	Administrative service

S	A	-	Agricultural employee housing, limited residential
C	-	C	Auto body repair
C	S	A	Auto repair
-	S	A	Auto sales (indoor)
-	-	S	Auto sales (outdoor)
S	A	P	Bed and breakfast
-	-	C	Body piercing/tattoo shop
P	P	P	Business office
-	A	P	Business services
-	S	S	Business/trade school
-	-	C	Campground
-	-	S	Car washing
-	S	S	Club or lodge
	C	S	Cocktail lounge
C	C	S	Commercial recreation (indoor)
-	-	C	Commercial recreation (outdoor)
C	-	C	Community care facility
-	-	S	Convalescent service
C	-	C	Construction sales and service
A	P	P	Consumer repair

-	A	A	Cultural service
C	C	S	Day care facility
C	C	A	Day care home (large family)
P	P	P	Dwelling, accessory (with permitted primary use)
-	C	C	Educational facility
		C	Emergency shelters
-	-	S	Equipment repair
-	A	P	Financial services
S	A	P	Food sales
		C	Fuelwood sales
	C	S	Funeral home
P	P	P	Guidance service (limited)
-	-	C	Kennel (indoor)
-	-	S	*Large collection recycling facility
		C	Large retail project
-	C	S	Laundry services
-	-	C	*Light processing recycling facility
C	C	P	Liquor sales
S	S	P	Manufacturing (custom)
-	-	C	Manufacturing (light)

S	A	P	Medical offices
-	-	C	Mobile home park
-	-	S	Mobile home sales
-	S	S	Motel or lodging
-	S	S	Multiple-family residence
P	P	P	Open space
-	S	C	Park and recreation
-	A	A	Parking facility (public)
-	S	S	Parking facility (private-commercial)
S	A	P	Personal improvement
S	P	P	Personal services
S	A	P	Pet services
-	P	P	Pet shop
S	S	S	Postal facility
P	P	P	Professional office
-	C	C	Public assembly
-	C	C	Religious assembly
-	C	S	Research services
-	-	S	Residential, group
C	A	P	Restaurant

S	P	P	Retail services
A	A	A	*Reverse vending machine
S	A	S	Safety service
-	-	S	Service station
S	A	-	Single-family residence
A	A	A	*Small collection recycling facility
-	-	C	Towing service/vehicle impound
-	A	S	Transportation service
-	C	C	Transportation terminal
-	S	S	Two-family residence (density applied)
P	P	P	Utility service (minor)
C	C	C	Utility service (major)
-	C	S	Veterinary service
-	-	C	Warehouse (general)
-	-	P	Warehouse (limited)
-	A	A	Wastewater treatment/disposal utility

* Refer to Chapter 17.40.

(Ord. No. 564, § 2, 11-7-2016; Ord. No. 503, §§ 2—4, 8-10-2010; Ord. No. 460, §§ 4, 5, 4-10-2007; Ord. No. 426 § 3, 9-28-2004; Ord. No. 411, § 3, 2-10-2004; Ord. No. 405, §§ 4—9, 11-12-2003; Ord. 384, § 1, 2002; Ord. 362, § 6, 2001; Ord. 354, §§ 3, 4, 2000; Ord. 351, § 3, 2000; Ord. 349, §§ 8—10, 2000; Ord. 332, § 8, 1999; Ord. 310, § 3, 1998; Ord. 250, § 2(part), 1995; Ord. 214 § 2(part), 1992)

Editor's note— Ord. No. 503, adopted Aug. 10, 2010, shall take effect 30 days after the date of its passage.

17.20.300 - Accessory uses—Commercial.

Commercial uses include the following accessory uses, activities and structures:

- A. Any commercial use that is not listed as a permitted use in the same zone, and complies with the following criteria:
 - 1. Is operated primarily for the convenience of employees, clients or customers of the principal use;
 - 2. Occupies less than thirty-five (35) percent of the total developed area of the principal use;
 - 3. Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity;
- B. Any industrial use that is not listed as a permitted use in the same zone, and which complies with the criteria listed in subsection A of this section, and is not located in any "N-C" or "C-B" zoning district;
- C. Keeping of dogs, cats, potbelly pigs or similar small domestic animals as household pets (see Chapter 6.28 of this code).

(Ord. No. 426 § 4, 9-28-2004; Ord. 351, § 4, 2000; Ord. 250, § 2(part), 1995; Ord. 227, § 4, 1993; Ord. 214, § 2(part), 1992)

17.20.400 - Site development regulations.

The following site development regulations apply within the commercial zones:

Regulation	Requirement		
	<u>N-C</u>	<u>C-B</u>	<u>C-C</u>
Minimum gross lot area (square feet)	10,890	10,890	10,890
Minimum site area (square feet) per dwelling unit size			
Unit greater than 1,200 square feet	5,445	4,356	5,445
Unit 700 to 1,200 square feet	4,840	3,600	4,840
Unit less than 700 square feet	4,355	2,900*	4,355
Minimum lot width	65 feet	55 feet	65 feet

Minimum street frontage width	30 feet	30 feet	40 feet
Minimum front yard setback			
Public street (from centerline)	50 feet	40 feet	50 feet
Private road (from centerline)	30 feet	25 feet	30 feet
Minimum side and rear yard setback	5 feet	0 feet	0 feet
Maximum height	35 feet	35 feet	35 feet
Maximum coverage			
Building	50 percent	60 percent	50 percent
Impervious	60 percent	90 percent	80 percent
Maximum floor area ratio	.5 to 1	.75 to 1	.5 to 1

*Note: Density potentially permitted only if served by an approved clustered wastewater treatment and disposal system.

(Ord. No. 495, § 3, 8-25-2009; Ord. No. 467, § 5, 8-14-2007; Ord. 382, § 4, 2002; Ord. 362, § 1, 2001; Ord. 250, § 2(part), 1995; Ord. 214, § 2(part), 1992)

17.20.500 - Drive-in services.

- A. Any land use having a drive-in service shall be subject to site plan review pursuant to the regulations of Section 17.45.400. The town may require adequate traffic circulation, vehicle queue lanes, and conditions to minimize impacts of the drive-up feature on abutting land uses.
- B. This section shall apply to drive-through food and beverage service windows, drive-up banking windows, drive-through car-washing facilities, and similar uses, but shall not apply to automobile service stations.

(Ord. 250, § 2(part), 1995; Ord. 214, § 2(part), 1992)

17.20.600 - Other provisions.

- A. Mobile Home Provisions. Refer to Chapter 17.36.
- B. Sign Regulations. Refer to Chapter 17.37.

C. **Parking Requirements.** The off-street parking and loading regulations of Chapter 17.38 shall be applicable to any new land use, expanded land use, new building or building addition established upon real properties located within the N-C or C-C zoning districts. Except for the parking facility design requirements and standard regulations of Sections 17.38.900, 17.38.1100 and 17.38.1150, the regulations of Chapter 17.38 shall not be applicable to land usage or development of real properties located within the C-B (central-business) zoning district.

(Ord. 319, § 1, 1999; Ord. 250, § 2(part), 1995; Ord. 214, § 2(part), 1992)

Article 7. COMMERCIAL AND MIXED USE ZONES

Sections:

- 24-21 – Purpose of the Commercial and Mixed Use Zones
- 24-22 – Land Use Regulations for Commercial and Mixed Use Zones
- 24-23 – Development Standards for Commercial and Mixed Use Zones
- 24-24 – Additional Standards for the Sports and Entertainment Zone

24-21 Purpose of the Commercial and Mixed Use Zones

- A. General Commercial (GC).** The purpose of the GC zone is to allow for a full range of retail, service, and office uses to serve residents, workers, and visitors. Standards for the GC zone are intended to ensure that a diversity of commercial uses are available within convenient locations throughout the county. Permitted uses include general retail, personal services, professional offices, restaurants, gas and service stations, hotels and motels, and other similar commercial uses. Multiple-family dwellings, vehicle repair, light manufacturing, and warehousing and storage are permitted in the GC zone with the approval of a Conditional Use Permit. Single-family homes are not permitted in the GC zone. The maximum permitted floor area ratio in the GC zone is 0.4. The GC zone implements the Retail and Office land use designation in the General Plan.
- B. Neighborhood Commercial (NC).** The purpose of the NC zone is to allow for retail and service uses that meet the daily needs of nearby residents and workers. Standards for the NC zone are intended to reduce the need to drive by providing everyday goods and services close to where people live and work, and by allowing for centers of neighborhood activity that support small, businesses. Permitted uses in the NC zone are similar to the GC zone, except that vehicle repair, light manufacturing, and warehousing and storage uses are not allowed. The maximum permitted floor area ratio in the NC zone is 0.3. The NC zone implements the Retail and Office land use designation in the General Plan.
- C. Community Commercial (CC).** The purpose of the CC zone is to allow for retail and service uses in proximity to residents in rural areas of the county. Standards in the CC zone are intended to increase rural residents' access to retail products and services and to reduce the need for residents of remote communities to drive long distances to meet basic needs. Permitted uses include general retail, personal services, professional offices, restaurants, hotels and motels, and other similar commercial uses. Dwelling units are permitted in the CC zone. The maximum permitted floor area ratio in the CC zone is 0.2. The CC zone implements the Retail and Office land use designation in the General Plan.
- D. Recreation Commercial (REC).** The purpose of the REC zone is to allow for unique recreation and tourism-related uses to serve County residents and visitors. Standards in the REC zone are intended to allow for only those uses that are consistent with this objective. Conditionally permitted uses in the REC zone include golf courses and country clubs, parks and recreational facilities, RV parks, marinas, resorts and vacation cabins, restaurants, retail, and other similar uses. The maximum permitted floor area ratio in the REC zone is 0.4. The REC zone implements the Recreation Commercial land use designation in the General Plan.

- E. Sports and Entertainment (SE).** The purpose of the SE zone is to allow for sports and entertainment uses, including sports facilities, golf courses, theaters, and amphitheaters, as well as a range of related commercial uses that are compatible with the Sports and Entertainment zone. The related uses may include localized retail, commercial retail, and service establishments. The maximum permitted floor area ratio in the SE zone is 0.4. The SE zone implements the Sports and Entertainment land use designation in the General Plan. The Sports and Entertainment designation was enacted under Butte County Ordinance 3570, where additional information concerning this designation may be found. This designation is unique to several parcels of approximately 100 acres located in Butte Valley near the intersections of Highway 70 and Highway 191 (Clark Road).
- F. Mixed Use (MU).** The purpose of the MU zone is to allow for a mixture of residential and commercial land uses located close to one another, either within a single building, on the same parcel, or on adjacent parcels. Standards in the MU zone are intended to reduce reliance on the automobile, create pedestrian-oriented environments, and support social interaction by allowing residents to work or shop within walking distance to where they live. Permitted commercial uses include general retail, personal services, restaurants, professional offices, and other similar uses. Permitted residential density in the MU zone ranges from a minimum of 6 dwelling units per acre to a maximum of 20 dwelling units per acre. The maximum permitted floor area ratio in the MU zone ranges from 0.3 to 0.5. The MU zone implements the Mixed Use land use designation in the General Plan.

24-22 Land Use Regulations for Commercial and Mixed Use Zones

- A. Permitted Uses.** Table 24-22-1 (Permitted Land Uses in the Commercial and Mixed Use Zones) identifies land uses permitted in the commercial and mixed use zones.

TABLE 24-22-1 PERMITTED LAND USES IN THE COMMERCIAL AND MIXED USE ZONES [1] [2]

Key	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
P Permitted use, subject to Zoning Clearance							
A Administrative Permit required							
C Conditional Use Permit required							
M Minor Use Permit required							
— Use not allowed							
Agriculture Uses							
Agricultural Processing	-	-	-	-	-	-	
Animal Grazing	P [4]	P [4]	P [4]	P [4]	P [4]	P [4]	Section 24-158
Animal Processing	-	-	-	-	-	-	
Animal Processing, Custom	-	-	-	-	-	-	
Crop Cultivation	P [4]	P [4]	P [4]	P [4]	P [4]	P [4]	
Feed Store	P	P	P	-	-	-	
Intensive Animal Operations	-	-	-	-	-	-	
Stables, Commercial	-	-	P	C	-	C [4]	
Stables, Private	-	-	-	-	-	A [4]	
Stables, Semiprivate	-	-	-	M	-	A [4]	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
Natural Resource Uses							
Forestry and Logging	-	-	-	-	-	-	
Mining and Surface Mining Operations	-	-	-	-	-	-	
Oil and Gas Extraction, including reinjection wells for natural gas	-	-	-	-	-	-	
Oil and Gas Extraction, storage or disposal of Well Stimulation Byproducts	-	-	-	-	-	-	Section 24-167.1
Timber Processing	-	-	-	-	-	-	
Residential Uses							
Agricultural Worker Housing Center	-	-	-	-	-	-	
Caretaker Quarters	M [3]	-	-	P [3]	-	-	
Duplex Home	-	-	-	-	-	P	
Home Occupations - Major	M	M	M	-	-	M	Section 24-162
Home Occupations - Minor	A	A	A	-	-	M	Section 24-162
Live/Work Unit	C	C	C	-	-	P	Section 24-164
Mobile Home Park	-	-	-	-	-	-	
Multiple-Family Dwelling	C	C	-	-	-	P	
Residential Care Home, Large	M	-	-	-	-	C	
Residential Care Home, Small	M	M	P [3]	-	-	P	
Second Units and Accessory Dwelling Units	-	-	-	-	-	-	
Single-Family Home	-	-	P	-	-	P	
Community Uses							
Cemeteries, Private	-	-	-	-	-	-	
Cemeteries, Public	-	-	-	-	-	-	
Child Care Center	M	M	M	M	-	M	Section 24-159
Child Day Care, Large	M	M	M	-	-	M	Section 24-159
Child Day Care, Small	P	P	P	-	-	P	Section 24-159
Clubs, Lodges and Private Meeting Halls	P	P	P	C	P	P	
Community Centers	C	C	C	C	P	C	
Correctional Institutions and Facilities	-	-	-	-	-	-	
Cultural Institutions	C	C	C	C	P	C	
Emergency Shelter	C	C	C	-	-	C	
Golf Courses and Country Clubs	P	M	C	C	P	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
Hospital	-	-	-	-	-	-	
Medical Offices and Clinic	P	P	P	-	-	P	
Office, Governmental	P	P	P	-	-	P	
Outdoor Education	-	-	-	P	-	-	
Parks and Recreational Facilities	C	C	C	C	P	C	
Public Safety Facilities	C	C	C	-	-	C	
Religious Facilities	P	P	P	-	-	P	
Schools, Public and Private	C	C	C	-	-	C	
Water Ski Lakes	-	-	-	C	C	-	
Commercial Uses							
Adult Businesses	-	-	-	-	-	-	
Agricultural Product Sales, Off-Site	-	P	P	-	-	P	
Agricultural Product Sales On-Site	-	P	P	-	-	P	
Agricultural Support Services, General	-	-	-	-	-	-	
Agricultural Support Services, Light	-	-	-	-	-	-	
Animal Processing, Limited	M [6]	-	M [6]	-	-	M [6]	
Animal Services	C	C	C	-	-	C	
Bars, Nightclubs and Lounges	P	C	C	M [3]	-	C	
Bed and Breakfasts	P	P	P	C	P	P	
Commercial Recreation, Indoor	P	M	P	C	P	P	
Commercial Recreation, Outdoor	M	M	C	C	P	M	
Construction, Maintenance and Repair Services	P	M	M	-	-	-	
Drive-Through Facility	M	M	M	-	-	-	Section 24-160
Equipment Sales and Rental	A	-	M	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Small	-	-	P	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Medium	-	-	M	-	-	-	
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	-	-	-	-	-	-	
Gas and Service Stations	A	-	M	-	-	M	
Heavy Equipment Storage	P	P	P	-	-	-	Section 24-173
Hotels and Motels	P	P	P	C	P	P	
Hunting and Fishing Clubs	-	-	-	P	P	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
Offices, Professional	P	P	P	-	-	P	
Nursery, Retail	P	P	P	-	-	P	
Nursery, Wholesale	P	P	P	-	-	P	
Personal Services	P	P	P	-	C	P	
Personal Services, Restricted	C	C	C	-	-	C	
Public/Mini Storage	C	C	C	-	-	C	Section 24-169
Recreational Vehicle Parks	M	M	M	C	P	-	
Restaurant	P	P	P	C	P	P	
Retail, General	P	P	P	C	C	P	
Retail, Large Projects	C	-	-	-	-	-	Section 24-163
Retail, Restricted	C	C	C	-	-	C	
Vehicle Repair	M	-	A	-	-	-	
Vehicle Sales and Rental	P	M	M	-	-	-	
Vehicle Service and Maintenance	A	M	M	-	-	-	
Wine, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Facilities	See Section 24-175						
Industrial Uses							
Composting Facilities	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	
Manufacturing, Light	C	-	C	-	-	-	
Research and Development	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	C	-	-	-	-	-	
Transportation, Communication, and Utility Uses							
Aerial Applicator and Support Services	-	-	-	-	-	-	
Airport-Related Uses	-	-	-	-	-	-	
Farm Airstrips	-	-	-	-	-	-	
Freight and Truck Terminals and Yards	-	-	-	-	-	-	
Recycling Collection Facility, Large	M	M	M	-	-	-	
Recycling Collection Facility, Small	A	A	A	-	-	A	
Recycling Processing Facility, Heavy	-	-	-	-	-	-	
Recycling Processing Facility, Light	C	-	-	-	-	-	

Key P Permitted use, subject to Zoning Clearance A Administrative Permit required C Conditional Use Permit required M Minor Use Permit required — Use not allowed	Zone						Applicable Regulations
	GC	NC	CC	REC	SE	MU	
Reverse Vending Machine	A	A	A	A	A	A	
Runways and Heliports	-	-	-	-	-	-	
Telecommunications Facilities	See Article 26						
Utilities, Major	C	C	C	C	C	C	Section 24-157
Utilities, Intermediate	M	M	M	M	M	M	Section 24-157
Utilities, Accessory [5]	A	A	A	A	A	A	Section 24-157
Utilities, Minor	P	P	P	P	P	P	Section 24-157
Other Uses							
Accessory Uses and Structures	See Section 24-156						

Notes:

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] Standards in the Zoning Ordinance that apply to specific uses are identified under the column “Applicable Regulations,” defined under Section 24-8G.5, and are intended to direct the reader to a section that is related to the use.
- [3] Permitted only in conjunction with a permitted commercial use. Single-family homes shall comply with all site development standards for MDR zones as specified in Section 24-20 (Development Standards for the Residential Zones).
- [4] Permitted only as an interim use on parcels of 1-acre or more in size prior to subdivision and development with commercial uses.
- [5] Agricultural Wind Energy System not allowed in any commercial zone.
- [6] Permitted only on sites of 2 acres or more in size.

24-23 Development Standards for Commercial and Mixed Use Zones

- A. Mixed Use Sub-Zones.** The MU zone is divided into three sub-zones, each with its own minimum parcel size. All standards that apply to the MU zone in general also apply to each individual sub-zone, except for minimum parcel area as specified in Table 24-23-1 (Parcel Size, Residential Density, and Intensity Standards for Commercial and Mixed Use Zones).
- B. Parcel Size and Density.** Table 24-23-1 (Parcel Size, Residential Density, and Intensity Standards for Commercial and Mixed Use Zones) identifies the parcel size, residential density, and intensity standards that apply in commercial and mixed-use zones.

TABLE 24-23-1 PARCEL SIZE, RESIDENTIAL DENSITY, AND INTENSITY STANDARDS FOR COMMERCIAL AND MIXED USE ZONES

	Parcel Area (min.) [1]	Parcel Width (min.)	Residential Density (min.)	Residential Density (max.)	Floor Area Ratio (max.) [2]
GC	10,000 sq. ft.	65 ft.	-	14 units per acre	0.4
NC	10,000 sq. ft.	65 ft.	-	6 units per acre-	0.3
CC	10,000 sq. ft.	65 ft.	-	1 unit per parcel	0.2
REC	10,000 sq. ft.	65 ft.	-	-	0.4
SE	10,000 sq. ft.	65 ft.	-	-	0.4

	Parcel Area (min.) [1]	Parcel Width (min.)	Residential Density (min.)	Residential Density (max.)	Floor Area Ratio (max.) [2]
MU-1	10,000 sq. ft.	65 ft.	-	6 units per acre	0.3
MU-2	10,000 sq. ft.	65 ft.	7 units per acre	14 units per acre	0.4
MU-3	10,000 sq. ft.	65 ft.	15 units per acre	20 unit per acre	0.5

Notes:

[1] Applies only to the creation of new parcels through the subdivision process.

[2] Floor Area Ratio is defined and illustrated in Article 42 (Glossary). The calculation of floor area ratio excludes floor area occupied by residential uses.

C. Structure Setbacks and Height. Table 24-23-2 (Setback and Height Standards for Commercial and Mixed Use Zones) identifies structure setback and height standards that apply in commercial and mixed use zones.

TABLE 24-23-2 SETBACK AND HEIGHT STANDARDS FOR COMMERCIAL AND MIXED USE ZONES

	Zone						Additional Standards
	GC	NC	CC	REC	SE	MU	
Setbacks [1]							
Front	None, except 15 ft. when adjacent to a residential zone						Article 12 (Setback Requirement and Exceptions) Article 16 (Riparian Areas)
Interior Side	None, except 5 ft. when adjacent to a residential zone						
Street Side	None, except 10 ft. when adjacent to a residential zone						
Rear	None, except 10 ft. when adjacent to a residential zone						
Structure Height (max.)	50 ft.	40 ft.	35 ft.	35 ft.	35 ft.	35 ft.	Article 11 (Height Measurements and Exceptions)

Note:

[1] Buildings on corner lots in Commercial and Mixed Use zones shall be designed to provide for adequate and safe sight distance for vehicles at adjacent intersections as approved by the Director of Public Works.

D. Expansion or Replacement of Existing Allowed Uses in the REC Zone.

1. A single expansion or a replacement of existing allowed uses within the REC zone is allowed through a Minor Use Permit for no more than:
 - a. 2,500 square feet per structure; or
 - b. 10,000 square feet total if:
 1. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and
 2. The area in which the proposed expansion is located is not environmentally sensitive.
2. The Minor Use Permit shall be subject to all development standards (e.g., parking, landscaping, and setbacks) as set forth under this chapter.
3. A single minor expansion or replacement of existing allowed uses within the REC zone for no more than 50 square feet per structure is allowed through an Administrative Permit.

- E. Allowed Uses, Expansion or Replacement of Existing Allowed Uses in the REC zone applicable to property owned and operated by the Jonesville Cabin Owner's Association for seasonal use vacation cabins in the Jonesville area of Butte County.**
1. Commercial uses as set forth under Table 24-22-1, Permitted Land uses in the Commercial and Mixed Use Zones are not permitted.
 2. Each of the existing seasonal use vacation cabins may be expanded in size or replaced subject to an Administrative Permit, unless otherwise noted, and subject to the following requirements:
 - a. The governing board and owner of the property shall provide the County with their permission to approve the proposed expansion or replacement as proposed under the Administrative Permit and Building Permit.
 - b. The expansion or replacement shall not cause the total size of the cabin to exceed 1,800 square feet.
 - c. A single minor expansion or replacement for not more than 225 square feet per cabin is allowed without being subject to an Administrative Permit. Additional expansions or replacements shall be subject to an Administrative Permit.

24-24 Additional Standards for the Sports and Entertainment Zone

- A. Applicable Regulations.** All new development on the site shall be reviewed to comply with all applicable federal, State, and local laws, ordinances, and regulations.
- B. Utilities.** A water system for a public use and a sewage treatment and disposal system shall be constructed in compliance with applicable standards.
- C. Roadways.** All interior roadways shall be private roads; the installation and maintenance of such shall not be borne by the County or any other public agency. By the same token, the construction of private roads need not be pursuant to County standards.
- D. Highway Access.** Access to a parcel zoned SE from any State highway shall be provided as required by the California Department of Transportation.
- E. Traffic Control and Security Plan.** At least 30 days prior to the first event at any amphitheater facility, a traffic control and security plan shall be prepared in coordination with the Butte County Sheriff, the Butte County Office of Emergency Services, the California Highway Patrol, the Butte County Agricultural Commissioner, and the Butte County Fire Marshall. This plan shall address such elements as satellite parking facilities, shuttle bus usage and routes, information brochures, emergency services access, employee ride share during major events, avoidance of conflicts with agricultural operations, and the security and safety for spectators, visitors and employees, including fire and police protection, costs of which shall be borne by the owners of the facility. The plan shall be updated at least every two years in coordination with the same agencies.
- F. Archaeological Resources.** If evidence of subsurface archaeological resources is found during construction, excavation in the vicinity of the find shall cease, a professional archaeologist shall conduct an evaluation in accordance with State and federal laws and regulations, and the find shall be documented or preserved to the extent required by applicable laws and regulations.

Comparable Sales

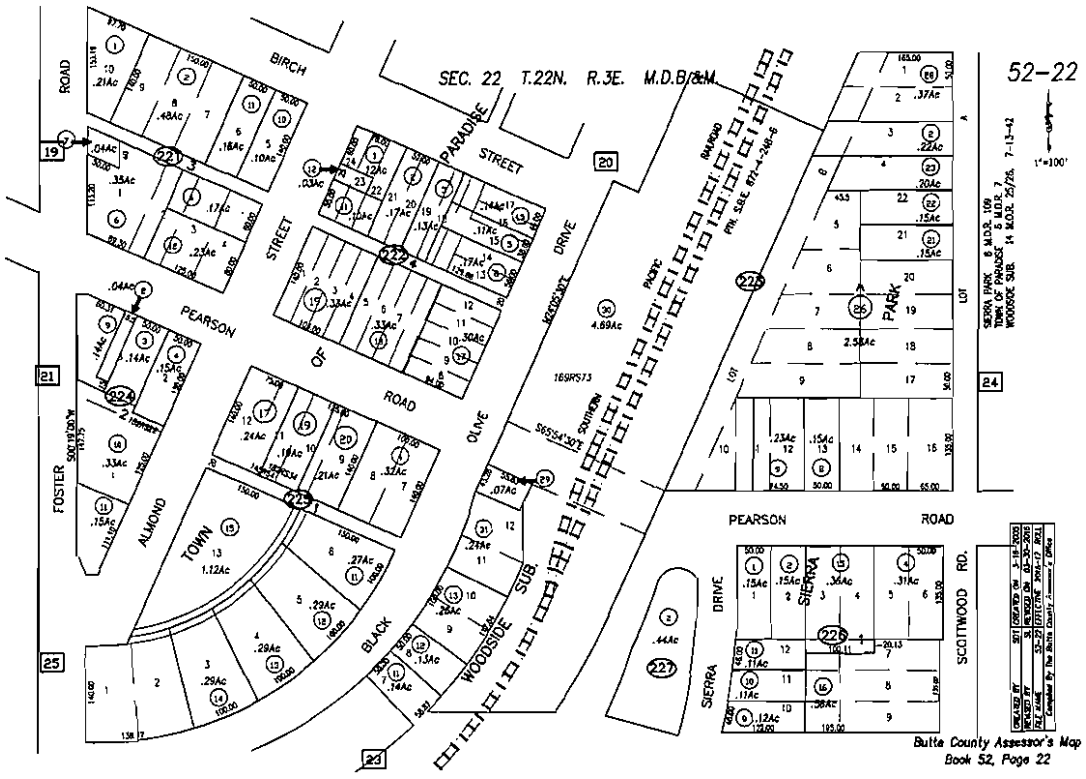
COMPARABLE SALE SHEET

			Sale No.	1
County:	Butte	Area:	Paradise	
A.P.N.:	052-225-011			
Lot size:	0.27 acres	Use Code:		
Location/Frontage:	5435 Black Olive			
Legal Description:	Por Section 22, T22N, R3E			

Deed Date	9/14/2019	Recorded	6/14/2019	Doc No.	28469
Grantor	Gagne ea		Grantee	Chow Family Trust	
Indicated \$	35,000	Verified \$	35,000	Source	Gagne
Terms	Cash				
Prior Sale Assessed		Land		Improvement	
Unit Price:	\$2.98	Structure	sf		

Present Use:	Vacant at sale	Zoning:	CB
Topography:	Gentle	Access:	Paved
Utilities:	On site	Amenities:	
Vegetative Cover:		Stream Lake frontage:	no
Comments: This parcel has been cleaned and retained a good portion of the tree cover.			



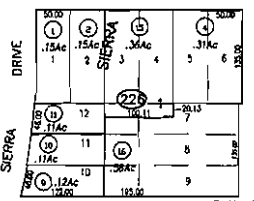


SEC. 22 T.22N. R.3E. M.D.B/8M

52-22

SIERRA PARK 8 M.D.S. 100
 TRACT OF PARADISE 6 M.D.R. 7
 WOODSIDE SUB. 14 M.D.R. 25/76 7-13-41
 1"=100'

PEARSON ROAD



Butte County Assessor's Map
 Book 52, Page 22

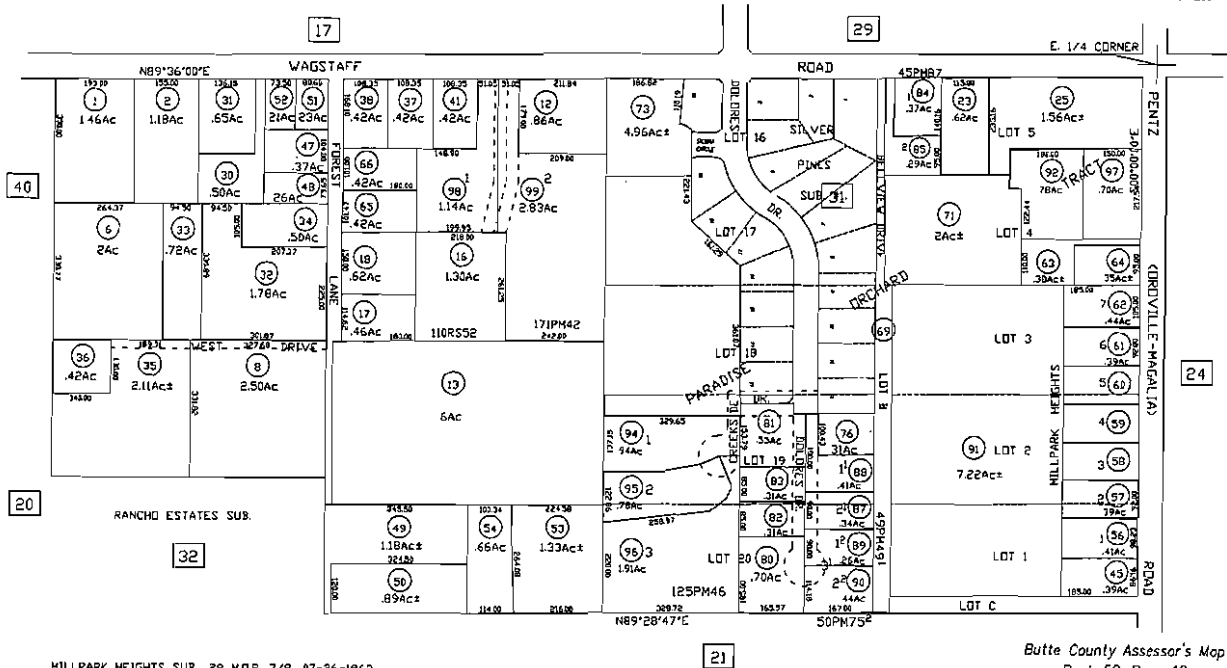
COMPARABLE SALE SHEET

		Sale No.	2
County:	Butte	Area:	Paradise
A.P.N.:	050-180-063		
Lot size:	0.38 acres	Use Code:	
Location/Frontage:	6623 Pentz Road		
Legal Description:	T22N, R3E, MDBM, Portion south half Section 12		

Deed Date	9/18/2019	Recorded	10/4/2019	Doc No.	
Grantor	Kuczynski	Grantee			
Indicated \$	23,000	Verified \$	23,000	Source	Buzzard
Terms	cash				
Prior Sale					
Assessed		Land		Improvement	
Unit Price:	\$	Structure	sf		

Present Use:	Vacant	Zoning:	C1
Topography:	gentle	Access:	gravel
Utilities:	On site	Amenities:	
Vegetative Cover:		Stream Lake frontage:	none
Comments: This site has been cleaned and cleared.			





MILLPARK HEIGHTS SUB., 28 M.D.R. 7/8, 07-26-1962
 PARADISE ORCHARD TRACT, 7 M.D.R. 15, 09-25-1911

All Assessor's maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with state and local subdivision ordinances. No liability is assumed for use of information shown on any Assessor's map. ALL ASSASSOR'S APPROXIMATE FOR RECORD'S INFORMATION.

Butte County Assessor's Map
 Book 50, Page 18

CREATED BY	06	CREATED ON	11-08-2007
REVISED BY	SL	REVISED ON	4-17-2008
FILE NAME	50-18 EFFECTIVE 2008-02 ROLL		
Compiled By The Butte County Assessor's Office			

COMPARABLE SALE SHEET

			Sale No.	3
County:	Butte	Area:	Paradise	
A.P.N.:	053-220-05029			
Lot size:	0.41 acres	Use Code:		
Location/Frontage:	7334 Skyway Paradise			
Legal Description:	T22N, R3E, Portion north half Section 14			

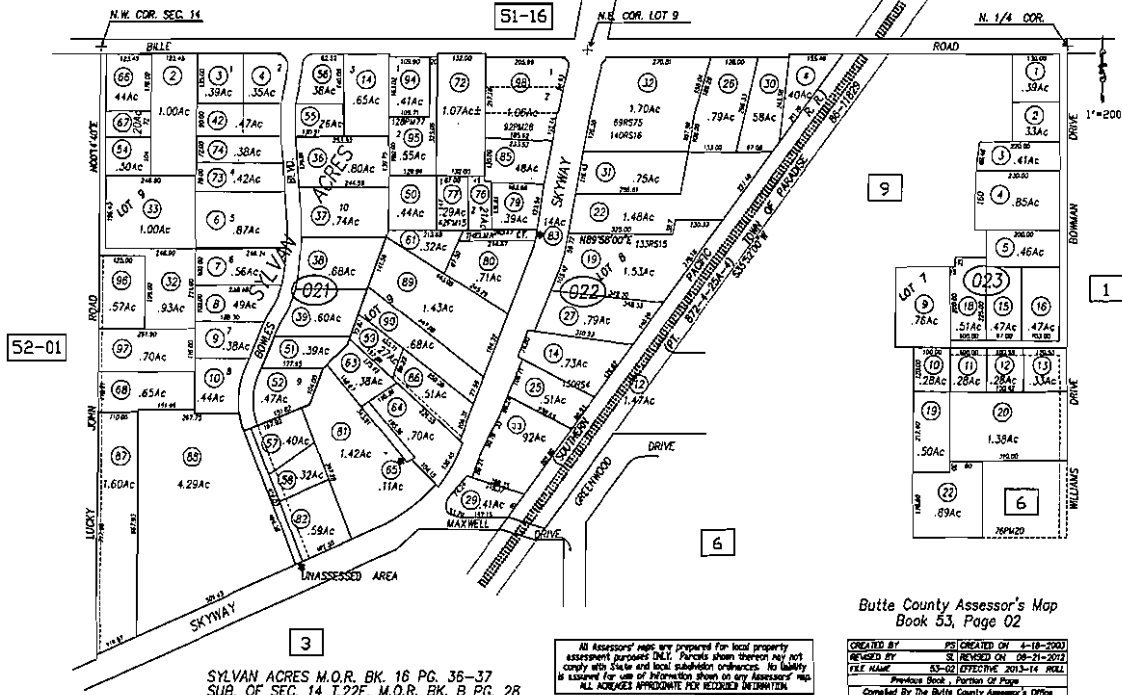
Deed Date	9/5/2019	Recorded	9/6/2019	Doc No.	39799
Grantor	Dunlap	Grantee	Garcia et al		
Indicated \$	\$100,000	Verified \$	\$100,000	Source	Bilotti
Terms	Cash				
Prior Sale					
Assessed		Land		Improvement	
Unit Price:	\$	Structure	sf		

Present Use:	vacant	Zoning:	CC
Topography:	Gentle	Access:	Paved
Utilities:	Available	Amenities:	
Vegetative Cover:		Stream Lake frontage:	none
Comments: This is the purchase of the site of the former Skyway Pet Hospital. Includes curb gutter and sidewalk along the Skyway, plus water and septic.			



PTN. N. 1/2 SEC. 14 T.22N. R.3E. M.D.B.&M.

53-02



52-01

51-16

9

1

6

3

SYLVAN ACRES M.O.R. BK. 16 PG. 36-37
 SUB. OF SEC. 14 T.22E. M.O.R. BK. 8 PG. 28

All Assessor's maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessor's map. ALL ACREAGES APPROXIMATE PER RECORDS INFORMATION.

Butte County Assessor's Map
 Book 53, Page 02

CREATED BY	PSI	CREATED ON	4-18-2003
REVISION BY	SI	REVISION ON	08-21-2012
FILE NAME	53-02 (EFFECTIVE 2013-14 ROLL)		
Previous Book - Portion of Page			
Compiled By: The Butte County Assessor's Office			

COMPARABLE SALE SHEET

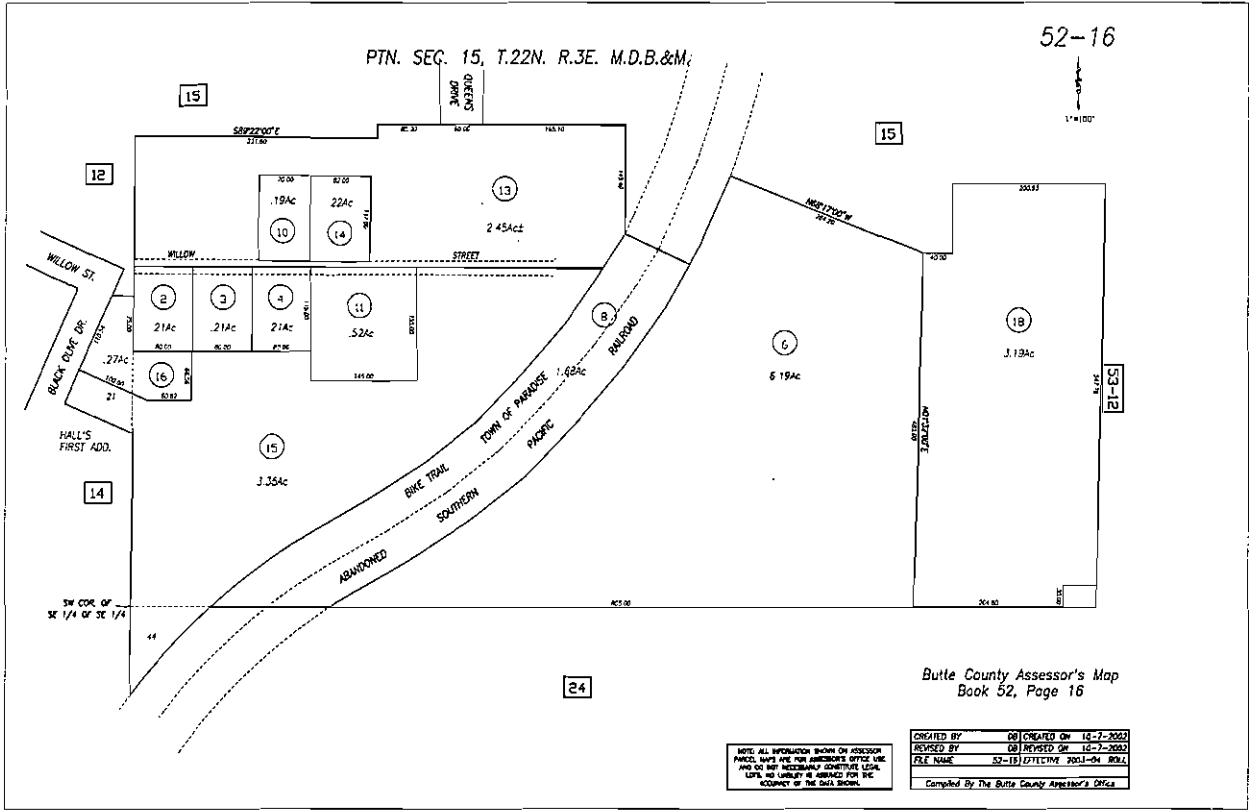
		Sale No.	4
County:	Butte	Area:	Paradise
A.P.N.:	052-160-011		
Lot size:	0.52 acres	Use Code:	
Location/Frontage:	780 Willow St Paradise		
Legal Description:	T22N, R3E, MDM, Portion Section 15		

Deed Date	8/30/2019	Recorded	9/5/2019	Doc No.	39664
Grantor	Biccum		Grantee	Evanisko	
Indicated \$	\$50000	Verified \$	\$50,000	Source	Biccum
	Terms	cash			
Prior Sale Assessed		Land		Improvement	
	Unit Price:	\$	Structure	1824 sf	

Present Use:	Vacant	Zoning:	C2
Topography:	Gentle	Access:	gravel
Utilities:	On site	Amenities:	
Vegetative Cover:		Stream Lake frontage:	none

Comments: This property has been cleared and cleaned, and offered 1824 sf of impact fee offset.





COMPARABLE SALE SHEET

		Sale No.	5
County:	Butte	Area:	Paradise
A.P.N.:	051-250-007		
Lot size:	0.41 acres	Use Code:	
Location/Frontage:	4039 Neal Road		
Legal Description:	T22N, R4E MDM; portion north half Section 18		

Deed Date	/2019	Recorded	7/10/2019	Doc No.	23650
Grantor		Grantee			
Indicated \$	\$29,000	Verified \$	29,001	Source	buyer
	Terms	cash			
Prior Sale					
Assessed		Land		Improvement	
	Unit Price:	\$	Structure	sf	

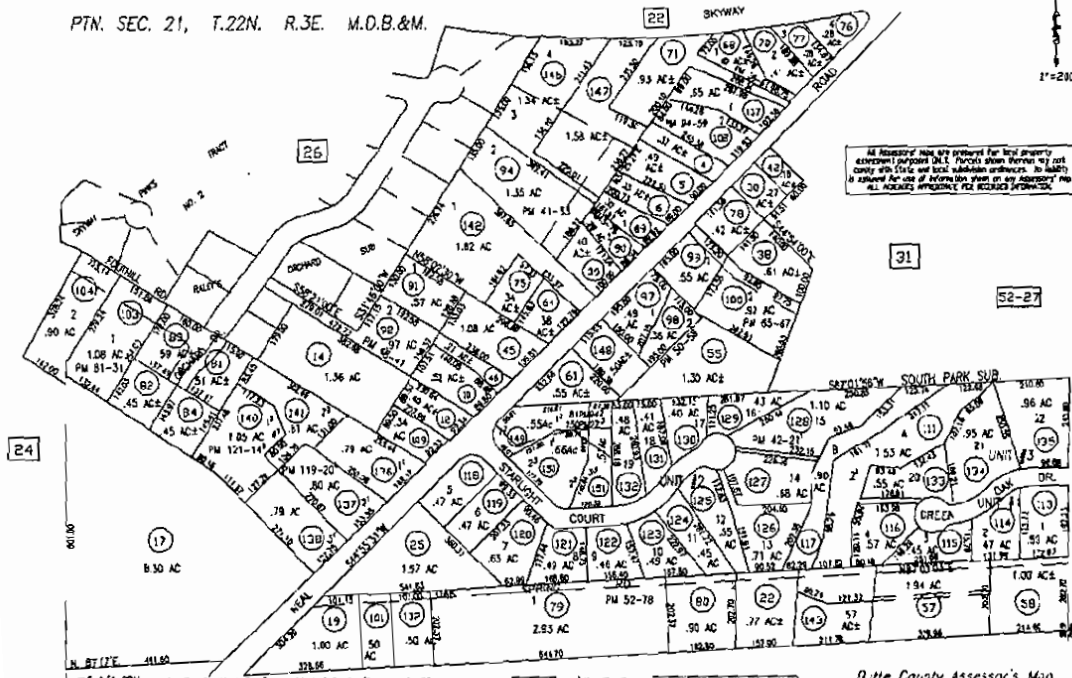
Present Use:	residential	Zoning:	NC
Topography:	Gentle	Access:	paved
Utilities:	On site	Amenities:	
Vegetative Cover:		Stream Lake frontage:	none

Comments: This parcel has been cleared and hooked up to water and septic.



PTN. SEC. 21, T.22N. R.3E. M.D.B.&M.

51-25



All Assessor's Maps are prepared for local property assessment purposes only. Parcels shown therein are not county-wide. Local and federal subdivision authorities. No liability is assumed for use of information shown on any Assessor's Map as accuracy regarding the accuracy of the map.

SOUTH PARK SUB. #1. 108 M.D.R. 10/73. 2-8-88
SOUTH PARK SUB. #2. 112 M.D.R. 12/75. 7-29-88
SOUTH PARK SUB. #3. 118 M.D.R. 05/87. 9-27-89 LOTS 70/72

3K 53

CREATED BY: [blank] CREATED ON: 11-8-2000
REVISED BY: [blank] REVISED ON: 11-8-2000
EFFECTIVE: 2001-03-01
Compiled by The Butte County Assessor's Office

Butte County Assessor's Map
Book 51, Page 25

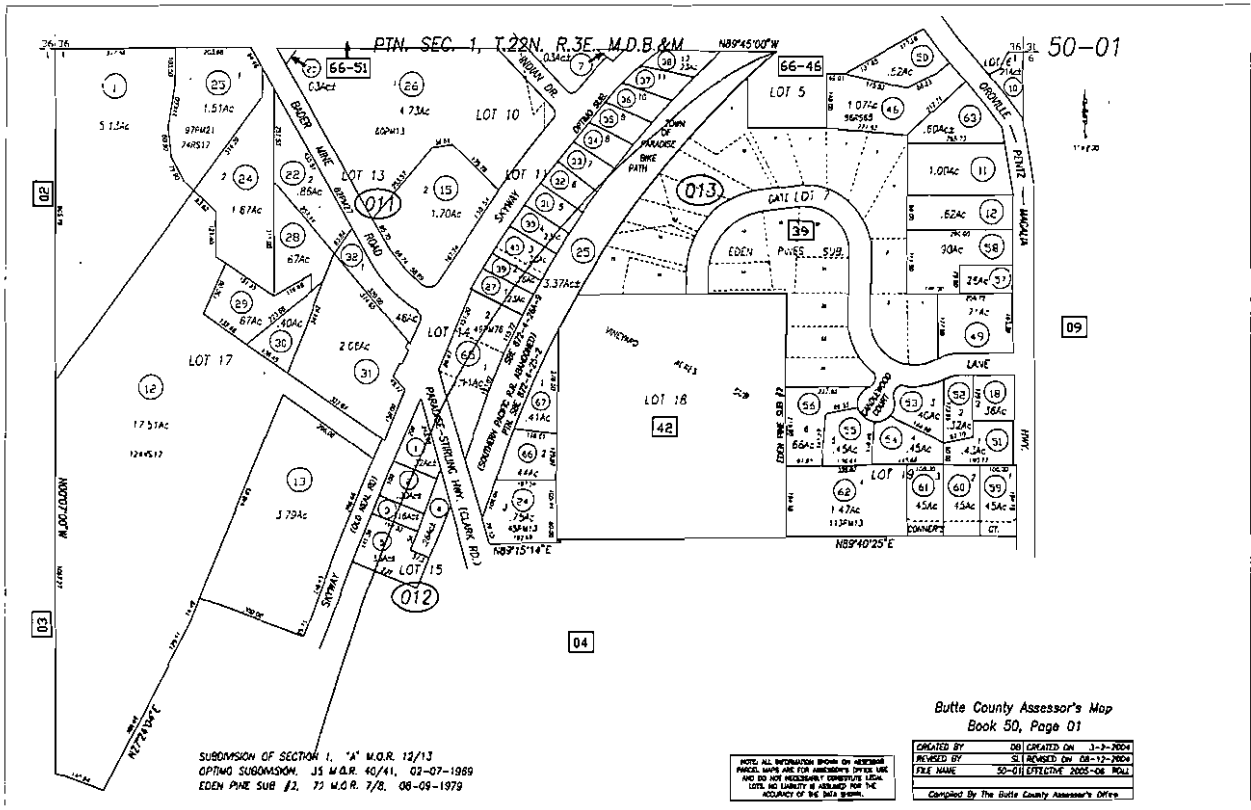
COMPARABLE SALE SHEET

		Sale No.	6
County:	Butte	Area:	Paradise
A.P.N.:	050-013-027,39		
Lot size:	0.39 acres	Use Code:	
Location/Frontage:	9208 Skyway		
Legal Description:	T22N, R1E, MDBM Portion Section 1		

Deed Date	6/26/2019	Recorded	7/02/2019	Doc No.	30911
Grantor	Harris-Sein	Grantee	Topolinski		
Indicated \$	39,000	Verified \$	39,000	Source	Buyer
Terms	Cash				
Prior Sale Assessed		Land		Improvement	
Unit Price:	\$	Structure	1440sf		

Present Use:	Vacant	Zoning:	C2
Topography:	gentle	Access:	paved
Utilities:	On site	Amenities:	
Vegetative Cover:		Stream Lake frontage:	None
Comments: This sale had housed a mobile home and garage. has an asphaltic curb along the Skyway			





SUBDIVISION OF SECTION 1, "A" M.O.R. 12/13
 OPTING SUBDIVISION. JS M.O.R. 10/41, 02-07-1989
 EDEN PINE SUB #2, 75 M.O.R. 7/8, 08-09-1979

NOTE: ALL INFORMATION SHOWN ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A LEGAL OPINION. BUTTE COUNTY ASSASSOR'S OFFICE ACCEPTS NO LIABILITY IN REGARD TO THE ACCURACY OF THE DATA SHOWN.

Butte County Assessor's Map
 Book 50, Page 01

CREATED BY	DL	CREATED ON	3-2-2004
REVIEWED BY	SL	REVIEWED ON	08-12-2004
FILE NAME	50-011 EFFECTIVE 2005-08 1001		

Compiled By The Butte County Assessor's Office

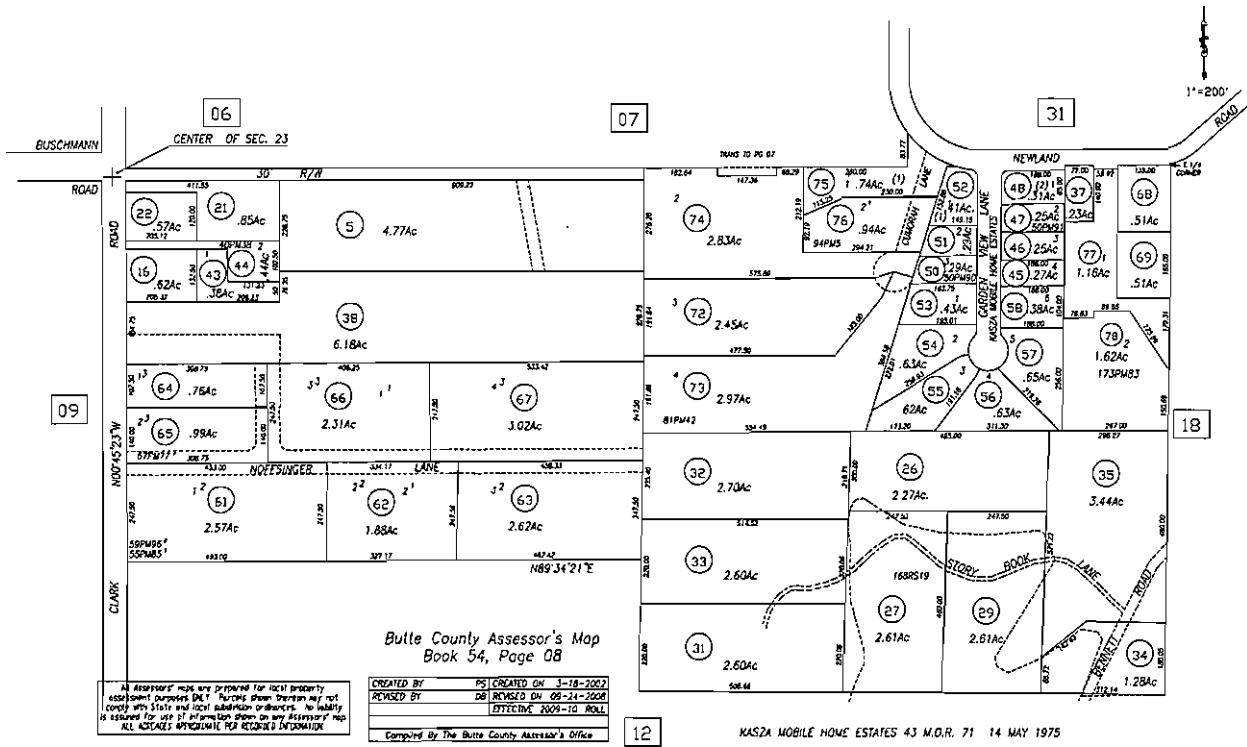
COMPARABLE SALE SHEET

			Sale No.	7
County:	Butte	Area:	Paradise	
A.P.N.:	054-080-067			
Lot size:	3.02 acres	Use Code:		
Location/Frontage:	1137 Noffsinger Ln Paradise			
Legal Description:	T22N, R3E, MDM; Portion Section 23			

Deed Date	5/20/2019	Recorded	5/24/2019	Doc No.	25490
Grantor	Lafabregue	Grantee	Fischer		
Indicated \$	149,000	Verified \$	\$149,000	Source	Bullock
Terms	cash				
Prior Sale					
Assessed		Land		Improvement	
Unit Price:	\$	Structure	5880sf		

Present Use:	Vacant	Zoning:	C2
Topography:	Gentle	Access:	paved
Utilities:	On site	Amenities:	
Vegetative Cover:		Stream Lake frontage:	none
Comments: This site previously housed 5 duplexes, and the roads and driveways and parking area survived.			





COMPARABLE SALE SHEET

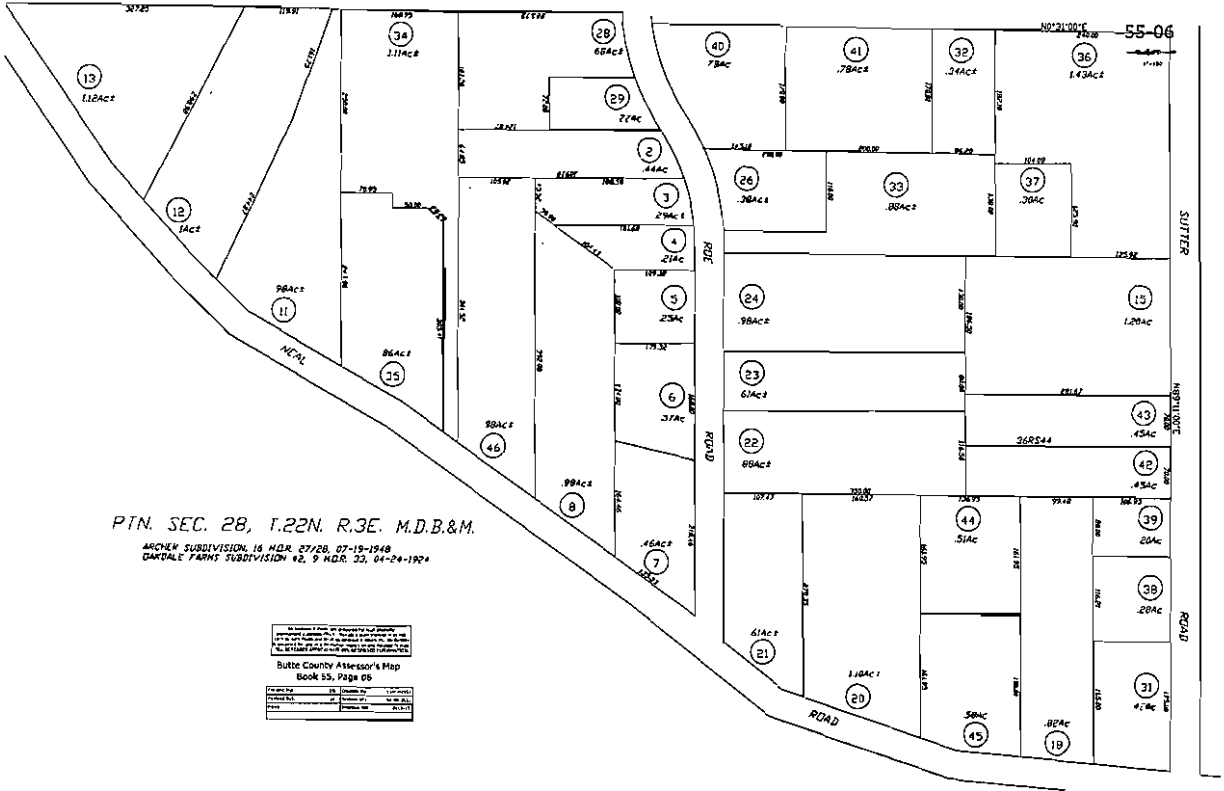
		Sale No.	8
County:	Butte	Area:	Paradise
A.P.N.:	055-060-035		
Lot size:	0.86 acres	Use Code:	
Location/Frontage:	3752 Neal Road		
Legal Description:	T22N, R3E, MDM; portion Section 28		

Deed Date	4/26/2019	Recorded	5/24/2019	Doc No.	25388
Grantor	Medlin	Grantee	Knadler		
Indicated \$	\$55,000	Verified \$	\$505,000	Source	Anderson
Terms	cash				
Prior Sale					
Assessed		Land		Improvement	
Unit Price:	\$	Structure	1440 +1000 garage sf		

Present Use:	Vacant	Zoning:	C1
Topography:	Gentle	Access:	paved
Utilities:	On site	Amenities:	pool
Vegetative Cover:		Stream Lake frontage:	none

Comments: This property is cleaned and cleared and includes an in ground pool and circular drive that survived the fire.





PTN. SEC. 28, T.22N. R.3E. M.D.B.&M.
 ARCHER SUBDIVISION, 16 M.D.R. 27/28, 27-19-1948
 DAKDALE FARMS SUBDIVISION #2, 9 M.D.R. 33, 04-24-1904

This document is a true and correct copy of the original as recorded in the public records of the State of Missouri. It is subject to the provisions of the Act of March 1, 1909, Chapter 122, R.S.M., which provides that the same shall be void if it is not recorded in the public records of the State of Missouri within the time specified in said Act.	
Butte County Assessor's Map Book 55, Page 08	
Prepared by Date Drawn by Date	Checked by Date Approved by Date

COMPARABLE SALE SHEET

			Sale No.	9
County:	Butte	Area:	Paradise	
A.P.N.:	053-101-027			
Lot size:	1.14 acres		Use Code:	
Location/Frontage:	6077 Clark Rd Paradise			
Legal Description:	T22N, R3E, MDM; Portion south half Section 14			

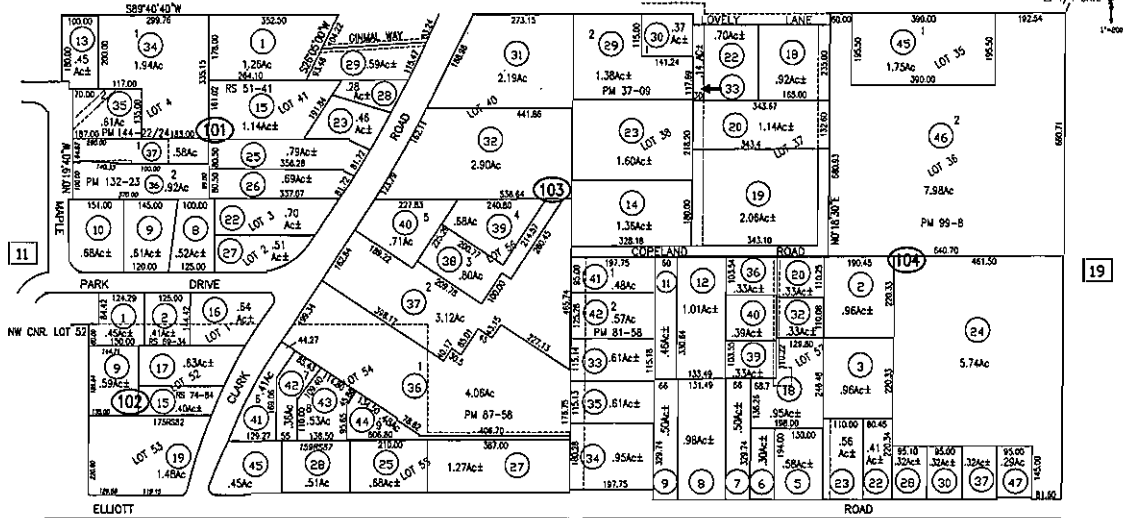
Deed Date	5/10/2019	Recorded	5/16/2019	Doc No.	24286
Grantor	John Trs et al		Grantee	Guynn Inc	
Indicated \$	\$36,000	Verified \$	\$36,000	Source	buyer
	Terms				
Prior Sale					
Assessed		Land		Improvement	
	Unit Price:	\$	Structure	sf	

Present Use:	Vacant	Zoning:	CI
Topography:	Gentle to steep	Access:	paved
Utilities:	Adjacent	Amenities:	
Vegetative Cover:	Trees shrubs	Stream Lake frontage:	creek
Comments: Had been listed since before the fire for \$175,000, and dropped to \$125,000 after, but it expired and the adjoiner offered \$36,000 and it sold. Has sidewalk curb and gutter on Maple Park but set back from creek and some steep portion.			



PTN. S. 1/2 SEC. 14, T.22N. R.3E. M.D.B.&M.

53-10



BRUCE SUR. 2 M.O.R. 167 A & B
SUB. OF SEC. 14, T.22E. B M.O.R. 28

All Assessor's maps are prepared for local property
assessment purposes ONLY. Purchasers should not
rely on this map for legal purposes. No liability
is assumed for use of information from an Assessor's map
unless ALL AGENCIES APPROVING PER REQUIRED BY LAW.

Butte County Assessor's Map
Book 53, Page 10

CREATED BY	ST	CREATED ON
REVISED BY	SC	REVISED ON 07-16-2012
		EFFECTIVE 2013-13 ROLL
Compiled By The Butte County Assessor's Office		

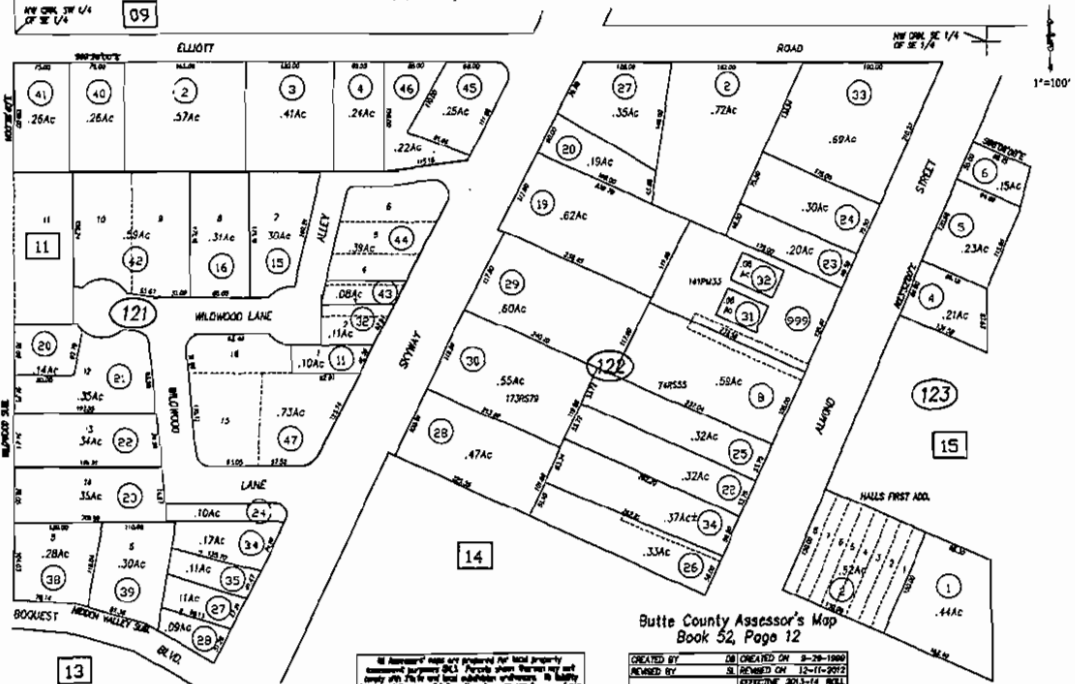
COMPARABLE SALE SHEET

			Sale No.	10
County:	Butte	Area:	Paradise	
A.P.N.:	052-121-039			
Lot size:	0.3 acres	Use Code:		
Location/Frontage:	Boquest Blvd Paradise			
Legal Description:	T22N, R3E, MDM; Portion Section 15			

Deed Date	2/5/2019	Recorded	2/13/2019	Doc No.	9846
Grantor	Madsen	Grantee	Madaan		
Indicated \$	\$35,000	Verified \$	\$35,000	Source	Gagne
	Terms				
Prior Sale Assessed		Land		Improvement	
	Unit Price:	\$	Structure	sf	

Present Use:	Vacant	Zoning:	CB
Topography:	Gentle	Access:	paved
Utilities:	Adjacent	Amenities:	
Vegetative Cover:	Trees shrubs	Stream Lake frontage:	
Comments: Included some pavement but no curb or gutter.			





13
 HILLS FIRST ADD. 6 M.O.R. 25
 HODEN VALLEY SUB. 17 M.O.R. 1/2
 WILDWOOD SUB. 19 M.O.R. 37/38

All Assessor's maps are prepared for local property assessment purposes only. Parcels shown thereon are not thereby given any legal character or evidence. It is hereby stated that the Assessor's office is not responsible for any errors or omissions on any Assessor's map. ALL RIGHTS ARE RESERVED BY THE ASSASSOR.

Butte County Assessor's Map
 Book 52, Page 12

CREATED BY	DB	CREATED ON	8-28-1999
REMOVED BY	SL	REMOVED ON	12-11-2012
		EXTENSIVE	3/21/16

Compiled by the Butte County Assessor's Office

COMPARABLE SALE SHEET

			Sale No.	11
County:	Butte	Area:	Magalia	
A.P.N.:	065-460-005			
Lot size:	0.41 acres	Use Code:		
Location/Frontage:	60Woodward Drive Magalia			
Legal Description:	T22N, R3E, MDM; Portion south half Section 14			

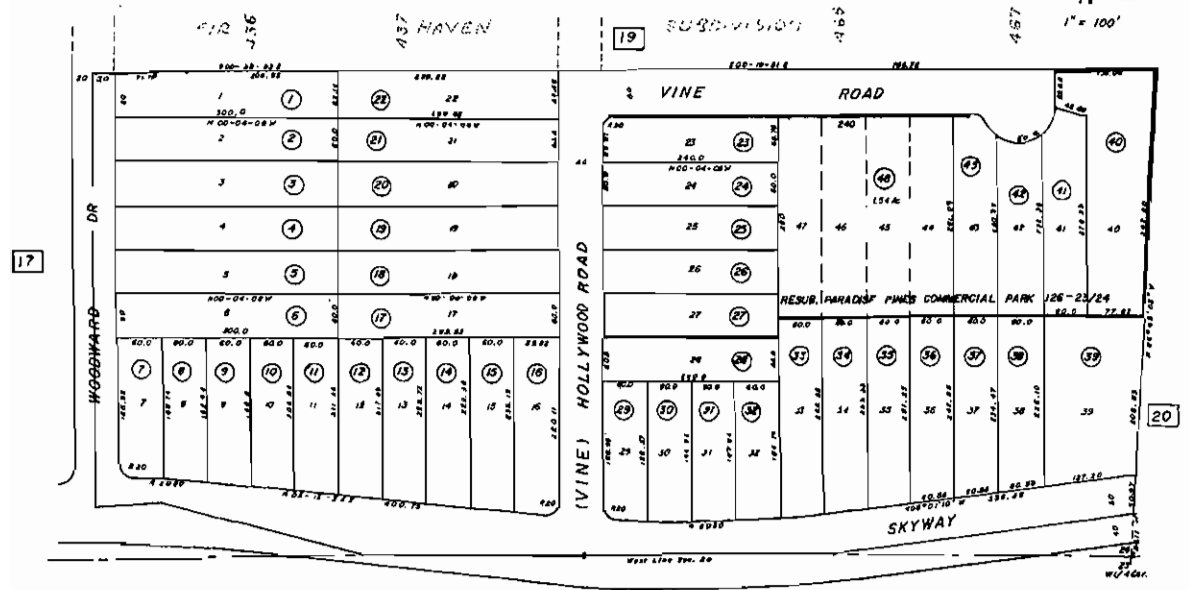
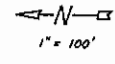
Deed Date	1/25/2019	Recorded	1/31/2019	Doc No.	24286
Grantor	Moritz CA IV TR	Grantee	Fuller IV Tr		
Indicated \$	\$20,000	Verified \$	\$20,000	Source	buyer
	Terms				
Prior Sale Assessed		Land		Improvement	
	Unit Price:	\$	Structure	sf	

Present Use:	Vacant	Zoning:	CC
Topography:	Gentle	Access:	paved
Utilities:	Adjacent	Amenities:	
Vegetative Cover:	Trees shrubs	Stream Lake frontage:	creek
Comments: Bought together with adjacent commercial property, but by separate deed. It is unimproved with heavy tree cover that did not burn.			



PARADISE PINES COMMERCIAL PARK

PTN. SEC. 24, TWP. 23 N., R. 3 E. M.D.B. & M.



BK 64

All Assessors' maps are prepared for local property assessment purposes ONLY and the parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for the use of the information shown on any Assessors' map.

Assessors' Map No. 65-46
County of Butte, Calif.
REVISED: P-72

PARADISE PINES COMMERCIAL PARK - Rec. 17 Dec. 1974 38 W0R 13 @ 14

Qualifications of the Appraiser

QUALIFICATIONS OF APPRAISER

NAME James P. Saake
376 E 1st Ave.
Chico, CA 95926

EDUCATION BA Cal State Hayward

APPRAISAL TRAINING (partial list)

AIREA course IA - Basic	1977	80 hrs
AIREA course IB - Capitalization	1978	80 hrs
AIREA - Litigation Valuation	1984	40 hrs
Lassen College - Real Estate Practice	1985	3 Sem units
USFS Appraisal Review	1987	24 hrs
USFS Appraisal Workshop	1989	32 hrs
APPRAISAL INSTITUTE - Farm Seminar	1991	1 day
APPRAISAL INSTITUTE - Report Writing and Valuation Analysis	1991	36 hrs
Limited Appraisals...	1994	7 hrs
ASFMRA - Advanced Resource Appraisal	1995	46 hrs
APPRAISAL INSTITUTE - Subdivision Analysis	1998	7 hrs
APPRAISAL INSTITUTE - Appraising Development Lands Impacted by Wetlands	1998	2 hrs
APPRAISAL INSTITUTE - Seminar Contaminated Properties	1998	3 days
ASFMRA Public Interest Value Seminar	1999	8 hrs
ASFMRA Conservation Easement Seminar	2000	15 hrs
ASFMRA Highest and Best Use Analysis	2002	15 hrs
ASFMRA Advanced Sales Confirmation	2002	8 hrs
APPRAISAL INST. - Scope of Work	2003	7 hrs
APPRAISAL INST. - Advanced Income Cap	2004	32 hrs
ASFMRA - Timber Valuation and Yellow Book Conservation Easement Valuation	2005	16 hrs
2008	33 hrs	
APPRAISAL INST. - Cost approach	2011	33 hrs
AI Complex Litigation Appraisal Case Studies	2015	7 hrs
ASFMRA Income approach	2015	27 hrs
Yellow Book Webinar	2017	3 hrs
Yellow Book Class	2018	14hrs
Current on USPAP and all CE requirements		

EXPERIENCE Appraiser with the US Forest Service from 1978 until departure in 1990.
Independent Fee appraiser since 1990.

RECENTLY COMPLETED APPRAISALS
In the past few years I have written appraisals for properties located throughout northern California. Interest has included fee simple, conservation easements, and easements for rights-of-way. Property types include orchards, row crop ground, timber land, cattle ranches, commercial and transitional property.

PARTIAL LIST OF CLIENTS

California Rangeland Trust	Feather River Land Trust
John Hancock Life Insurance Co.	Golden Valley Bank
Shasta Land Trust	Wildlife Conservation Board
Rocky Mountain Elk Foundation	Thermalito Irrigation District
Solano County Water Agency	Sierra Business Council

STATE CERTIFICATION Certified General Real Estate Appraiser OREA ID # AG004439

AFFILIATION Appraisal Institute, Practicing Affiliate

EXPERT WITNESS Butte County, Tehama County, Lassen County Superior Court

Memo



Date: 11/10/2021
To: Recreation and Park Committee (Anderson/Rodowick)
From: Dan Efseaff, District Manager
CC:
Subject: **Jordan Hill Road (Repanich) Briefing**

Location 16041 Jordan Hill Road, Magalia

Size 6.5 acres (total)

APNs 065-260-001: 5.36 acres
058-130-035: 1.14 acres

Owner Nicholas and Susan Repanich

Jurisdiction Butte County

Zone Rural Residential – 5 acre minimum (RR-5)

General Plan Rural Residential

Improvements None; accessible from Jordan Hill Road via a dirt road.

Easements TBD

Topography Moderately to steeply downward slope towards east (West Branch Feather River canyon) with a more level and cleared ~1.5-acre portion at the southwest corner.

Condition Largely damaged by Camp Fire; cleared of debris and dangerous trees. Some surviving scrub oaks, pines and regrowth of brush. Property is not fenced. Soils are poorly suited to agricultural use and restricted to limited grazing.

Appraisal 065-260-001: \$161,000
058-130-035: \$36,000

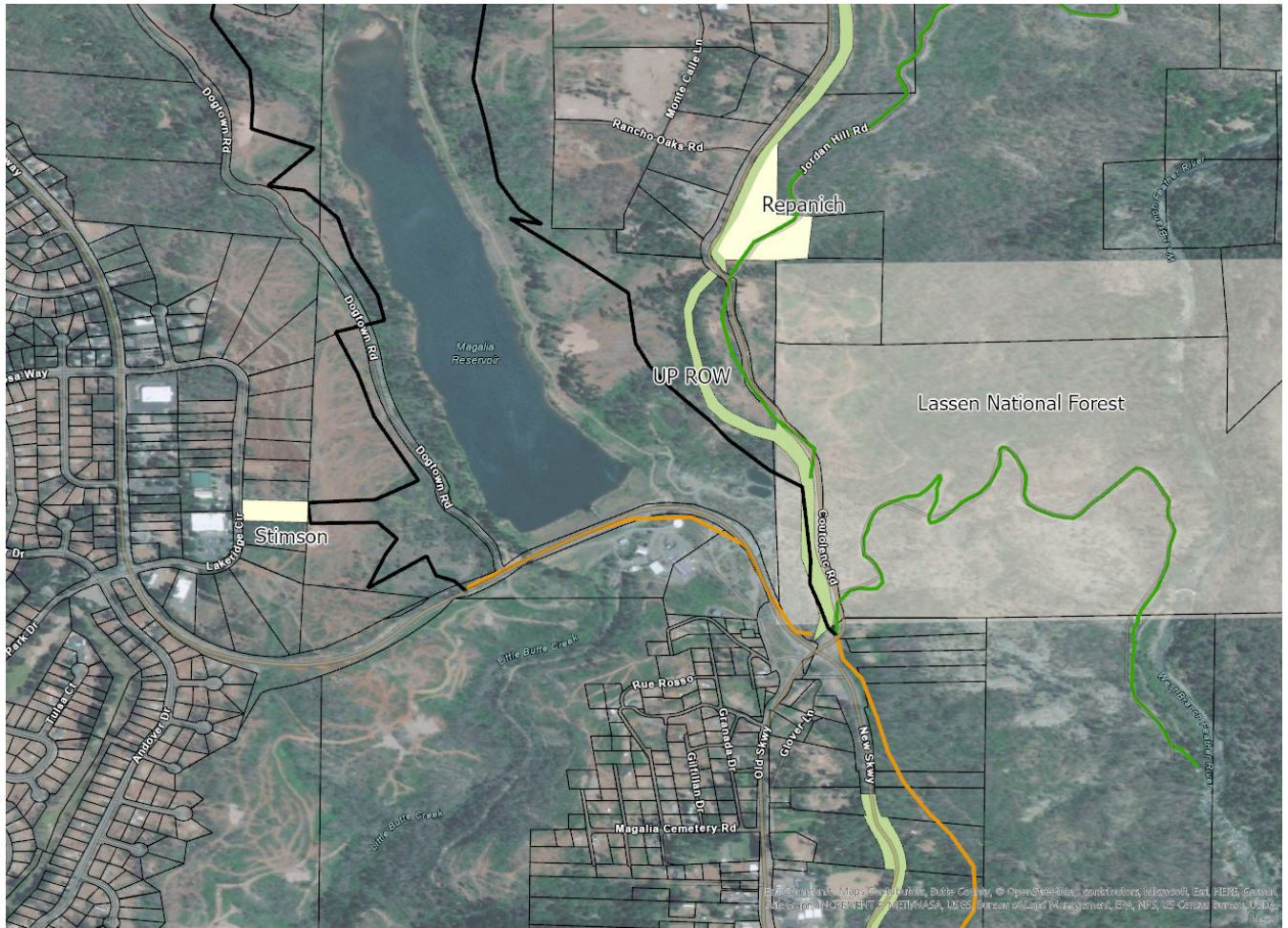
Title Report In progress (requested 9/24/21)

Phase 1 Environmental Report Completed

Land Survey In progress (requested 9/28/21)

The Repanich property is approximately three-quarters of a mile northeast of Magalia, and publicly accessible from Jordan Hill Road via Coutolenc Road. Portions of the property are almost level; however, overall slopes vary between 40 and 45 percent. The Union Pacific right-of-way borders the western boundary of the property; PID watershed land around Magalia Lake is about 600 feet to the west, and

the Lakeridge Circle parcels under consideration for a PRPD park are about a 3,500-foot walk by way of local roads. The property also borders Lassen National Park land extending east across the West Branch Feather River canyon and provides existing trail access to the West Branch of the Feather River.



APPRAISAL REPORT

THE SUBJECT PROPERTY LOCATED:

**16041 Jordan Hill Road,
Magalia, Butte County, CA**



REPORT PREPARED FOR

Dan Efseaff

Paradise Recreation & Park District



Evans Appraisal Service, Inc.

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EVANS APPRAISAL SERVICE, INC.



Appraisals ♦ Consulting

September 13, 2021

Dan Efseaff
Paradise Recreation & Park District

Dear Mr. Efseaff:

In accordance with your request, I have prepared an opinion of the Fair Market Value of the subject property, which is located at 16041 Jordan Hill Road, Magalia, in Butte County, CA.

I have valued this property as of the valuation date of July 20, 2021. This appraisal report is prepared in compliance with the Uniform Standard of Professional Appraisal Practice (USPAP). By reason of my investigation and by virtue of my experience, I have been able to form and have formed the opinion that the Fair Market Value of this property, as of the valuation date of July 20, 2021, is as follows:

FAIR MARKET VALUE.....\$36,000

Your attention is respectfully invited to the following report, which contains certain exhibits and factual data upon which the value conclusions are partially predicated.

Respectfully submitted,

**Michael H. Evans, FASA, FRICS
California State Certified General
Real Estate Appraiser # AG002019
Recertified until October 28, 2022**



California State Certified General Real Estate Appraiser
Member of the College of Fellows / American Society of Appraisers
Fellow of The Royal Institution of Chartered Surveyors



TABLE OF CONTENTS

INTRODUCTION

EXECUTIVE SUMMARY	-4-
THE APPRAISAL PROCESS	-5-
SCOPE OF APPRAISAL	-6-
COMPETENCY	-7-
PURPOSE AND INTENDED USE OF APPRAISAL	-7-
CLIENT AND INTENDED USER OF APPRAISAL	-7-
MARKET VALUE DEFINED	-8-
IDENTIFICATION OF THE SUBJECT PROPERTY	-8-
PROPERTY RIGHTS APPRAISED	-8-
DEFINITION OF FEE SIMPLE ESTATE	-8-
DATE OF APPRAISAL	-8-
ASSUMPTIONS AND LIMITING CONDITIONS	-9-
BUTTE COUNTY REGIONAL MAP	-11-
BUTTE COUNTY AREA ANALYSIS	-12-
IMMEDIATE AREA MAP AND AREA ANALYSIS	-27-
NATIONAL FLOOD INSURANCE PROGRAM	-31-
GENERAL PLAN AND ZONING	-32-
TAXES	-40-

PHYSICAL DESCRIPTION

SUBJECT PHOTOGRAPHS	-41-
ASSESSOR'S PLAT	-43-
PHYSICAL DESCRIPTION	-45-
STATEMENT OF OWNERSHIP	-50-
HIGHEST AND BEST USE	-50-

ANALYSIS

SALES COMPARISON APPROACH	-52-
COST APPROACH TO VALUE	-73-
INCOME APPROACH	-74-
RECONCILIATION OF VALUES	-75-
CERTIFICATION OF VALUE	-76-

ADDENDA

SALES SUMMARY	-78-
SALES MAP	-79-
QUALIFICATIONS OF MIKE H. EVANS, FASA	-80-
REFERENCES	-84-
ENGAGEMENT LETTER	-86-
LEGAL DESCRIPTION	-89-

EXECUTIVE SUMMARY

Appraisal Type: Appraisal report

Project: Rural Residential Site

Address: 16041 Jordan Hill Road, Magalia, in Butte County, CA

Assessor's Parcel Number: 058-130-035

Property Rights Appraised: Fee Simple Estate

Date of Appraisal: July 20, 2021

Zoning: RR-5

General Plan: RR

Land Area: 1.14 acres

Improvements: No building improvements

Highest and Best Use: Rural Residential Use

Values:

SALES COMPARISON APPROACH	\$36,000
COST APPROACH	NOT APPLICABLE
INCOME APPROACH	NOT APPLICABLE

Final Opinion of Fair Market Value: **\$36,000**

THE APPRAISAL PROCESS

The appraisal process is an orderly procedure of gathering information from the market, which will lead to an opinion of value. This information is obtained from many sources, but the best source is through recent sales of similar type properties. All sales used are examined and confirmed by the buyer, the seller, or a party knowledgeable to the transaction. All pertinent facts from the sales are analyzed, classified, and interpreted for use in the approaches to value.

There are three approaches to value which are considered when arriving at an opinion of value for the real estate. These are:

The Cost Approach

The Sales Comparison Approach

The Income Approach

In the Cost Approach, the value of the land is estimated from market data. Next, the replacement cost of the buildings is estimated; accrued depreciation is estimated and subtracted from the replacement cost estimate for an indication of the contributing value of the buildings. The estimated value of the land, added to the contributing value of the buildings, results in an opinion of value by the Cost Approach.

The Sales Comparison Approach is a method of comparing recent sales of similar properties to the subject property. This approach is based on the principle that the prudent investor would pay no more for a property than the cost of acquiring a satisfactory alternative property that possesses physical, economical, and financial comparability.

The value of a particular property tends to coincide to the value indicated by the actions of informed buyers and sellers in the marketplace for similar properties. A number of sales are investigated in order to determine the value of the subject property. A discussion and analysis of the sales are provided and adjustments are typically made for a date of a sale, physical and economical characteristics, and terms of sale or financing.

The Income Approach is based on an accurate measurement of a property's productivity under typical management, a conversion of the yields into gross and net income, and capitalization of this net income into an indication of market value. Whenever possible, all three approaches should be used. One or two approaches however, will often be given greater weight than the others, depending on the type of property, the most convincing factual data available, and the objective of the appraisal.

SCOPE OF APPRAISAL

This is an "appraisal assignment" as defined by the American Society of Appraisers and the Royal Institution of Chartered Surveyors within the standards of professional practice. The services resulting from this assignment have been performed in a manner consistent with the requirements of this organization and the analysis, opinions, and conclusions are those of a disinterested third party. All appropriate data deemed pertinent to the solution of the appraisal problem has been collected, confirmed, and reported in conformity with the standards of professional practice and the code of professional ethics of the American Society of Appraisers. This appraisal report reflects a summary of the data, analysis, opinion, and conclusions of the author.

For completion of this appraisal assignment, a preliminary survey is conducted; the property to be appraised is inspected. The owner provided the details of the site as of the date of value. Based upon this inspection a search for relevant market data is completed. By use of county records, a sales search is conducted for transactions involving properties which meet the criteria deemed by the appraiser to be appropriate for comparison to the subject. In addition, listings are obtained from knowledgeable sources within the area of the subject, including real estate brokers and participants within the real estate market. The sales information collected is then screened, inspected, confirmed, and analyzed for use within the comparison process.

Supplementary information such as comparative costs, rents, and market data are collected when deemed necessary from knowledgeable sources, as well as from files maintained for this purpose within the office of the appraisal firm. The data is analyzed through the appropriate approaches to value explained in the Analysis section of this report and finally, the appraisal containing the description, analysis, and conclusions is completed.

COMPETENCY

The Uniform Standards of Professional Appraisal Practice (USPAP) require that prior to accepting any assignment or entering into an agreement to perform any assignment, an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment completely or alternatively:

Disclose the lack of knowledge and/or experience to the Client before accepting the assignment.

Take all steps necessary or appropriate to complete the assignment competently.

Describe the lack of knowledge and/or experience and the steps taken to complete the assignment competently in the report.

The author of this report has had previous experience appraising real estate in the subject's area, and is familiar with the geographical area in which the property is located. Furthermore, properties which are physically and economically similar to the subject property have been common appraisal assignments. The author believes that he possesses the knowledge and experience to complete this assignment competently.

PURPOSE AND INTENDED USE OF APPRAISAL

The purpose of the valuation is to form an opinion of the Fair Market Value of the subject property. The intended use of this appraisal is to assist the client in making financial decisions regarding the subject property, in a potential purchase procedure.

CLIENT AND INTENDED USER OF THE APPRAISAL

Paradise Recreation & Park District is the client and the intended user of this appraisal report.

FAIR MARKET VALUE

Section 1263.320 of the California Code of Civil Procedure defines Fair Market Value as: "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property is identified in a legal description located in the Addenda section of this appraisal report. It is noted that the subject property is located at 16041 Jordan Hill Road, Magalia, in Butte County, CA. The subject property is identified by the Butte County Assessor's Office as Assessor's Parcel Number: 058-130-035. A copy of the Assessor's Plat is located in the Physical Description section of this report. This map shows the basic property lines and its relationship with the surrounding parcels.

PROPERTY RIGHTS APPRAISED

The rights of the subject property to be appraised are for the fee simple estate of the entire property. The definition of Fee Simple Estate is as follows:

DEFINITION OF FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of governmental powers of taxation, eminent domain, police power, and escheat.¹

DATE OF APPRAISAL

The physical inspection of the subject property was completed on July 20, 2021. The date of valuation of the subject property is July 20, 2021.

¹ The Appraisal of Real Estate, 12th Edition, Page 68

ASSUMPTIONS AND LIMITING CONDITIONS

- 1) That I assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good and marketable. All existing liens and encumbrances securing payment of money have been disregarded, and the property is appraised as though free and clear under responsible ownership and competent management.

- 2) That although dimensions are taken from sources considered reliable and verifying, measurements were made and such verification should not, in any way, be construed as a survey. Areas not calculated by an engineer are not guaranteed accurate from an engineering standpoint.

- 3) That legal descriptions, as furnished, are assumed to be correct.

- 4) That information obtained for use in this appraisal is believed to be true and correct to the best of my ability; however, no responsibility is assumed for errors or omissions, nor for any information not disclosed which might otherwise affect the valuation opinion. However, the appraiser reserves the right to consider and evaluate such data upon its disclosure.

- 5) That there exist no undisclosed restrictions or prohibitions concerning the possible use or development of the property for any purpose for which it is available.

- 6) That no responsibility is assumed for any condition not readily observable from the customary inspection of the premises, which condition might affect the valuation, except those items specifically mentioned in this report.

- 7) That exhibits included herein are to assist in visualizing the property and the surrounding area and are not to be construed to be the result of a survey.

- 8) That oil, gas, and mineral rights were not considered in making this appraisal unless otherwise stated.

9) That possession of this report, or a copy thereof, does not carry the right of use for any purpose for any but the client or their authorized agent without first obtaining the written consent of the author.

10) That testimony or attendance in court, by reason of this appraisal with reference to the property in question, shall not be required unless prior arrangements are made.

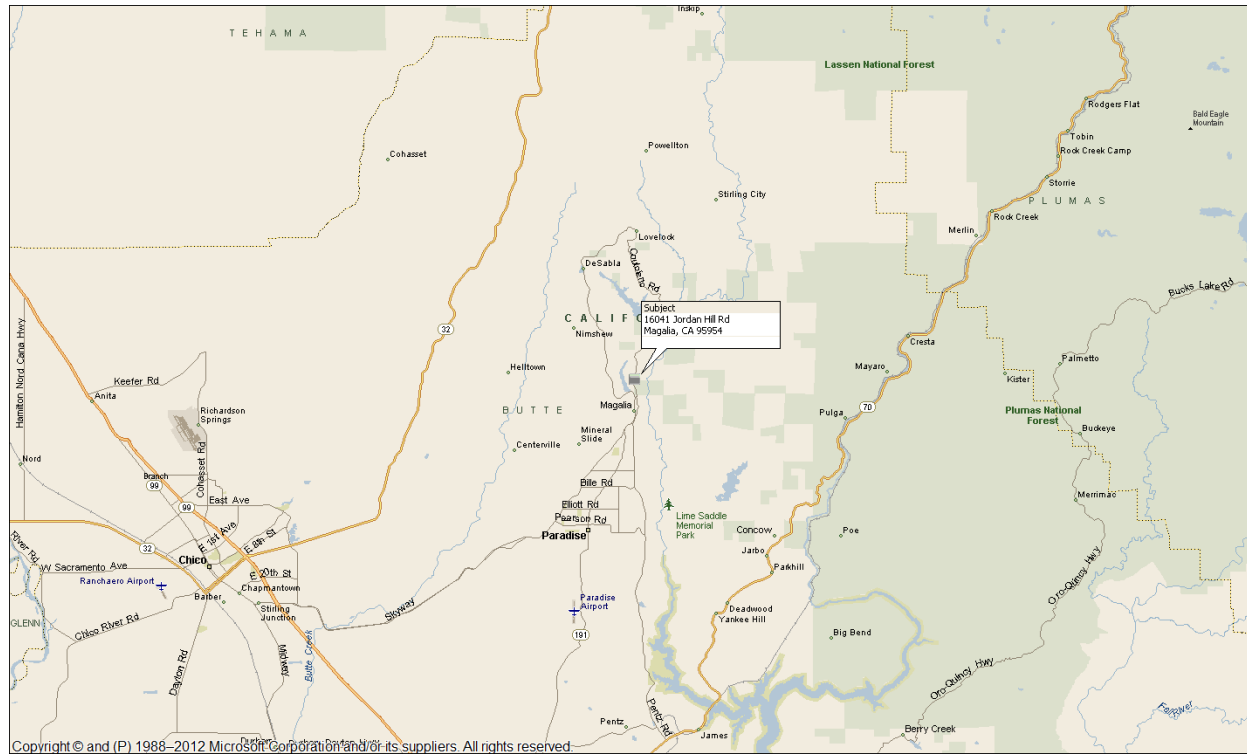
11) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The Four Forces

As indicated in the Appraisal Process section of this report the Four Forces constitute an important portion of the valuation process. How these forces affect the region and/or neighborhood has to be addressed. It is noted that regions and or neighborhoods can offer different advantages to its inhabitants, and are said to differ in quality. The quality of a region or a neighborhood can best be judged in terms of the needs and standards of its occupants. The major factors that affect the quality of any area can be grouped as physical, economic, social, and political in nature. These major factors are often referred to as the four forces, which affect the Market Value of any type of property within a defined region or neighborhood. Typically, the area surrounding any property being appraised can only be understood via an analysis of the county, city or town, and the immediate area where this property exists.

Based on the above, the author of this report researched and reported analyses of Butte County, and the immediate area where the subject property is located. They are as follows on the next pages:

BUTTE COUNTY MAP



BUTTE COUNTY ANALYSIS

Location and History



Butte County is centrally located on the east side of California's Sacramento Valley. The county extends easterly from the Sacramento River into the Sierra Nevada Foothills. Butte County was one of 27 original counties in California, officially established on February 18, 1850. At that time, it included all of the area that is now Plumas County, as well as parts of Sutter, Colusa, Tehama, and Sierra Counties. The county seat is located in Oroville, 65 miles north of Sacramento, the state capital. The five incorporated cities in Butte County, from largest to smallest, are Chico, Paradise, Oroville, Gridley, and Biggs. Named in 1887 for renowned British botanist, Sir Joseph Dalton Hooker, the Hooker Oak in Chico was widely regarded as the largest Valley Oak in the world until its collapse in a 1977 windstorm. Covering over 18,000 square feet of ground with the shade from its branches, the Hooker Oak stood over 105 feet tall and its trunk had a circumference of 28 feet. On the day it fell, the Hooker Oak was estimated to be 326 years old.

Environmental Characteristics



Butte County covers 1,670 square miles, or 1,068,800 acres, of which 85% are privately owned. There is also extensive acreage in the national forest and state parks. The elevation varies from 60 feet on the valley floor to over 7,000 feet in the mountains. Two-thirds of the county's acreage is mountainous. The eastern portion of the county contains waterfalls and canyons. Feather Falls, at 640 feet, is second only to the falls of Yosemite in regards to waterfall heights in California, as well as being the sixth tallest in the United States. The balance of the county is fertile, alluvial flood plain along the Sacramento River, on its northwesterly side and on the south-central portion of the Feather River. The loam soils of the valley floor include some of the most versatile in the world.

The basin lands in the southwest portion of the county include heavy clay soils that are mainly utilized for rice production. The most extensive water development program in the United States is centered in Butte County. Oroville Dam is the key unit in the California Water Plan. It is the world's largest earth-filled embankment with a developed lake, as well as being the nation's tallest dam. Lake Oroville has a shoreline of 168 miles.

The Sacramento and Feather Rivers, together with their tributaries, contribute to an ample supply of water for domestic, agricultural, and industrial needs. They also combine with the County's numerous lakes to provide recreational opportunities. The Butte County climate is warm and dry in the summer, with the winters being mild and pleasant. The average rainfall in the valley and the foothills is 20 inches per year. Historically, the mountains have accumulated a snow pack ranging from 30 inches to as much as 200 inches, thereby assuring a generous amount of runoff during the spring and summer. However, over the past ten years, the winter precipitation has been less predictable and has caused near-drought conditions during several of the summers. Most of Butte County's agricultural land is irrigated with water obtained from wells. While some of the wells have had to be deepened due to the lowering of the water table, the overall supply of irrigation water has not been substantially impacted through the drought and semi-drought years. Cities and counties from areas further south have expressed their interest in purchasing both surface and ground water from Butte County. In addition, there have been increased environmental demands to provide a sufficient amount of water to maintain migrating fish populations in the various rivers and streams of Northern California. These conflicting demands on water between rural, urban, and natural uses will continue into the foreseeable future and insure that concerns regarding water remain in the forefront for years to come.

Camp Fire

The Camp Fire was the deadliest and most destructive wildfire in California history. It is also the deadliest wildfire in the United States since the Cloquet fire in 1918 and is high on the list of the world's deadliest wildfires; it is the sixth-deadliest U.S. wildfire overall. It started on November 8, 2018, and was caused by Electrical Fire Transmission by PG&E; the fire reported a loss of 16.5 billion USD, noting that a total of 18,804 buildings were destroyed mostly in Paradise with few in Concow. Additionally thousands of acres were burnt along with their natural vegetation and many lives were lost.

Social Characteristics

As of 2017, Butte County had an estimate total population of 229,294 as per the United States Census. Butte County is serviced by the Western Pacific, Southern Pacific, and Sacramento Northern Railroads. State Highways 70 and 99 East run through Butte County, both being major thoroughfares in Northern California. The county interior road system provides access to most areas in the county and is adequately maintained. There are commercial airports in both Oroville and Chico.

Recreational Characteristics

Butte County is home to many recreational opportunities. Chico is home to the fourth largest municipal park in the nation. Annie Bidwell, widow of Chico's founder General John Bidwell, donated over 2,200 acres to the City of Chico to be used as a public park. Since that time, the City of Chico has added to the original acreage, creating a park that now encompasses close to 3,700 acres. Lake Oroville is home to a multitude of recreational activities. All types of water sports are possible at Lake Oroville, as well as hiking, fishing, camping, horseback riding, and mountain biking in the areas surrounding Lake Oroville. The first suspension bridge ever built in California, the Bidwell Bar Suspension Bridge, is California State Historical Landmark Number 314. When built in 1856, the Bidwell Bar Bridge crossed over the Feather River at Bidwell Bar.

Due to flooding that occurred with the construction of the Oroville Dam, the bridge was relocated to Bidwell Canyon for preservation purposes where, in 1954, it was closed to all but pedestrian traffic.

Economic Characteristics

According to the California Employment Development Department, the average unemployment rate in Butte County in 2020 was 9.2% noting that as of April of 2021 the rate decreased to 7.1%. See the following historical breakdown:

May 21, 2021		Employment Development Department		
March 2020 Benchmark		Labor Market Information Division, (916) 262-2162		
Data Not Seasonally Adjusted		http://www.labormarketinfo.edd.ca.gov		
Historical Civilian Labor Force				
Chico MSA				
(Butte County)				
Notes: 1) Data may not add due to rounding. The unemployment rate is calculated using unrounded data.				
2) Labor force data for all geographic areas for 1990 to 2021 now reflect the March 2020 annual revision (or benchmark) and Census 2014 population controls at the state level.				
2021	Labor Force	Employment	Unemployment	Unemp. Rate
January	91,300	83,900	7,400	8.1%
February	92,600	85,500	7,200	7.7%
March	92,600	85,700	6,900	7.4%
April	91,500	85,000	6,500	7.1%
May				
June				
July				
August				

September				
October				
November				
December				
Annual Averages				
2020	Labor Force	Employment	Unemployment	Unemp. Rate
January	96,300	90,800	5,400	5.6%
February	97,000	91,800	5,200	5.4%
March	97,600	91,700	5,900	6.1%
April	92,100	77,400	14,700	15.9%
May	91,400	79,300	12,100	13.3%
June	92,500	81,700	10,800	11.6%
July	90,400	80,300	10,100	11.1%
August	91,300	82,400	8,900	9.8%
September	90,500	82,300	8,200	9.0%
October	92,200	84,800	7,300	8.0%
November	90,300	84,100	6,200	6.9%
December	89,700	82,400	7,300	8.1%
Annual Averages	92,600	84,100	8,500	9.2%

2019	Labor Force	Employment	Unemployment	Unemp. Rate
January	99,100	92,300	6,800	6.9%
February	99,800	93,600	6,100	6.1%
March	99,700	93,600	6,100	6.1%
April	98,400	93,500	4,900	5.0%
May	98,400	94,000	4,400	4.5%
June	96,500	91,300	5,200	5.4%
July	95,300	90,000	5,300	5.6%
August	95,900	91,100	4,800	5.0%
September	98,200	94,200	4,000	4.1%
October	98,800	94,600	4,200	4.3%
November	97,800	93,500	4,300	4.4%
December	97,100	92,600	4,500	4.6%
Annual Averages	97,900	92,900	5,100	5.2%
2018	Labor Force	Employment	Unemployment	Unemp. Rate
January	100,500	94,500	6,000	5.9%
February	100,900	94,900	6,000	5.9%
March	102,700	96,900	5,800	5.6%
April	102,400	97,400	5,000	4.9%
May	102,400	98,000	4,400	4.3%
June	101,400	96,100	5,400	5.3%
July	102,300	96,900	5,300	5.2%
August	101,000	96,100	4,900	4.8%
September	102,800	98,400	4,300	4.2%
October	103,500	99,100	4,500	4.3%
November	100,900	96,200	4,700	4.6%
December	101,100	95,100	6,000	5.9%
Annual Averages	101,800	96,600	5,200	5.1%

Industry Projections

Employment Development Department		2014-2024 Industry Employment Projections				
Labor Market Information Division		Chico Metropolitan Statistical Area				
Published: April 2017		(Butte County)				
NAICS Code*	Industry Title	Estimated Employment 2014**	Projected Employment 2024	Numeric Change 2014- 2024	Percent Change 2014-2024	Annual Average Percent Change
	Total Employment	84,800	97,900	13,100	15.4%	1.5%
	Self Employment (A)	5,800	6,800	1,000	17.2%	1.7%
	Private Household Workers (B)	100	100	0	0.0%	0.0%
	Total Farm	2,900	3,200	300	10.3%	1.0%
	Total Nonfarm	76,000	87,800	11,800	15.5%	1.6%
1133,21,23	Mining, Logging, and Construction	3,200	3,800	600	18.8%	1.9%
31-33	Manufacturing	4,000	4,200	200	5.0%	0.5%
22,42-49	Trade, Transportation, and Utilities	13,300	14,800	1,500	11.3%	1.1%
42	Wholesale Trade	1,800	2,100	300	16.7%	1.7%
44-45	Retail Trade	10,000	11,100	1,100	11.0%	1.1%
22,48-49	Transportation, Warehousing, and Utilities	1,500	1,600	100	6.7%	0.7%

51	Information	1,000	1,000	0	0.0%	0.0%
52-53	Financial Activities	3,300	3,800	500	15.2%	1.5%
52	Finance and Insurance	1,900	2,300	400	21.1%	2.1%
54-56	Professional and Business Services	5,600	6,700	1,100	19.6%	2.0%
61-62	Educational Services (Private), Health Care, and Social Assistance	17,800	21,700	3,900	21.9%	2.2%
71-72	Leisure and Hospitality	8,000	10,000	2,000	25.0%	2.5%
81	Other Services (excludes 814-Private Household Workers)	3,800	4,100	300	7.9%	0.8%
	Government	16,100	17,700	1,600	9.9%	1.0%
	Federal Government	500	600	100	20.0%	2.0%
	State and Local Government	15,600	17,100	1,500	9.6%	1.0%
	State Government	4,100	4,200	100	2.4%	0.2%
	State Government Education	3,200	3,400	200	6.3%	0.6%
	Local Government	11,500	12,900	1,400	12.2%	1.2%
	Local Government Excluding Education	5,000	5,900	900	18.0%	1.8%

*	The North American Industry Classification System (NAICS) is used by government agencies to classify business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.
**	Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2015 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.
	Industry detail may not add up to totals due to independent rounding and suppression.

(A)	Self-employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.
(B)	Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.

Major Employers

Employer Name	Location	Industry
Butte Community Insurance Agcy	Chico	Insurance
Butte County Behavioral	Chico	Government Offices-County
Butte County Mental Hlth Svc	Chico	Mental Health Services
Butte County Social Welfare	Oroville	County Government-Social/Human Resources
California State University	Chico	Schools-Universities & Colleges Academic
California State University	Chico	Schools-Universities & Colleges Academic
Chico High School	Chico	Schools
County Sheriff	Oroville	Sheriff
Enloe Homecare & Hospice	Chico	Hospitals
Enloe Medical Ctr Prompt Care	Chico	Clinics
Enloe Medical Ctr-Admissions	Chico	Hospitals
Feather Falls Casino Koa	Oroville	Casinos
Feather River Hospital	Paradise	Hospitals
Gold Country Casino & Hotel	Oroville	Casinos
Knife River Corp	Chico	Asphalt & Asphalt Products
Lifetouch National Schl Studio	Chico	Photographers-Portrait
Northern California Homes	Paradise	Real Estate
Pacific Coast Producers	Oroville	Canning (Mfrs)
Pacific Coast Producers	Oroville	Canning (Mfrs)
Pacific Coast Producers	Palermo	Canning (Mfrs)
Sierra Nevada Brewing Co	Chico	Brewers (Mfrs)
United Healthcare	Chico	Medical Insurance Plans
Walmart	Chico	Department Stores
Wil-Ker-Son Ranch & Packing Co	Gridley	Fruits & Vegetables-Growers & Shippers
Zero Waste	Not Available	Recycling Centers (Whls)

Agricultural Characteristics

The climate and soil have historically made agriculture the economic base of Butte County. Butte County produces large quantities of almonds, rice, oranges, olives,



peaches, prunes, grains, and beans. Over 446,000 of Butte County's acreage is devoted to agriculture, without including grazing land for livestock, and greenhouse space for nursery stock. Almost any edible plant or tree that can be grown in the United States can be cultivated successfully in Butte County. Dairy, beef

cattle, sheep, and hogs contribute considerably to the economy as well.

The estimated gross value of agricultural production in Butte County for 2019 totaled \$688,369,916. This is a \$56,571,189 decrease over the 2018 gross value total of \$631,798,727. The County's 10-year average is \$716,272,922.

The following chart on the next page compares the values for agricultural products in Butte County for 2015-2019:

FIVE YEAR SUMMARY OF CROP VALUES

CROP	2015	2016	2017	2018	2019
APIARY PRODUCTS	\$10,586,121	\$10,586,121	\$11,198,212	\$11,339,919	\$16,278,127
FIELD CROPS	\$151,013,590	\$135,340,039	\$153,907,456	\$168,499,501	\$178,916,025
FRUIT & NUT CROPS	\$532,653,396	\$475,230,758	\$453,611,637	\$372,212,935	\$410,596,026
LIVESTOCK	\$12,781,800	\$14,478,648	\$12,744,180	\$12,342,133	\$13,894,423
NURSERY STOCK	\$14,111,000	\$11,664,000	\$13,877,606	\$18,806,821	\$16,488,171
SEED CROPS	\$14,091,107	\$14,677,834	\$12,186,168	\$10,288,040	\$12,002,400
VEGETABLE CROPS	\$1,743,626	\$1,524,973	\$1,601,222	\$1,681,283	\$1,723,471
ORGANIC CROPS	\$21,930,572	\$23,759,940	\$23,902,017	\$20,716,243	\$30,145,653
CROP TOTALS	\$758,911,212	\$687,262,313	\$683,028,498	\$615,886,875	\$680,044,296
TIMBER	\$13,728,672	\$8,525,004	\$13,534,716	\$15,911,852	\$8,325,620
GRAND TOTAL	\$772,639,884	\$695,787,317	\$696,563,214	\$631,798,727	\$688,369,916

FIVE YEAR SUMMARY OF PLANT CROP ACRES

CROP	2015	2016	2017	2018	2019
FIELD CROPS	311,061	321,932	309,483	253,644	310,582
FRUIT & NUT CROPS	101,486	101,446	101,409	107,299	108,113
SEED CROPS	6,647	6,176	5,492	5,533	6,144
VEGETABLE CROPS	817	674	603	615	525
GRAND TOTAL	420,011	430,228	416,987	367,091	425,364



The natural resources of the county, together with its pleasant residential environment, have stimulated some industrial development. Industrial development in Butte County has been affected by the overall poor condition of the California economy. Major products include lumber, light machinery, prefabricated homes, fabricated metal, stone and clay building materials, and processed foods.

Governmental and Political Characteristics

Butte County is one of 58 California counties and is governed by an elected board of supervisors. Major responsibilities of the county government include the County Sheriff's Department, Justice Courts, Public Health, and Public Works (including road maintenance). The major county agencies affecting real property are the Planning Office, the Planning Commission, the Assessor's Office, and the Building Department.

In California, real estate assessments and taxes changed dramatically in 1978, with the passage of Proposition 13. All counties within California are required to appraise all properties, except certain agricultural and timber properties, at full market value as they existed on March 1, 1978. A property created, developed, or sold after March 1, 1978 is appraised at full cash value as of the time created or sold, and may also be adjusted at up to 2% annually. By the passage of Proposition 13, the basic tax rate in California is \$1 per \$100 of appraised value, plus any taxes levied to cover bond indebtedness for county, city, school, or other taxing agencies. The County Assessor's Office is responsible for the appraisal of each property within the constraints of Proposition 13, and appraised values and tax rates are published annually after July 1st.



Since the passage of Proposition 13 in 1978, the State of California has continued to pass unfunded mandates for the counties, which include such items as welfare payments, court costs, environmental regulations, and others.

Water risk is increasing in California and across the west. Major drivers of water risk to agriculture sites in California include condition of the weather, regulations and competing urban and environmental demands for a limited water supply. Risk has been reduced in many regions with the development of water storage facilities and some conveyance systems over the last few decades. Surface water supply variability has been unambiguously increasing over the last several decades. Groundwater has historically served as a buffer to this variability. The Sustainable Groundwater Management Act will place restrictions on the previously unrestricted access to groundwater. Sustainable Groundwater Management Act: On September 16, 2014 Governor Edmund G. Brown Jr. signed three bills into legislation intended to mitigate future ground water degradation. These laws went into effect on January 1, 2015. The three bills, collectively termed the “Sustainable Groundwater Management Act” (SGMA), have the main goal of achieving groundwater sustainability by eliminating overdraft. Ground water basins and sub-basins designated as “high” or “medium” priority by the Department of Water Resources (DWR) will have the responsibility of forming “Groundwater Sustainability Agencies” (GSA's). The GSA's are charged with establishing a groundwater sustainability plan (GSP), implementing and enforcing each plan, including well monitoring, limiting water pumping, and imposing fees and penalties. The GSA's must be identified and established by July 1, 2017, with the development of a “Groundwater Sustainability Plan” (GSP) in place by January 31, 2020. The impact of this legislation on agriculture sites and the market value of such lands cannot be determined at this time.

The state is currently in Phase 3 of executing SGMA. All basins must have an adopted GSP by January 31, 2022, with critically over drafted basins having to comply two years earlier. Phase 4 is to achieve groundwater sustainability in critically over drafted basins by January 2040 and in all basins by January 2042.

District water deliveries will play a pivotal role in the sustainability of the area to be sustainably farmed. Areas outside of a district boundary (white zone), or properties with no/limited surface water supply may see a significant reduction in their ability to meet the needs of their plantings. The pumping restrictions, increasing cost of water and potential cost of fines imposed by SGMA are significant, with the effect of making farming in some areas unfeasible. Properties located within a strong groundwater recharge area and/or with a strong surface water supply will be in a stronger Position but will increase their dependence upon surface water.

At this time the implication of SGMA does not appear to have a measurable effect on real estate values within the subject's competitive market area. However, as the phases of SGMA are implemented, the landscape of California's overall agriculture market will likely change. How drastic of a change this would be remains to be seen, but some in the industry anticipate that as much as 25% of the irrigated land could come out of production over the next 25 years.

In the author's opinion this could be the largest land right taking and class action law suit the State has ever seen. However, as of the valuation date there has been no effect on land values at this point.

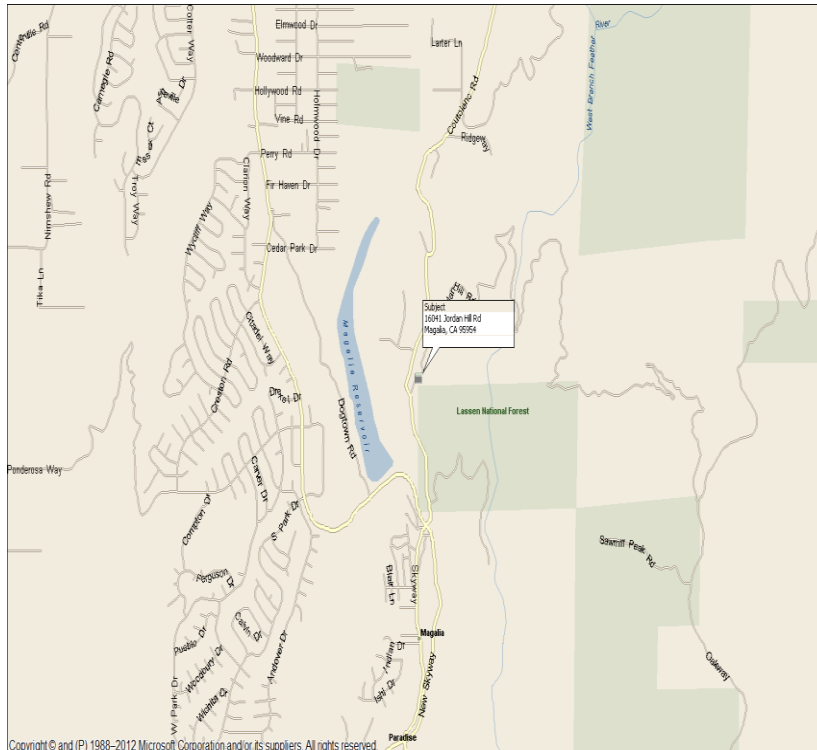
Fox Canyon Groundwater Management Agency: Strict water conservation measures protect the Oxnard Plain from over pumping by agricultural users and local water agencies. The Fox Canyon Groundwater Management Agency (FCGMA) was created by the California Legislature in 1982 as an independent special district, separate from the County of Ventura or any city government or other public agency to oversee Ventura County's vital groundwater resources.

The FCGMA manages and protects both confined and unconfined aquifers within several groundwater basins underlying the southern portion of Ventura County. All lands lying above the deep Fox Canyon aquifer account for much more than half of the water needs for 0.7 million residents in the cities of Ventura, Oxnard, Port Hueneme, Camarillo, and Moorpark, plus the unincorporated communities of Saticoy, El Rio, Somis, Moorpark Home Acres, Nyeland Acres, Leisure Village, Point Mugu, and Montalvo.

On April 11th, 2014, the Agency passed Emergency Ordinance E, which took effect on August 1st, 2014 and states that all agricultural operators will start using an Irrigation Allowance Index (ratio of the actual water applied divided by the Annual Irrigation Allowance) minus 25%. The ordinance requires the monitoring and reporting by agricultural operators of the amount of water they use for their crops. This emergency ordinance is in response to over-drafting of the basin due to the current drought conditions. Again at this time, it is unknown what effect this ordinance will have on agricultural property values in the affected area. Market participants are aware of the issue but as of the valuation date no market reactions have been observed.

A description of the immediate area of the subject property is as follows on the next page.

IMMEDIATE AREA MAP AND ANALYSIS



The subject property is located approximately three quarters of a mile north of the small unincorporated town of Magalia, which is the nearest town to the subject providing it with extremely limited services especially after the camp fire. The subject property is accessed from the southern side of Jordan Hill Road, which is a gravel road. This area is positioned at

the northeast edge of the County of Butte and is surrounded by trees and remote rural residential sites. It is rural in nature with the Skyway, a two lane asphalt paved county maintained road that meanders through the area, connecting the subject property's area to the surrounding rural remote towns such as Stirling City to then north and beyond with the valley floor. In summary, the subject's immediate area is rural and scenic with tall forested trees providing shade with limited traffic, especially during the winter months, as this area does occasionally get snowed in for a short period of time. Plowed access to the subject property is provided via the Skyway, Coutolenc Road and Jordan Hill, which are county maintained two lane roads in this area. The topography and climatic conditions limit the area to forest development with some single family houses being built in the area as well. Most of the parcels of ownership in the immediate area of the subject property range from less than one acre to several hundred acres in size for some of the surrounding properties. It is noted that many of these properties do not have buildings constructed upon them. Many of the properties that do have residences belong to owners who live in the Cities of Orland, Willows, and Chico, and use these houses during the summer months.

However, most of the homes in the subject's surrounding areas were destroyed in the Camp Fire. Overall, the usage in the immediate area of the subject is restricted to limited residential and timber and recreational uses, with very limited services available within a 5 mile radius. The boundaries of the subject property are as follows: The community of Magalia to the south, Stirling City Highway to the north, Butte Creek Canyon to the west and the Feather River canyon to the east. The utilities available to the subject property include electricity from PG&E, telephone service provided by several providers and sewage disposal, which is handled in the area via individual septic tank, leach line sewer systems. Potable water is normally provided by individual domestic pumps and wells.

MARKET TRENDS

Overall, the market for rural residential properties in Butte County and the surrounding areas has been active since the Camp Fire as new developers have been coming in and purchasing lots that are being exposed to the market by sellers who are not wanting to rebuild their homes after they lost them in the camp fire. As of the valuation date, this sector of the market is stabilizing and becoming active. Currently in the Magalia area, there is a total of four active listings between 1 and 5 acres showing the following list prices:

Active Listings



Sunday, September 12, 2021

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active

Address	L/S Price	Acres	LSqft	\$/Acre	ML#	List Date	CDOM
0 Goldcone	\$45,000	1.00	43,560	\$45,000.00	SN20254506	12/09/20	277
0 Dylan	\$75,000	3.00	130,680	\$25,000.00	SN21136838	6/24/21	80
0 Hidden Lake	\$125,000	3.16	137,650	\$39,556.96	PA21041386	2/27/21	197
0 Lakeridge	\$199,000	1.81	78,844	\$109,944.7	SN21198303	9/07/21	247
	\$111,000	2.24	97,683	\$54,875.43			200

Median: **\$100,000**

Average: **\$111,000**

On average, these comparable listings sold in days for \$

Market Conditions as Influenced by Current COVID 19 - Coronavirus Situation

The appraisal process is developed with a strong emphasis on completed transactions. This is most reflected in the Sales Comparison Approach; however, the Cost Approach and Income Approach are often reflective of somewhat lagging market data. Therefore, rapid market changes are often not reflected in current market value appraisals. USPAP requires analysis of current market conditions and credible value opinions are dependent upon in-depth, ongoing, and current analysis of all factors that have significant impact on market value.

On January 20, 2020, the first case of COVID-19 was confirmed in the state of Washington and has rapidly increased throughout the nation as well as the world at an exponential growth rate. As the virus has spread, significant impacts have been felt in the stock market, oil prices, travel industry, lodging, food and beverage, and other industries. The impact is rapid, significant, and as of now, the length, and eventual overall damage is unknown. As of the date of report, market evidence (sufficient sale data to indicate a market value impact) is not available and therefore current impact is yet to be settled within the market. Several factors would of course contribute to this, including the length of time the nation continues to be affected and the pace of the eventual recovery once the virus is contained or growth is at least mitigated.

Most epidemiologists and medical professionals initially believed that within a 2-3-month period, based upon government and private sector efforts, the virus spread would have been mitigated. However, it is now clear that the far reaching effects of the pandemic have yet to be fully realized and the duration of its influence is yet to be determinable. Given the degree of uncertainty and current debate regarding the process of returning to a more normal situation, there is a lack of adequate or sufficiently reliable market data from which to develop a measurable economic impact.

Even less evidence is available how these historical and future potential events are affecting market participants today.

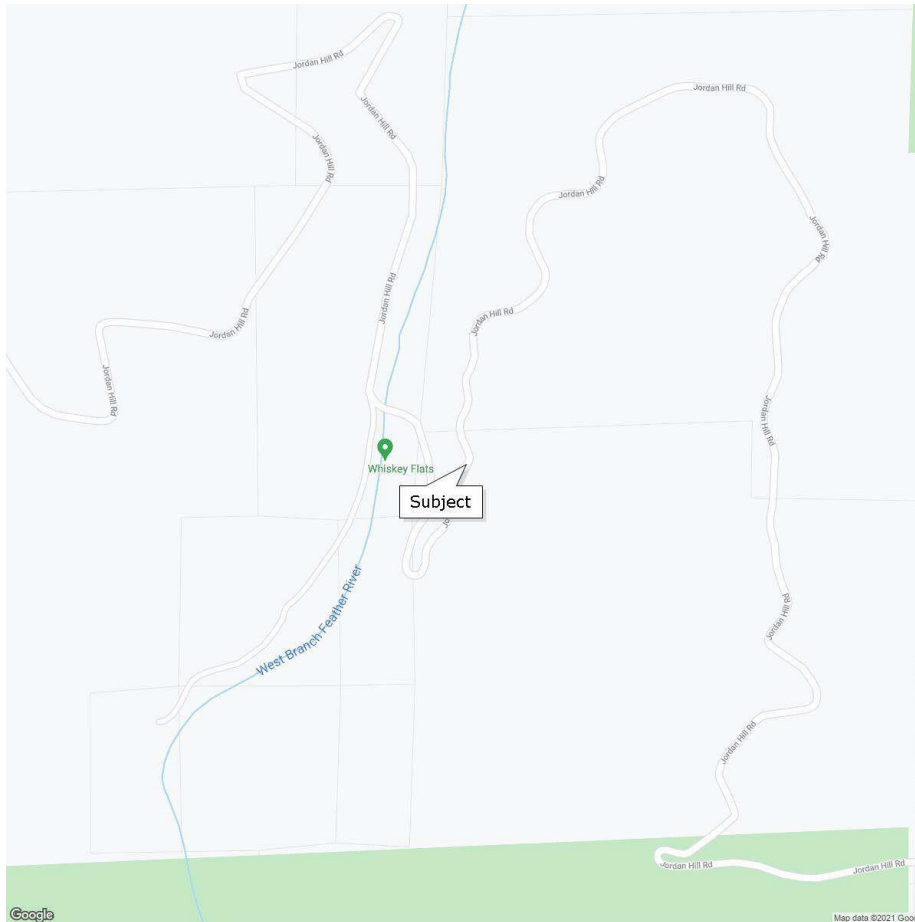
However, it is my opinion that overall, considering the market statistics, the economic impact within the local agricultural, commercial and residential real estate markets will be realized primarily in predominate marketing times.

Consequently, as of the effective date of the report, marketing times for properties similar to the subject will likely experience an additional marketing time of 30 to 90 days (or no additional marketing time if that is the case). Exposure time, as reflective of the time exposed to the market prior to the effective date would not be affected.

NATIONAL FLOOD INSURANCE PROGRAM

The subject property is located in a non Fema Special flood hazard area, Zone X. It is identified in community panel number 06007C0400E, effective as of 1/6/2011. As per this map, flooding is not an issue for the subject property. A copy of this map is as follows:





FLOOD MAP



FLOOD INFORMATION

Community: BUTTE COUNTY
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06007C0400E
Panel: 06007C0400
Zone: X
Map Date: 01-06-2011
FIPS: 06007
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

ZONING AND GENERAL PLAN

As of the valuation date, the subject property's zoning is RR-5. The general plan of the subject is RR. A description of the zoning ordinance, as originally received, is as follows:

Rural Residential (RR). The purpose of the RR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the rural and agricultural areas of the county. Standards for the RR zone are intended to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with adjacent agricultural uses. Permitted residential uses in the RR zones include a single-family home, small residential care home, and a second unit. The RR zone also conditionally permits non-residential uses compatible with a rural residential setting, including public and quasi-public uses, personal services, nurseries, and animal services. Animal grazing, crop cultivation, private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the RR zone. The minimum permitted parcel size in the RR zone ranges from 5 to 10 acres. The RR zone implements the Rural Residential land use designation in the General Plan.

TABLE 24-19-1 PERMITTED LAND USES IN THE RESIDENTIAL ZONES [1] [2]

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Agriculture Uses												
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-
Animal Grazing	P	P	P	P	P	P	-	-	-	-	-	Section 24-158
Animal Processing	-	-	-	-	-	-	-	-	-	-	-	-
Animal Processing, Custom	P	P	P	P	-	-	-	-	-	-	-	-
Feed Store	-	-	-	-	-	-	-	-	-	-	-	-
Crop Cultivation	P	P	P	P	P	P	-	-	-	-	-	-
Intensive Animal Operations	-	-	-	-	-	-	-	-	-	-	-	-
Stables, Commercial	C [3]	C [3]	C [3]	C [3]	-	-	-	-	-	-	-	-
Stables, Private	P	P	P	P	P	P	M [14]	M [14]	M [14]	M [14]	M [14]	-
Stables, Semiprivate	P [3]	P [3]	P [3]	P [3]	M [3]	M	-	-	-	-	-	-
Natural Resource Uses												
Forestry and Logging	P	P	-	-	-	-	-	-	-	-	-	-
Mining and Surface Mining Operations	C [4]	C [4]	-	-	-	-	-	-	-	-	-	-
Oil and Gas Extraction, including reinjection wells for natural gas	-	-	-	-	-	-	-	-	-	-	-	-
Oil and Gas Extraction, storage or disposal of Well Stimulation Byproducts	-	-	-	-	-	-	-	-	-	-	-	Section 24-167.1
Timber Processing	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses												
Agricultural Worker Housing Center	-	-	-	-	-	-	-	-	-	-	-	-
Caretaker Quarters	-	-	-	-	-	-	-	-	-	-	-	-
Duplex Homes	-	-	-	-	-	-	-	-	P	P	P	-
Home Occupations - Major	M	M	M	M	M	M	M	M	M	M	M	Section 24-162
Home Occupations - Minor	A	A	A	A	A	A	A	A	A	A	A	Section 24-162
Live/Work Unit	-	-	-	-	-	-	-	-	-	-	-	-

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Mobile Home Park	-	-	-	-	-	-	-	-	C	C	C	Section 24-167
Multiple-Family Dwelling	-	-	-	-	-	-	-	-	P	P	P	
Residential Care Homes, Large	-	-	-	-	M	-	M	M	M	M	M	
Residential Care Homes, Small	P	P	P	P	P	P	P	P	P	P	P	
Second Units	P	P	P	P	P	P	P	P	P	P	P	Section 24-172
Single-Family Home	P [6]	P [6]	P [6]	P [6]	P [6]	P [6]	P	P	P	P	P	
Community Uses												
Cemeteries, Private	-	-	-	-	-	-	-	-	-	-	-	
Cemeteries, Public	-	-	-	-	-	-	-	-	-	-	-	
Child Care Center	-	-	-	-	C	-	C	C	C	C	C	Section 24-159
Child Day Care, Large	M	M	M	M	M	-	M	M	M	M	M	Section 24-159
Child Day Care, Small	P	P	P	P	P	P	P	P	P	P	P	Section 24-159
Clubs, Lodges and Private Meeting Halls	C	C	C	C	C	-	C	C	C	C	C	
Community Centers	C	C	C	C	C	-	C	C	C	C	C	
Correctional Institutions and Facilities	-	-	-	-	-	-	-	-	-	-	-	
Cultural Institutions	-	-	-	-	-	-	-	-	-	-	-	
Emergency Shelter	-	-	-	-	-	-	-	-	-	-	-	
Golf Courses and Country Clubs	C	C	C	C	C	-	-	-	-	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	-	
Medical Office and Clinic	C [11]	C [11]	C [11]	C [11]	C	-	C	C	C	C	C	
Office, Governmental	-	-	-	-	-	-	-	-	-	-	-	
Outdoor Education	-	-	-	-	-	-	-	-	-	-	-	
Parks and Recreational Facilities	C	C	C	C	C	-	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	-	C	C	C	C	C	
Religious Facilities	C	C	C	C	C	-	C	C	C	C	C	
Schools, Public and Private	C	C	C	C	C	-	C	C	C	C	C	

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Water Ski Lakes	-	-	-	-	-	-	-	-	-	-	-	
Commercial Uses												
Adult Businesses	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Product Sales, Off-Site	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Product Sales, On-Site	P	P	P	P	P	P	-	-	-	-	-	
Agricultural Support Services, General	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Support Services, Light	-	-	-	-	-	-	-	-	-	-	-	
Animal Processing, Limited	-	-	-	-	-	-	-	-	-	-	-	
Animal Services	C	C	C	C	-	-	-	-	-	-	-	
Bars, Nightclubs and Lounges	-	-	-	-	-	-	-	-	-	-	-	
Bed and Breakfast	M	M	M	M	M	-	M	M	M	M	M	
Commercial Recreation, Indoor	-	-	-	-	-	-	-	-	-	-	-	
Commercial Recreation, Outdoor	C [3]	C [3]	-	-	-	-	-	-	-	-	-	
Construction, Maintenance and Repair Services	-	-	-	-	-	-	-	-	-	-	-	
Drive-through Facility	-	-	-	-	-	-	-	-	-	-	-	
Equipment Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Small	P	P	P	P	P	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Medium	M	M	M	M	M	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	C	C	C	C	-							
Gas and Service Stations	-	-	-	-	-	-	-	-	-	-	-	
Heavy Equipment Storage	P	See Section 24-173.2	P	See Section 24-173.2	See Section 24-173.1	-	-	-	-	-	-	Section 24-156
Hotel and Motel	-	-	-	-	-	-	-	-	-	-	-	

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Hunting and Fishing Clubs	C [3]	C [3]	-	-	-	-	-	-	-	-	-	
Nursery, Retail	C [5]	C [5]	C [5]	C [5]	-	-	-	-	-	-	-	
Nursery, Wholesale	C [5]	C [5]	C [5]	C [5]		-						
Offices, Professional	-	-	-	-	-	-	-	-	-	-	-	
Personal Services	C	C	C	C	C	-	C	M	M	M	M	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	-	
Public/Mini-Storage	-	-	-	-	-	-	-	-	-	-	-	
Recreational Vehicle Parks	-	-	-	-	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	-	-	-	-	-	-	
Retail, General	-	-	-	-	-	-	-	C	C	C	C	
Retail, Large Projects	-	-	-	-	-	-	-	-	-	-	-	
Retail, Restricted	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Repair	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Service and Maintenance	-	-	-	-	-	-	-	-	-	-	-	
Wine, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Facilities	See Section 24-175				-	-	-	-	-	-	-	
Industrial Uses												
Composting Facilities	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	-	-	-	-	-	-	
Research and Development	-	-	-	-	-	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	
Transportation, Communication and Utility Uses												
Aerial Applicator and Support Services	-	-	-	-	-	-	-	-	-	-	-	
Airport-Related Uses	-	-	-	-	-	-	-	-	-	-	-	
Farm Airstrips	-	-	-	-	-	-	-	-	-	-	-	

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Freight and Truck Terminals and Yards	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Facility, Large	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Facility, Small	-	-	-	-	-	-	-	-	-	-	-	
Recycling Processing Facility, Heavy	-	-	-	-	-	-	-	-	-	-	-	
Recycling Processing Facility, Light	-	-	-	-	-	-	-	-	-	-	-	
Reverse Vending Machine	-	-	-	-	-	-	-	-	-	-	-	
Runways and Heliports	-	-	-	-	-	-	-	-	-	-	-	
Telecommunications Facilities	See Article 26 (Telecommunication Facilities)											
Utilities, Major	C [10]	C [10]	C [10]	C [10]	-	-	-	-	-	-	-	Section 24-157
Utilities, Intermediate	M [9]	M [9]	M [9]	M [9]	-	-	-	-	-	-	-	Section 24-157
Utilities, Accessory	A [8]	M [13]	A [8]	M [13]	-	-	-	-	-	-	-	Section 24-157
Utilities, Minor	P [7]	P [7]	P [7]	P [7]	P [7]	P [12]	P [7]	P [7]	P [7]	P [7]	P [7]	Section 24-157
Other Uses												
Accessory Uses and Structures	See Section 24-156											

Notes:

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] Standards in the Zoning Ordinance that apply to specific uses are identified under the column "Applicable Regulations," defined under Section 24-8G.5, and are intended to direct the reader to a section that is related to the use.
- [3] Permitted only on sites 5 acres or larger.
- [4] Requires the approval of a mining permit and reclamation plan pursuant to Butte County Code Chapter 13.
- [5] Permitted only on sites 1-acre or larger.
- [6] One single-family home and a second dwelling is permitted per legal parcel.
- [7] Micro Wind Systems are subject to an Administrative Permit in all residential zones.
- [8] Agricultural Wind Energy System permitted in the FR and RR with a Minor Use Permit and not allowed in all other residential zones.
- [9] Small Wind Energy Systems are subject to a Conditional Use Permit in the RR, RCR, FR and FCR zones and not allowed in all other residential zones.
- [10] Large Wind Energy Systems not allowed.
- [11] Medical Offices and Clinics are not permitted in areas subject to the Unique Agriculture Overlay Zone.
- [12] Micro Wind Systems are not permitted in the VLDCR Zones.
- [13] Minor Use Permit for Tier 2 Solar Electric System only, all other Utility, Accessory uses not allowed.
- [14] Permitted only on parcels of 4 acres or larger.

- B. Parcel Size and Density.** Table 24-20-1 (Parcel Size and Density for Residential Zones) identifies the parcel size and density standards that apply in residential zones.

TABLE 24-20-1 PARCEL SIZE AND DENSITY FOR RESIDENTIAL ZONES

	Parcel Area (min.) [4] [5]	Parcel Width (min.) [1] [4]	Residential Density [2]	
			Min.	Max. [3]
FR-1	1 acre	65 ft.	–	1 unit per acre
FR-2	2 acres	65 ft.	–	1 unit per 2 acres
FR-5	5 acres	65 ft.	–	1 unit per 5 acres
FR-10	10 acres	65 ft.	–	1 unit per 10 acres
FR-20 / FCR-20	20 acres	65 ft.	–	1 unit per 20 acres
FR-40	40 acres	65 ft.	–	1 unit per 40 acres
RR-5	5 acres	65 ft.	–	1 unit per 5 acres
RR-10 / RCR-10	10 acres	65 ft.	–	1 unit per 10 acres
VLDR	1 acre	65 ft.	–	1 unit per acre
VLDR-2.5	2.5 acres	65 ft.	–	1 unit per 2.5 acres
VLDCR	1 acre	65 ft.	–	1 unit per acre
LDR	13,500 sq. ft.	50 ft.	–	3 units per acre
MDR	6,000 sq. ft.	50 ft.	–	6 units per acre
MHDR	3,500 sq. ft.	35 ft.	–	14 units per acre
HDR	3,500 sq. ft.	35 ft.	14 units per acre	20 units per acre
VHDR	3,500 sq. ft.	35 ft.	20 units per acre	30 units per acre

Notes:

[1] A minimum 40-foot parcel width is permitted for cul-de-sac parcels.

[2] Second units are permitted in all residential zones.

[3] In the FR, FCR, RR, RCR, LDR and VLDR zones, only one primary dwelling unit and one second unit is permitted per parcel, regardless of parcel size.

[4] Applies only to the creation of new parcels through the subdivision process.

[5] Corner parcels may exceed maximum permitted parcel area by up to 10 percent.

- C. Structure Setbacks and Height.** Table 24-20-2 (Setback and Height Standards for Residential Zones) identifies structure setback and height standards that apply in residential zones.

TABLE 24-20-2 SETBACK AND HEIGHT STANDARDS FOR RESIDENTIAL ZONES [1]

	Standard by Zone									Additional Standards
	FR/FCR	RR/RCR	VLDR	VLDCR	LDR	MDR	MHD	HDR	VHDR	
Primary Structure Setbacks (min.)										
Front	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	Article 17 (Agricultural Buffers) Article 16 (Riparian Areas) Article 12 (Setbacks Requirements and Exceptions)
Interior Side	10ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Street Side	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Rear	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	
Accessory Structure Setbacks	See Section 24-156									
Separation Between Structures	As required by the California Building Code									
Primary Structure Height (max.)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	Article 11 (Height Measurements and Exceptions)
Accessory Structure Height	See Section 24-156									Article 11 (Height Measurements and Exceptions)

Notes:

[1] Additional setbacks may be required by the Butte County Fire Safe regulations and the Public Resources Code, Section 4290.

TAXES

The subject property is identified by the Butte County Assessor's office as the following Assessor's Parcel Number. The tax data for the 2020/2021 tax year is as follows:

Assessed Values

Assessor's Parcel Number	Acres	Land	Improvements	Personal Property	Taxes	Tax Rate
058-130-035	1.14	\$23,426.00	\$0.00	\$0.00	\$251.66	1.041353%

According to the Assessor's Office Records, the total Market Value of the subject property is \$23,426. The Assessor's Office values are not indicative of the Market Value of the subject property. It should be also noted that the Assessor's Office Records are merely a factoring of the values, as they existed in 1978 when Proposition 13 was passed. Unless a recent sale has taken place, or the property has been transferred initiating a new appraisal report, these values are not normally indicative of market value in today's real estate market. Therefore, typically, they would not be utilized in establishing the Market Value of the subject.

A typical purchaser would have the expectation that immediately after purchase, the taxes would either increase or decrease dramatically depending on the purchase price. Therefore, the tax rate will be used in estimating the taxes as an expense item in the Income Approach to value, if applicable.

SUBJECT PHOTOGRAPHS



Address of lot



Dirt access road



Easternmost road frontage



Road frontage looking east

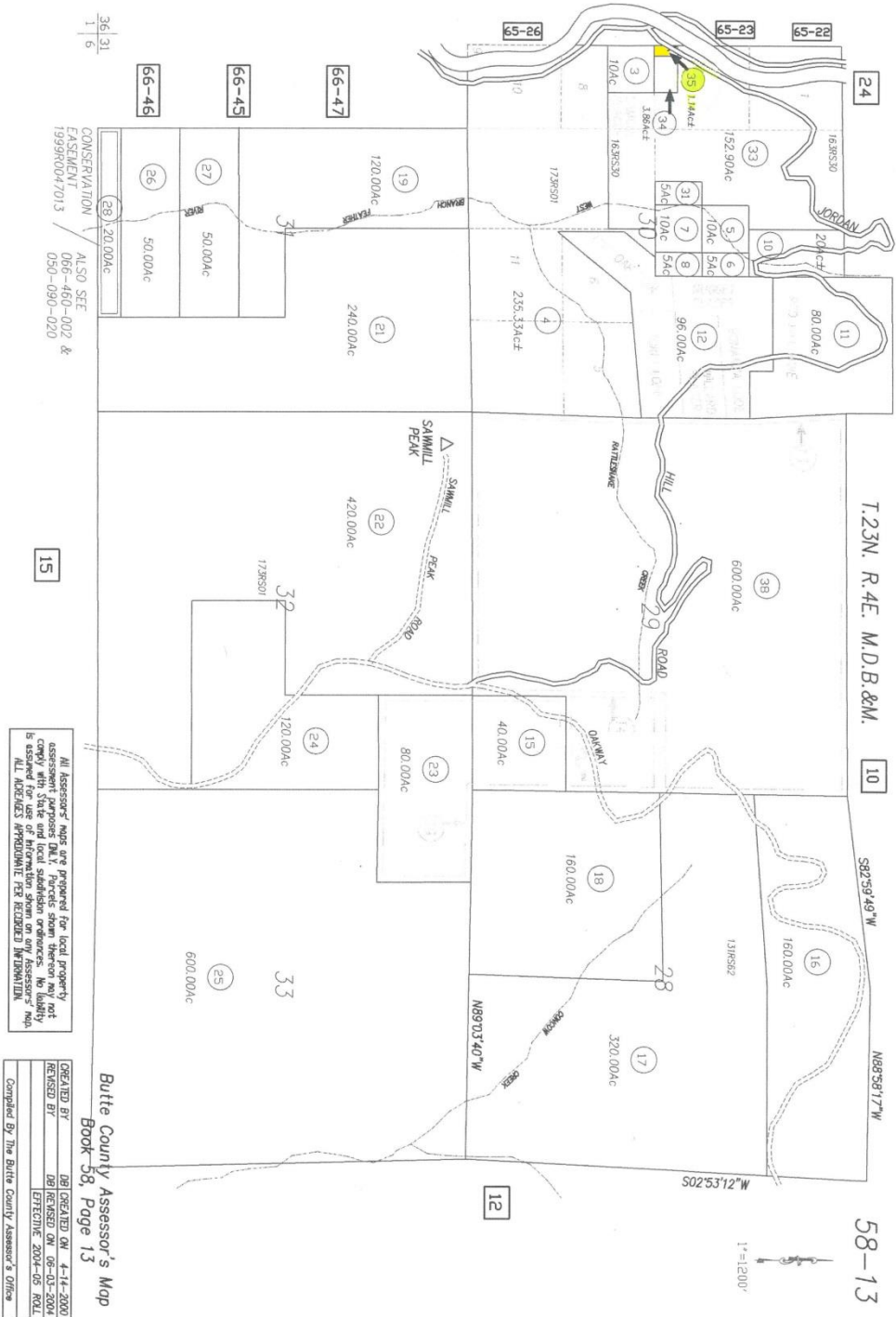


Road frontage looking west



View of flat dirt lot

ASSESSOR'S PLAT



All Assessor's maps are prepared for local property assessment purposes only. Future state or local legislation or ordinance may not be assumed for use of information shown on any Assessor's Map. ALL RIGHTS RESERVED BY THE STATE OF CALIFORNIA.

CREATED BY	DGI CREATED ON	4-14-2004
REVISION BY	DGI REVISION ON	06-03-2004
	EFFECTIVE DATE	2004-05-01
Compiled By The Butte County Assessor's Office		

Butte County Assessor's Map
Book 58, Page 13

AERIAL PLAT



PHYSICAL DESCRIPTION

Site Description

The subject property is located approximately three quarters of a mile north of the unincorporated town of Magalia, which is the nearest town to the subject. Per the Butte County Assessor's Office, the subject consists of a total of 1.14 gross acres. It is a vacant lot and has no improvements or other buildings, as of the valuation date. There was a small slab of concrete of no significance on a flat spot on the west side of the property. The property is not fenced, and the borders on the south and east sides are not marked. The subject property is accessible from the southern side of Jordan Hill Road, which is a gravel road leading off of Coutolenc Road, a two-lane paved road. There is a small 0.15-acre flat lot on the east end of the subject; the land then slopes downward towards the east. The subject property and surrounding area have been damaged by the Paradise fire, and many of the trees and vegetation in the area were damaged or missing, however this parcel has little to no debris and has been cleared by local government. The subject property is one continuous parcel that consists of brush clumps, scrub oaks, and pines. The easements over the subject are typical for the area and do not appear to affect the current use of the property in an adverse manner as of the valuation date. This property is mostly irregular in shape with public access via Jordan Hill Road, which runs along the southern perimeter of the property, with a downward sloping private dirt road being the current entrance point to the property.

The subject has a physical address of 16041 Jordan Hill Road, and is located on the north side of Jordan Hill Road, in the town of Magalia. It is currently a vacant lot that is zoned as rural residential. The topography of the subject property is sloping towards the east in most areas, and the majority of the parcel is four to six feet below Jordan Hill Road. There is a 0.15 acre flat spot that is fairly level on the southwestern side of the subject that is approximately four feet below the road.

The utilities available to the subject property’s site include electricity only provided by PG&E. Sewage is generally handled via a leach line septic tank system which the subject lacks. Propane gas is available from various companies at competitive rates.

Potable water is generally available via private onsite domestic wells, which the subject also lacks. There is no irrigation district. Telephone service and cable television services are also provided by private companies. Trash disposal is also available to the area. The soils that comprise this property and a description of these soil types are as follows:

SOILS

The soils that comprise the subject property are noted in the table below.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
814	Mountyana gravelly loam, 2 to 15 percent slopes	1.5	92.4%
819	Lydon-Rock outcrop , 30 to 50 percent slopes	0.1	7.6%
Totals for Area of Interest		1.6	100.0%

Please see the soils map on the next page.

SOILS MAP



One rating system of the soils is the Storie Index rating method. A description of this method is as follows:

Description of the Storie Index

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition Component Percent Cutoff: Nona Specified
Tie-break Rule: Lower

The following table breaks down the various soils that comprise the subject property.

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
814	Mountyana gravelly loam, 2 to 15 percent slopes	Grade 2 - Good	Mountyana, gravelly loam (80%)	1.5	92.4%
819	Lydon-Rock outcrop , 30 to 50 percent slopes	Grade 5 - Very Poor	Lydon, very gravelly medial coarse sandy loam (65%)	0.1	7.6%
Totals for Area of Interest				1.6	100.0%

As seen on the soils map and in the previous chart, the subject's soils vary from Class 2, good, to a small corner, 0.1 acres being Class 5, very poor. This ground would be considered nonagricultural ground. Due to its zoning and topography, the subject property and its soils are overall poorly suited to agricultural uses and are mostly restricted to a residential lot. The soils that make up the subject's property would place severe restrictions on any agricultural use and allow solely for limited recreational and home site uses.

Improvements

The subject property has no improvements. The author notes that with the current zoning and lack of gravel and other uses on the property, rural residential use is the most likely use of this site, as of the valuation date.

STATEMENT OF OWNERSHIP

The subject property was purchased by the Repanich Nicholas G and Repanich Susan M, husband and wife as community property, on June 29, 2011 for \$16,000. Prior to that, the property had been owned by JP Morgan Chase Bank for many years. According to a search of Butte County Records, via the RealQuest system, there have not been any other transfers of the subject property within the last three years.

INCOME AND EXPENSES

No income or expense information was made available to the author of this report, nor there would be any that is expected from such a site, typically purchased for owner occupancy, (I.E. to building a home) and enjoyment.

HIGHEST AND BEST USE

Highest and Best Use is identified as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.²

² The Dictionary of Real Estate Appraisal, 12th Edition, Page 306

Legally Permissible As Vacant:

The zoning of the subject property is RR-5. The purpose of the RR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the rural and agricultural areas of the county. (Please see zoning section of this report).

Physically Possible As Vacant:

The soil, topography, location, and size of the subject property allow mostly for rural residential and recreational uses.

Feasible As Vacant:

As vacant, the only feasible uses that would be available for the subject property are mostly rural residential and recreational uses.

Maximum Productive As Vacant:

The maximum productive use of the subject property, as vacant, is mostly for rural residential and recreational uses.

Therefore, as indicated by the four tests, rural residential and recreational uses would be the highest and best use of this property.

SALES COMPARISON APPROACH

The Sales Comparison Approach to value is that value a typical purchaser would be willing to pay for a property as of the valuation date, in order to determine what the subject property would sell for in today's real estate market. The direct Sales Comparison Approach to value is based on the principle of substitution, that is, a property is replaceable in its market. Its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming no costly delay in making the substitution. This estimate involves the collection and analysis of sales of properties with characteristics similar to those on the property being appraised. The validity of this approach is very much dependent on the availability of this data and its relevancy and quality. Analysis of the sales is based upon the following criteria:

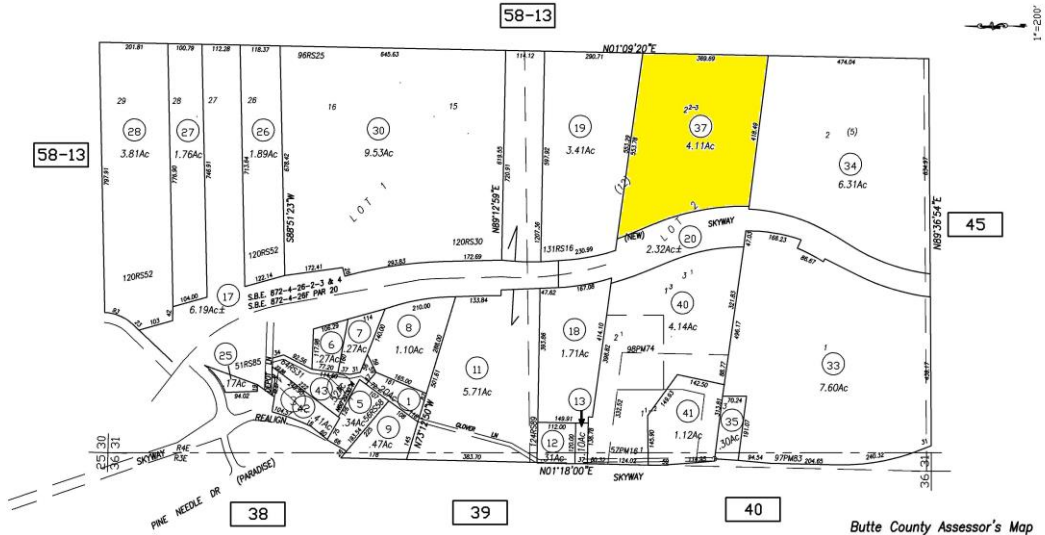
- A) Property rights conveyed
- B) Financing terms
- C) Conditions of sale
- D) Market conditions
- E) Location
- F) Physical characteristics
- G) Economic characteristics
- H) Non-realty components

The assumption is that the sales are similar to the stated objectives of the report, the market value definitions, and the above mentioned criteria, unless otherwise stated. In making the necessary adjustments, sales are always adjusted to the subject and not vice versa. In analyzing the sales, the following unit of comparison was utilized: the dollar per square foot of land for the land valuation. See the following sales on the next pages collected from the market.

PLAT - SALE NO.1

W 1/2 OF NW 1/4 OF SEC 31 T.23N. R.4E. M.D.B.&M.

66-47



Butte County Assessor's Map
Book 66, Page 47

UNRECORDED MAP OF TOWN OF MARIANA
PREPARED FOR ASSESSOR BY ORDER OF BOARD OF SUPERVISORS
BY H.L. WOODY FEB. 1959

All Assessor's maps are prepared for local property
assessment purposes ONLY. Parcels shown thereon may not
comply with State and local subdivision ordinances. No liability
is assumed for use of information shown on any Assessor's map.
ALL PARCELS APPROXIMATE PER RECORDED INFORMATION

CREATED BY	SOT	CREATED ON	8-15-2000
REVISED BY	SL	REVISED ON	05-23-2018
		EFFECTIVE	2018-19 ROLL
Compiled By The Butte County Assessor's Office			

SALE NO. 1

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00014
Use:	Residential lot	Exposure Time:	20 DOM
Location:	13736 New Skyway, Magalia	MLS:	LISTING ID: SN20243315

SALE DATA:

Grantor:	CAHILL TODD W & STEPHANIE		
Grantee:	GHOMAN GURJEET S		
Document:	2021- 12716	Recorded:	3/18/2021
APN:	066-470-037-000	Zoning:	TM40
Transfer Tax:	\$99.00 Full Value	Indicated Equity:	\$90,000
Confirmed Price:	\$99,000	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted	Confirmed With:	Public Records/Ken Dickson 925-451-3177
Terms:	Cash sale.		



PROPERTY DATA:

Gross Ac:

Topography:

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
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Description	Size (SF)	RCN	Contrib	RCN %
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Totals	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/Sq.Ft (vacant land only)	\$0.55
\$/Acre	\$24,087.59



INCOME ANALYSIS:

Type of Operation:

Other Information:



COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

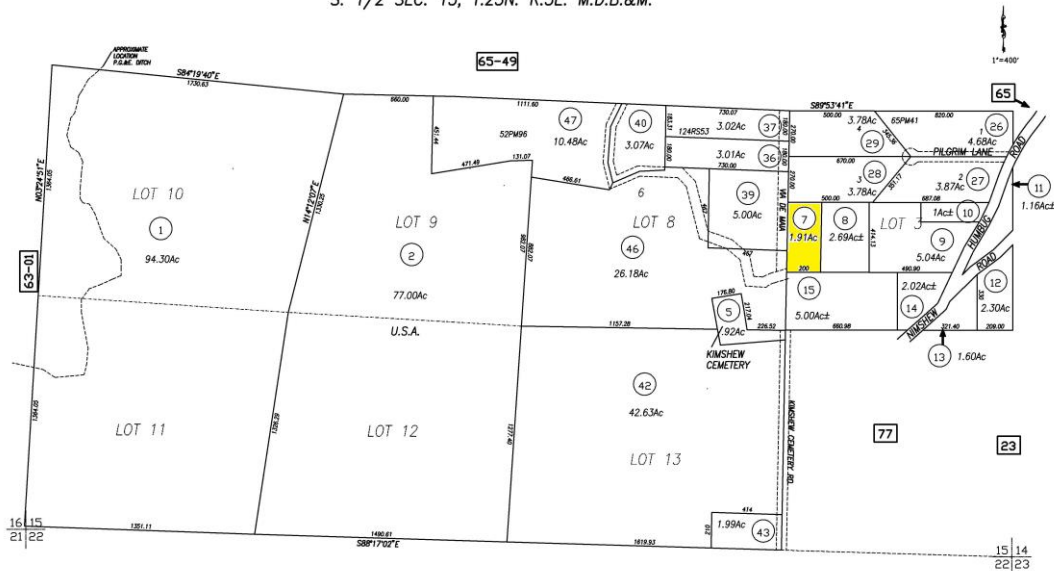
Analysis:

Due to the date of sale and the larger size of the acreage compared to the subject, the land value indicated by this sale is deemed to be inferior on the dollar per square foot of land unit of comparison basis.

PLAT - SALE NO.2

S. 1/2 SEC. 15, T.23N. R.3E. M.D.B.&M.

64-63



Butte County Assessor's Map
Book 64, Page 63

NOTE: ALL INFORMATION SHOWN ON ASSESSOR PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE AND DO NOT REPRESENT OWNER'S USE. LOTS, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.	CREATED BY: DB REVISIONS BY: DB FILE NAME: 64-631 EFFECTIVE 2003-08 ROLL Created By The Butte County Assessor's Office
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SALE NO. 2

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00013
Use:	Residential lot	Exposure Time:	804 DOM
Location:	Via De Maia, Magalia	MLS:	LISTING ID: SN18292331

SALE DATA:

Grantor:	MANN KENNETH R LIVING TRUST L		
Grantee:	EPPERSON BRUCE G/EPPERSON SUSAN E		
Document:	2021- 14204	Recorded:	3/24/2021
APN:	064-630-007-000	Zoning:	AR
Transfer Tax:	\$104.50 Full Value	Indicated Equity:	\$95,000
Confirmed Price:	\$95,000	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted.	Confirmed With:	Public Records/Barbara Peltola 588-2744
Terms:	\$70,000 carried by the seller.		

PROPERTY DATA:

Gross Ac:

1.91

Topography:

Level

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
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Description	Size (SF)	RCN	Contrib	RCN %
-------------	-----------	-----	---------	-------

Totals	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/Sq.Ft (vacant land only)	\$1.14
\$/Acre	\$49,738.22

INCOME ANALYSIS:

Type of Operation:

Vacant Land - Income and Expense Information not available

Other Information:

Not affected by Camp Fire. 1.91 acres with a view of the canyon. Electrical lines very nearby property. Owner carry with \$25,000 down at 7% interest to be paid in full no later than 10 years; has water, septic unknown; view of canyon, seller-moved out of area buyers- investment/possibly building.

COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

Analysis:

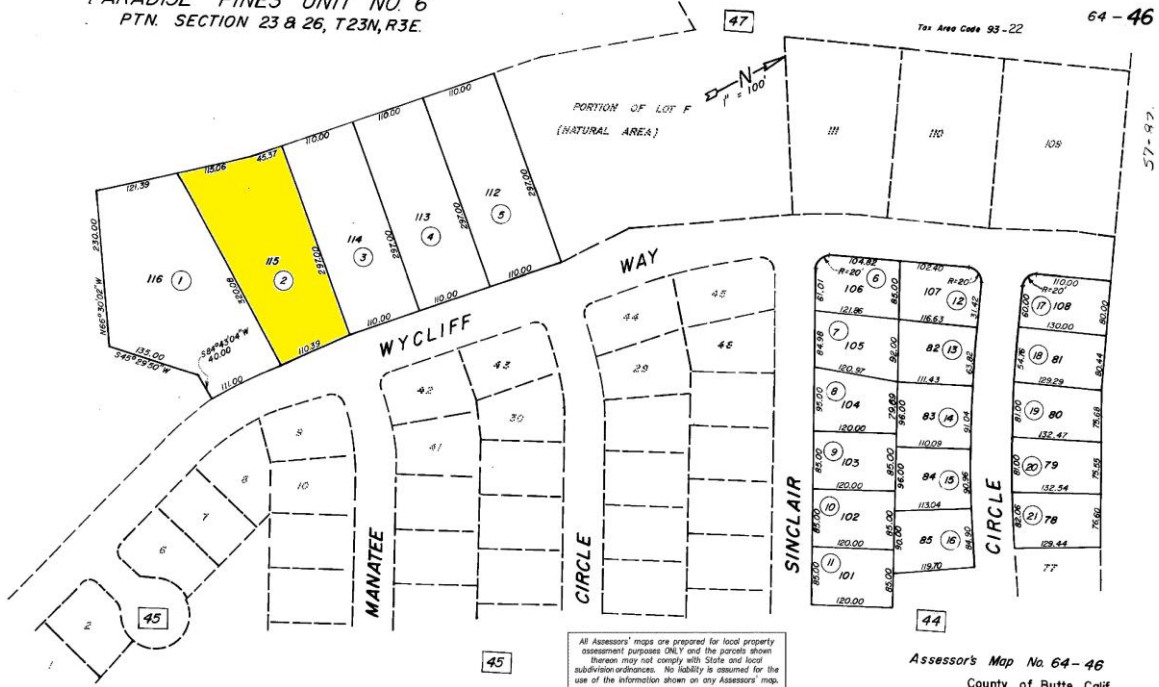
Due to the lack of fire effects on this site, the land value indicated by this sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

PLAT - SALE NO.3

PARADISE PINES UNIT NO. 6
PTN. SECTION 23 & 26, T23N, R3E.

Tax Area Code 93-22

64-46



All Assessors' maps are prepared for local property assessment purposes ONLY and the parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for the use of the information shown on any Assessors' map.

PARADISE PINES UNIT NO. 6, 35 M.O.R. 92, 93 & 94, REC. 9-26-1970

Assessor's Map No. 64-46
County of Butte, Calif.
DECEMBER 1970

SALE NO. 3

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00016
Use:	Residential lot	Exposure Time:	41 DOM
Location:	Wycliff Way, Magalia	MLS:	LISTING ID: SN21032846

SALE DATA:

Grantor:	Verna Alic King Revocable Trust		
Grantee:	ARCHULETA AMANDA E/CARDOZA DEVIN G		
Document:	2021- 20946	Recorded:	5/6/2021
APN:	064-460-002-000	Zoning:	R2
Transfer Tax:	\$33.00 Full Value	Indicated Equity:	\$30,000
Confirmed Price:	\$30,000	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted.	Confirmed With:	Public Records/Stephanie Sinnott 321-9179
Terms:	Cash sale.		



PROPERTY DATA:

Gross Ac:

Topography:

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
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Description	Size (SF)	RCN	Contrib	RCN %
-------------	-----------	-----	---------	-------

Totals	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/Sq.Ft (vacant land only)	\$0.73
\$/Acre	\$31,914.89



INCOME ANALYSIS:

Type of Operation:

Other Information:



COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

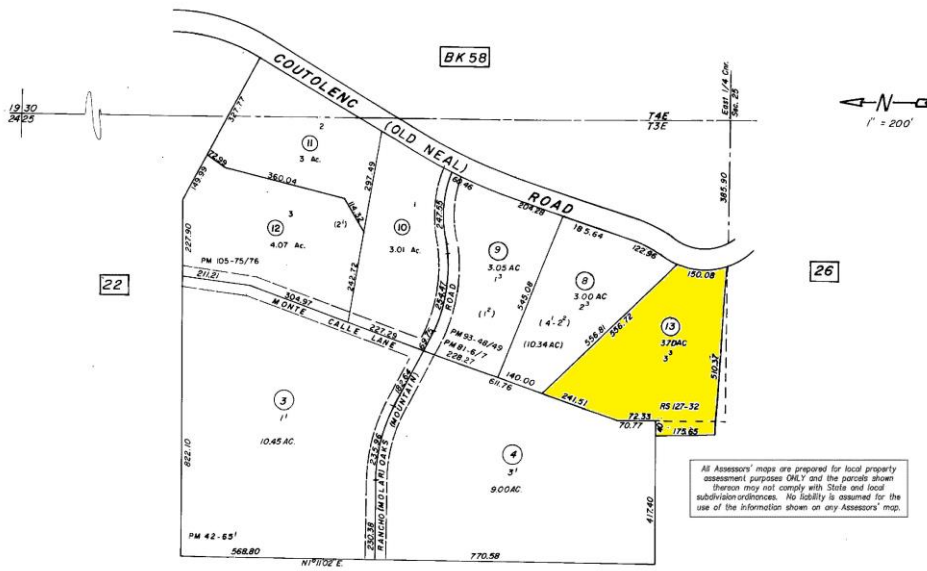
Analysis:

Due to the smaller size of the acreage, the land value indicated by this sale is deemed to be slightly superior on the dollar per square foot of land unit of comparison basis.

PLAT - SALE NO.4

PTN. E 1/2 OF NE 1/4, SEC. 25, T23N, R3E. & PTN. NW 1/4, SEC. 30, T23N, R4E.

65-23



All Assessors' maps are prepared for local property assessment purposes ONLY and the parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for the use of the information shown on any Assessor's map.

Assessor's Map No. 65-23
County of Butte
REVISED: 9-92

SALE NO. 4

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00012
Use:	Residential lot	Exposure Time:	99 DOM
Location:	14131 Coutolenic Road, Magalia	MLS:	LISTING ID: SN21038637

SALE DATA:

Grantor:	HAWKSLEY DONALD G & DARLENE		
Grantee:	VELASCO MARK E		
Document:	2021- 34574	Recorded:	8/30/2021
APN:	065-230-013-000	Zoning:	TM-3
Transfer Tax:	\$142.45 Full Value	Indicated Equity:	\$129,500
Confirmed Price:	\$129,500	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted.	Confirmed With:	Public Records/Dominick Townsend 762-9866
Terms:	Cash sale.		



PROPERTY DATA:

Gross Ac:

Topography:

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
-------------	----------	-----	------	-----------	-------	----	----

Description	Size (SF)	RCN	Contrib	RCN %
-------------	-----------	-----	---------	-------

Totals	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/Sq.Ft (vacant land only)	\$0.80
\$/Acre	\$35,000.00



INCOME ANALYSIS:

Type of Operation:

Other Information:



COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

Analysis:

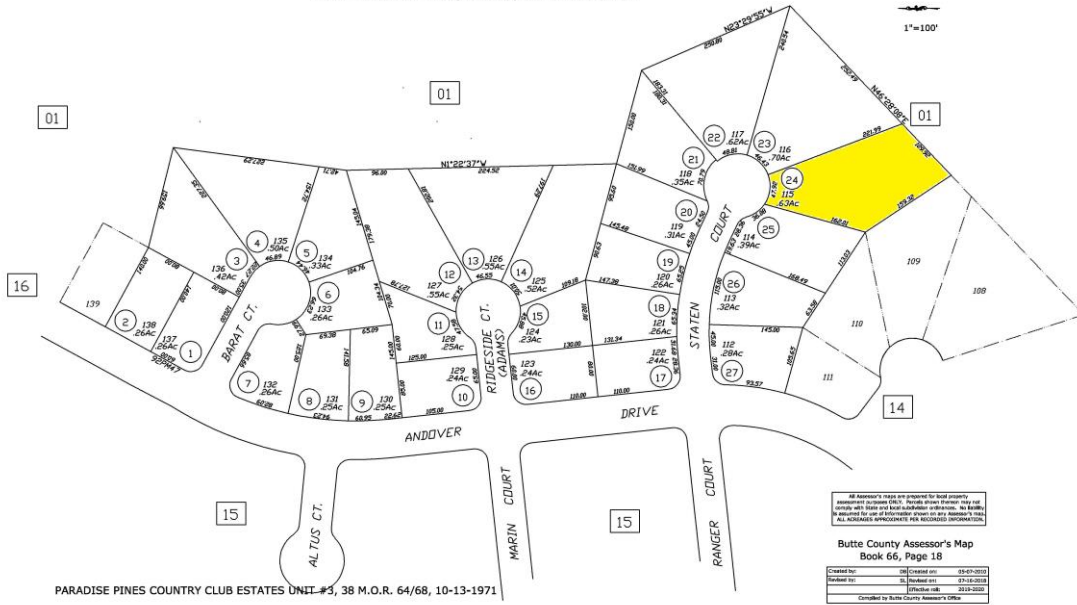
Due to the superior amenities of this site, and considering all other market indicators, noting that this comparable is the best one to the subject, the land value indicated by this sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

PLAT - SALE NO.5

PTN. SEC'S. 35 & 36, T.23N., R.3E. M.D.B.&M.

66-18

1"=100'



PARADISE PINES COUNTRY CLUB ESTATES UNIT #3, 38 M.O.R. 64/66, 10-13-1971

SALE NO. 5

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00020
Use:	Residential lot	Exposure Time:	104 DOM
Location:	6500 Staten Ct, Magalia	MLS:	LISTING ID: SN20213173

SALE DATA:

Grantor:	FLORES TRUST		
Grantee:	Not Available		
Document:	2021-	Recorded:	Not Available
APN:	066-180-024-000	Zoning:	RT1
Transfer Tax:	Not Available	Indicated Equity:	Not Available
Confirmed Price:	\$20,000	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted.	Confirmed With:	Public Records/Tom Gagne 966-2398
Terms:	Pending sale; closing higher than \$20,000.		



PROPERTY DATA:

Gross Ac:

Topography:

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
-------------	----------	-----	------	-----------	-------	----	----

Description	Size (SF)	RCN	Contrib	RCN %
-------------	-----------	-----	---------	-------

Totals	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/Sq.Ft (vacant land only)	\$0.73
\$/Acre	\$31,746.03



INCOME ANALYSIS:

Type of Operation:

Other Information:



COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

Analysis:

Due to the smaller size of the site, the land value indicated by this sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

SALES SUMMARY

SALES CHART

SALE#	ADDRESS	SALE PRICE	SALE DATE	ACRES	\$/ SF LAND ONLY	COMMENTS
1	13736 New Skyway	\$99,000	3/18/2021	4.11	\$0.55	Inferior
2	Via De Maia	\$95,000	3/24/2021	1.91	\$1.14	Superior
3	Wycliff Way	\$30,000	5/6/2021	0.94	\$0.73	Superior
4	14131 Coutolenic Road	\$129,500	8/30/2021	3.70	\$0.80	Superior
5	6500 Staten Ct	\$20,000	N/A	0.63	\$0.73	Superior

In concluding a value for the subject property's land, it is noted that a reasonable number of comparable sales were found in rural residential areas similar to the subject's. Each sale has been analyzed and as of the valuation date, the value of the subject's site is bracketed between Sales One, Three and Five. These sales indicated a range in value of \$0.55 to \$0.73 per square foot of land. As of the valuation date, relying on this range, and noting Sale Four, the best from a location standpoint, a value towards the upper end of the range of \$0.72 per square foot of land is considered to be appropriate for the subject's site. This indicates the following total value for the subject property via the Sales Comparison Approach:

Sales Comparison Approach to Value:

49,658.4 square feet x \$0.72 per square foot..... \$35,754
Rounded to: \$36,000
SALES COMPARISON APPROACH TO VALUE.....\$36,000

COST APPROACH

The Cost Approach to value estimates the replacement cost new of the improvements and deducts the appropriate depreciation to arrive at the present value of the improvements. The land value is then added to the depreciated value of the improvements for a total value from the Cost Approach to value.

Due to the lack of building improvements, this approach is not considered to be applicable in the valuation process.

COST APPROACH TO VALUE:

NOT APPLICABLE

INCOME APPROACH TO VALUE

The Income Approach to value is that value which a typical purchaser would be willing to pay for a property based upon its income producing capability.

Due to the lack of building improvements, and the nature of the site in general, which would not be exposed on the market to be leased by a typical tenant, this approach is not considered to be applicable in the valuation process.

INCOME APPROACH TO VALUE:

NOT APPLICABLE

RECONCILIATION OF VALUES

The values, as indicated by the three approaches to value, are as follows:

SALES COMPARISON APPROACH	\$36,000
COST APPROACH	NOT APPLICABLE
INCOME APPROACH	NOT APPLICABLE

The Sales Comparison Approach to Value is typically a good indicator of value when one has numerous sales of similar types of properties. The author used the best comparable sales that he could find in the surrounding area. Overall, this approach seems to reflect a direct range of values for properties of the subject’s type, and therefore, sole weight is placed upon it in arriving at a Fair Market Value for the subject property.

The Cost Approach to Value is typically a good indicator of value when one has a newer building with accurate estimates of construction costs, land values, estimates of depreciation, and a strong market. There also needs to be a purchaser willing to pay replacement costs less depreciation for the improvements on the property. The subject property does not fit this category due to the lack of building improvements.

The Income Approach to Value is typically a good indicator of value on an income producing property, which is bought on a rate of return a typical investor would be willing to accept. Considering the nature of the subject property, being commonly an owner-occupied property, no weight is placed upon this approach to value.

Therefore, after analyzing all three approaches to value, and placing sole weight on the Sales Comparison Approach, the author’s opinion of the Fair Market Value for the subject property is as follows:

FAIR MARKET VALUE.....\$36,000

EVANS APPRAISAL SERVICE, INC.

Appraisals ✧ Consulting

CERTIFICATION OF REPORT

The appraiser hereby certifies:

The statements of fact contained in this report are true and correct.

The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent on an action or event resulting from the analysis, opinions, conclusions in, or the use of this report.

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.

That this appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Royal Institution of Chartered Surveyors and the American Society of Appraisers.

The use of this report is subject to the requirements of the Royal Institution of Chartered Surveyors and the American Society of Appraisers of Real Estate Appraisers relating to review by its duly authorized representatives. I have made a personal inspection of the property that is the subject of this report.

I have performed no services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



California State Certified General Real Estate Appraiser
Member of the College of Fellows / American Society of Appraisers
Fellow of The Royal Institution of Chartered Surveyors



I do not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraiser signing this appraisal.

Michael H. Evans has successfully completed the requirements set forth by the State of California for licensing and certification, and has been awarded the Certified General Real Estate Appraiser Certificate No. AG002019.

That in his opinion, the requested Fair Market Value of the subject property, as of the valuation date of July 20, 2021, is as follows:

FAIR MARKET VALUE

\$36,000

Respectfully submitted,

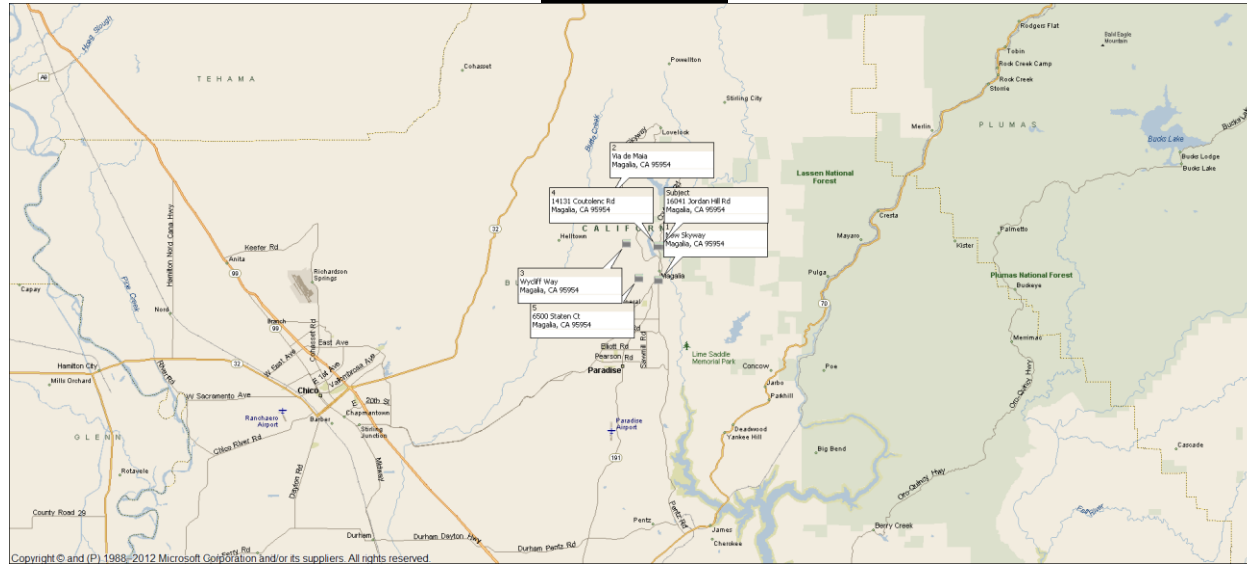


Michael H. Evans, FASA, FRICS
California State Certified General
Real Estate Appraiser # AG002019
Recertified until October 28, 2022

SALES SUMMARY**Sales Chart**

SALE#	ADDRESS	SALE PRICE	SALE DATE	ACRES	\$/ SF LAND ONLY	COMMENTS
1	13736 New Skyway	\$99,000	3/18/2021	4.11	\$0.55	Inferior
2	Via De Maia	\$95,000	3/24/2021	1.91	\$1.14	Superior
3	Wycliff Way	\$30,000	5/6/2021	0.94	\$0.73	Superior
4	14131 Coutolenic Road	\$129,500	8/30/2021	3.70	\$0.80	Superior
5	6500 Staten Ct	\$20,000	N/A	0.63	\$0.73	Superior

SALES MAP



QUALIFICATIONS OF MICHAEL H. EVANS, FASA, FRICS

Mr. Evans has been actively engaged in the real estate appraisal field since 1983, President of Evans Appraisal Service, Inc., a real estate appraisal company specializing in agricultural, commercial, industrial, special purpose and residential properties. Mr. Evans is one of two people to currently hold designations in both Real Property/Urban and Rural for the American Society of Appraisers, and a California State Certified General licensee. On August 8, 2005, Mr. Evans was awarded a Fellow Membership designation by the American Society of Appraisers in full recognition of his outstanding services in the Society and his contribution to the Appraisal Profession at large. Recently (2012) Mr. Evans was awarded a Fellow designation by the Royal Institute of Chartered Surveys. Mr. Evans is re-certified by the State of California until October 28, 2022.

The Appraisal Foundation – Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications

- Officer of the Board of Trustees (secretary)
- Member of the Board of Trustees
- Member of the Admissions Committee
- Liaison between the Board of Trustees and the Sponsoring Organizations

American Society of Appraisers

- Past President 2010-2011
- International President 2009-2010
- International Senior Vice President 2008-2009
- International Secretary Treasurer 2007-2008
- Two Term Region Governor 1996 – 2000 for Northern California and Nevada
- 1st Real Property Discipline Governor 2002-2007
- Past Chairman of the Real Property Committee
- Past Editor of the Real Property Journal
- Past member of the Constitution and Bylaws Committee
- Past member of the Nominating and Awards Committee
- Past State Director of Northern California & Nevada
- Past Chapter President of Sacramento Chapter (two terms)
- Past Vice Chair Board of Examiners Professional Education Equivalency Certification;
Program commonly known as PEECP
- Past member of the Budget and Finance Committee

Additional Appraisal Bodies

- Past Chairman of the California Appraiser Coalition
- Past President of the California Appraisers Council

Education

Graduated from California State University, Chico in 1981 with a B.S. Degree in Business Administration.

Qualifications of Michael H. Evans, FASA, FRICS

Page 2

Continuing Education

American Appraisal Institute:

- Real Estate Appraisal Principals
- Basic Valuation Procedures
- Case Studies in Real Estate Valuation
- Standards of Professional Practice
- Capitalization Theory & Techniques, Parts A and B
- Valuation Analysis & Report Writing
- Understanding Limited Appraisals and Appraisal Reporting Options
- Valuation of Conservation Easements (Course Instructor)

American Society of Appraisers:

- BV201: Introduction to Business Valuation
- Uniform Standards of Professional Appraisal Practice (past course instructor)
- Real Property Prep Course
- California State Laws and Regulations (also course instructor)
- Valuation of Conservation Easements (also course instructor)

American Society of Farm Managers and Rural Appraisers:

- Principles of Rural Appraising
- Permanent Plantings & Leases
- Valuation of Conservation Easements

Mr. Evans has also participated in numerous seminars and conferences in addition to those listed above.

Additional Qualifications:

He has been a guest lecturer and have taught agriculture appraisal at California State University, Chico. He has also qualified as an Expert Witness in Superior Court in condemnation cases, as well as an Expert Witness in Butte, Colusa, Fresno, Glenn, Lassen, Los Angeles, Tehama, Sacramento, Shasta, Siskiyou, Sutter, Yolo, and Yuba County Superior Courts and in Federal Court, Sacramento, CA.

Qualified for and completed appraisal assignments for the following:

Federal	Federal Deposit Insurance Corporation (FDIC) Federal Housing Authority (FHA) Veterans Administration (VA) U.S. Department of Agriculture Rural Development U.S. Department of Agriculture - Farm Services U.S. Army Corps of Engineers Small Business Administration (SBA) Farm Services U.S. Department of Fish and Wildlife Services
State	California Department of Transportation USDA Soil and Conservancy Service California Department of Fish and Game
Counties	Butte, Glenn, Tehama, Colusa

Qualifications of Michael H. Evans, FASA, FRICS

Page 3

Cities Cities of Chico, Oroville, Willows, Colusa, Los Molinos
Sacramento Regional Transit District

School Districts Willows Unified School District
Los Molinos Unified School District
Thermalito Unified School District
Chico Unified School District
Hamilton City Unified School District

A small example of the client list on file is as follows:

Banks Bank of America,
Feather River State Bank, Chico, Yuba City, CA
Golden Valley Bank, Chico, CA
River Valley Community Bank
Wells Fargo Bank and their Trust Department, CA
Umpqua Bank, Chico, CA
Sonoma National Bank, Sacramento, CA
Bank of the West, CA
Union Bank, Sacramento

Attorneys John Schwarz, Christiansen & Schwarz, Chico, CA
Carl B. Leverenz, Attorney at Law, Chico, CA
B.J.Susich, Boutin JONES Inc. Sacramento, CA
Erin Guy Castillo, Parish & Small Inc, Stockton, CA
John W. Schooling, Attorney at Law, Chico, CA
Jeffrey Meith, Meith, Minasian and Sprunance, Oroville, CA
Robert Spano, Moss and Enochian, Redding, CA
Ed Hendren, Attorney at Law, Oroville, CA
Robert Kutz, Attorney at Law, Chico, CA
Ray Sandelman, Attorney at Law, Chico, CA
Robert Harp, Marshall, Burghardt, Meiske and Harp, Chico, CA
Philip B. Price, Price, Brown and Halsey, Chico, CA
Michael Moran, Attorney at Law, Chico, CA

Title/Insurance Companies and Land Trusts

Mid Valley Title Company, Chico, CA
Safeco Insurance Company, Burlingame, CA
Bank of America, Chico, CA
General Motors Corporation, Detroit, MI
Western Savings and Loan, Phoenix, AZ
Fidelity National Title, San Jose, CA
Travelers Insurance Company
ITT Hartford Insurance Group
Republic Insurance Company
State Farm Insurance Companies
Continental Insurance Company
Stewart Title Company
The Nature Conservancy

Appraisals have also been performed for various individual landowners throughout Butte, Glenn, Colusa, Yuba, Sutter, Tehama, Shasta, San Diego, Sacramento, El Dorado, Modoc, and Lassen Counties.

Qualifications of Michael H. Evans, FASA, FRICS

Page 4

Additional Qualifications

Mike H. Evans has been featured in ASA Professional magazine three times in the past few years:

Summer 2006 (Conference coverage)

Winter 2006 (Paths to appraisal practice)

Winter 2005 (Expert witness)

He is one of the designated spokesperson for the Real Property Committee. He has been called upon for media queries, and the stories he has been quoted in have been picked up well. Records show a count of over 60 newspapers and magazines that have quoted him since April 2006.

Here are just few Magazines and Topics he has spoken about in the past few years:

Magazine Title

Topic

Money Magazine, NY 09/01/2006

Journal of Accountancy, NJ 09/01/2006

The Oakland Press, MI 08/20/2006

Washington Post, DC 07/29/2006

Newsday, NY 07/28/2006

Chicago Tribune, IL 07/23/2006

The Jacksonville, FL 07/07/2006

The Daily Reporter, OH 07/05/2006

Price this House

Tips for starting a BV Practice

Appraisers can help you determine if your stuff is trash or treasure

Getting it to move

To Do (ASA lecture)

Selling in a Slow Market

People in Business

News Digest

REFERENCES

- 1) American Institute of Real Estate Appraisers, The Dictionary of Real Estate Appraisal, 3rd Edition, (Chicago 1993) page 140 and 171.
- 2) 1987 National Survey of Buying Power of Metropolitan Areas, Sales and Marketing Magazine, pages B-29.
- 3) The Appraisal of Real Estate, 12th Edition, page 336
- 4) Uniform Standards of Professional Appraisal Practice (USPAP), 2020-2021 Edition

REFERENCES & PHOTOS USED

<http://www.boe.ca.gov/news/tsalescont05.htm>

www.labormarketinfo.edd.ca.gov/cgi/databrowsing/?PageID=4&SubID=164



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

Michael H. Evans

COPY

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 002019

Effective Date: October 29, 2020
Date Expires: October 28, 2022

COPY


Jim Martin, Bureau Chief, BREA

COPY

3052340

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

ENGAGEMENT LETTER

EVANS APPRAISAL SERVICE, INC.

P.O. Box 863
Chico, CA 95927
(530) 895-1212 (Phone)
(530) 342-4453 (Fax)

June 23, 2021

CONTRACT FOR SERVICES

This contract is binding upon Evans Appraisal Service, Inc. hereinafter referred to as the Appraisal Office, and Dan Efseaff, Paradise Recreation and Park District, hereinafter referred to as The Client.

1. The Appraisal Company agrees to provide a written:

- APPRAISAL REPORTS
- FEASIBILITY STUDY
- HIGHEST AND BEST USE STUDY

The following five properties, located in Butte County, identified as follows according to their addresses and Assessor's Parcel Numbers:

- | | |
|--------------------------------------|------------------|
| 1. Jordan Hill Road Magalia Ca, | APN: 065-260-001 |
| 2. 16041 Jordan Hill Rd, Magalia, Ca | APN: 058-130-035 |
| 3. No Address, Chico, Ca | APN:017-010-036 |
| 4. Pentz Road, Paradise, Ca | APN:055-300-039 |
| 5. W Park Dr Magalia, Ca | APN:051-030-008 |

2. The Appraisal Company agrees to deliver 1 PDF copy of the report to The Client.

3. Based upon preliminary conversation, it is agreed upon that the fee will be \$20,250.00 for the report. The reports will be delivered 45-60 business days from the date of inspection, depending upon the availability of the subject properties, delivery of the information requested and the ability to get complete access to said properties.

Evans Appraisal Service, Inc.
Page 2

The fee is in no way connected with any value to be estimated, and the fee is commensurate with the amount of time actually spent on completion of the narrative reports.

4. The Client agrees to pay for the report as follows: \$20,250.00 due upon signing of contract.
5. It is further agreed and understood that if any portion of the compensation or costs due to the Appraisal Company becomes delinquent, the Client will pay interest thereon at the rate of 10% per annum on said account from the due date until paid, and further, agrees to pay all costs of collection thereof, including reasonable attorney's fees, court costs, etc.
6. In the event that the Client desires to cancel this contract, written notice thereof shall be delivered to The Appraisal Company, and it is agreed that the Appraisal Company shall receive compensation from the Client for all services rendered at the rate of \$400.00 per hour, for the time actually spent prior to receipt of written notice to stop work, plus all costs advanced in connection with said work prior to receipt of such written notice.
7. For depositions, it is agreed upon that the billing rate shall be \$400.00/per hour in addition to traveling expenses.
8. For court testimony, it is agreed upon that the billing rate shall be \$400.00/hour for a minimum of 4 hours plus travel and expenses if outside Butte County.

<u>Properties</u>	<u>Fee Breakdown</u>
Jordan Hill Road Magalia, Ca 95954 APN: 065-260-001	\$ 4,500
16041 Jordan Hill Road, Magalia, CA 95954 APN: 058-130-035	\$ 4,500
No Address, Chico, CA APN: 017-010-036	\$ 4,500
Pentz Road, Paradise, CA 95969 APN: 055-300-039	\$ 4,500
W Park Drive, Magalia, CA 95954 APN: 051-030-008	\$ 4,500
Total Fee Cost:	\$22,500
Less discount for multiple assignments: \$2,250	Total: \$20,250

**Evans Appraisal Service, Inc.
Page 3**

Accepted by:

The Client

Evans Appraisal Service, Inc.

Michael H. Evans, FASA, FRICS
President

Date

Date

*** Please sign, date and fax or mail us back a copy.**

LEGAL DESCRIPTION (As Originally Received)

THE WEST 150 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 4 EAST, M.D.B. & M.; AND ALL THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 23 NORTH, RANGE 3 EAST, M.D.B. & M., LYING SOUTHEASTERLY OF THAT CERTAIN RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED TO FRED M. CLOUGH, RECORDED APRIL 23, 1903, IN BOOK 70 OF DEEDS, PAGE 219, BUTTE COUNTY RECORDS.

EXCEPTING THEREFROM ALL MINERALS AND MINERAL RIGHTS BELOW THE DEPTH OF 200 FEET BENEATH THE SURFACE OF SAID LAND, AS RESERVED IN DEED FROM MAGALIA MINING COMPANY RECORDED OCTOBER 29, 1951, IN BOOK 609, PAGE 524, OFFICIAL RECORDS, AND AS QUITCLAIMED TO A DEPTH OF 200 FEET IN DEED TO PAUL SHAW, ET UX, RECORDED JULY 15, 1964, IN BOOK 1325, PAGE 2, OFFICIAL RECORDS.

APPRAISAL REPORT

THE SUBJECT PROPERTY LOCATED:

**Three quarters of a mile north of the small unincorporated town of Magalia,
Butte County, CA**



REPORT PREPARED FOR

Dan Efseaff

Paradise Recreation & Park District



Evans Appraisal Service, Inc.

P.O. Box 863

Chico, CA 95927

(530)895-1212 / FAX (530) 342-4453

EVANS APPRAISAL SERVICE, INC.



September 13, 2021

Dan Efseaff
Paradise Recreation & Park District

Dear Mr. Efseaff:

In accordance with your request, I have prepared an opinion of the Fair Market Value of the subject property, which is located on the northern side of Jordan Hill, north of Magalia, in Butte County, CA.

I have valued this property as of the valuation date of July 20, 2021. This appraisal report is prepared in compliance with the Uniform Standard of Professional Appraisal Practice (USPAP). By reason of my investigation and by virtue of my experience, I have been able to form and have formed the opinion that the Fair Market Value of this property, as of the valuation date of July 20, 2021, is as follows:

FAIR MARKET VALUE.....\$161,000

Your attention is respectfully invited to the following report, which contains certain exhibits and factual data upon which the value conclusions are partially predicated.

Respectfully submitted,

**Michael H. Evans, FASA, FRICS
California State Certified General
Real Estate Appraiser # AG002019
Recertified until October 28, 2022**



California State Certified General Real Estate Appraiser
Member of the College of Fellows / American Society of Appraisers
Fellow of The Royal Institution of Chartered Surveyors



TABLE OF CONTENTS

INTRODUCTION

EXECUTIVE SUMMARY	-4-
THE APPRAISAL PROCESS	-5-
SCOPE OF APPRAISAL	-6-
COMPETENCY	-7-
PURPOSE AND INTENDED USE OF APPRAISAL	-7-
CLIENT AND INTENDED USER OF APPRAISAL	-7-
MARKET VALUE DEFINED	-8-
IDENTIFICATION OF THE SUBJECT PROPERTY	-8-
PROPERTY RIGHTS APPRAISED	-8-
DEFINITION OF FEE SIMPLE ESTATE	-8-
DATE OF APPRAISAL	-8-
ASSUMPTIONS AND LIMITING CONDITIONS	-9-
BUTTE COUNTY REGIONAL MAP	-11-
BUTTE COUNTY AREA ANALYSIS	-12-
IMMEDIATE AREA MAP AND AREA ANALYSIS	-27-
NATIONAL FLOOD INSURANCE PROGRAM	-31-
GENERAL PLAN AND ZONING	-32-
TAXES	-40-

PHYSICAL DESCRIPTION

SUBJECT PHOTOGRAPHS	-41-
ASSESSOR'S PLAT	-43-
PHYSICAL DESCRIPTION	-45-
STATEMENT OF OWNERSHIP	-50-
HIGHEST AND BEST USE	-50-

ANALYSIS

SALES COMPARISON APPROACH	-52-
COST APPROACH TO VALUE	-72-
INCOME APPROACH	-73-
RECONCILIATION OF VALUES	-74-
CERTIFICATION OF VALUE	-75-

ADDENDA

SALES SUMMARY	-77-
SALES MAP	-78-
QUALIFICATIONS OF MIKE H. EVANS, FASA	-79-
REFERENCES	-83-
ENGAGEMENT LETTER	-85-
LEGAL DESCRIPTION	-88-

EXECUTIVE SUMMARY

Appraisal Type: Appraisal report

Project: Rural Residential Site

Address: On the northern side of Jordan Hill, north of Magalia,
in Butte County, CA

Assessor's Parcel Number: 065-260-001

Property Rights Appraised: Fee Simple Estate

Date of Appraisal: July 20, 2021

Zoning: RR-5

General Plan: RR

Land Area: 5.36 acres

Improvements: No building improvements

Highest and Best Use: Rural Residential Use

Values:

SALES COMPARISON APPROACH	\$161,000
COST APPROACH	NOT APPLICABLE
INCOME APPROACH	NOT APPLICABLE

Final Opinion of Fair Market Value: **\$161,000**

THE APPRAISAL PROCESS

The appraisal process is an orderly procedure of gathering information from the market, which will lead to an opinion of value. This information is obtained from many sources, but the best source is through recent sales of similar type properties. All sales used are examined and confirmed by the buyer, the seller, or a party knowledgeable to the transaction. All pertinent facts from the sales are analyzed, classified, and interpreted for use in the approaches to value.

There are three approaches to value which are considered when arriving at an opinion of value for the real estate. These are:

The Cost Approach

The Sales Comparison Approach

The Income Approach

In the Cost Approach, the value of the land is estimated from market data. Next, the replacement cost of the buildings is estimated; accrued depreciation is estimated and subtracted from the replacement cost estimate for an indication of the contributing value of the buildings. The estimated value of the land, added to the contributing value of the buildings, results in an opinion of value by the Cost Approach.

The Sales Comparison Approach is a method of comparing recent sales of similar properties to the subject property. This approach is based on the principle that the prudent investor would pay no more for a property than the cost of acquiring a satisfactory alternative property that possesses physical, economical, and financial comparability.

The value of a particular property tends to coincide to the value indicated by the actions of informed buyers and sellers in the marketplace for similar properties. A number of sales are investigated in order to determine the value of the subject property. A discussion and analysis of the sales are provided and adjustments are typically made for a date of a sale, physical and economical characteristics, and terms of sale or financing.

The Income Approach is based on an accurate measurement of a property's productivity under typical management, a conversion of the yields into gross and net income, and capitalization of this net income into an indication of market value. Whenever possible, all three approaches should be used. One or two approaches however, will often be given greater weight than the others, depending on the type of property, the most convincing factual data available, and the objective of the appraisal.

SCOPE OF APPRAISAL

This is an "appraisal assignment" as defined by the American Society of Appraisers and the Royal Institution of Chartered Surveyors within the standards of professional practice. The services resulting from this assignment have been performed in a manner consistent with the requirements of this organization and the analysis, opinions, and conclusions are those of a disinterested third party. All appropriate data deemed pertinent to the solution of the appraisal problem has been collected, confirmed, and reported in conformity with the standards of professional practice and the code of professional ethics of the American Society of Appraisers. This appraisal report reflects a summary of the data, analysis, opinion, and conclusions of the author.

For completion of this appraisal assignment, a preliminary survey is conducted; the property to be appraised is inspected. The owner provided the details of the site as of the date of value. Based upon this inspection a search for relevant market data is completed. By use of county records, a sales search is conducted for transactions involving properties which meet the criteria deemed by the appraiser to be appropriate for comparison to the subject. In addition, listings are obtained from knowledgeable sources within the area of the subject, including real estate brokers and participants within the real estate market. The sales information collected is then screened, inspected, confirmed, and analyzed for use within the comparison process.

Supplementary information such as comparative costs, rents, and market data are collected when deemed necessary from knowledgeable sources, as well as from files maintained for this purpose within the office of the appraisal firm. The data is analyzed through the appropriate approaches to value explained in the Analysis section of this report and finally, the appraisal containing the description, analysis, and conclusions is completed.

COMPETENCY

The Uniform Standards of Professional Appraisal Practice (USPAP) require that prior to accepting any assignment or entering into an agreement to perform any assignment, an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment completely or alternatively:

Disclose the lack of knowledge and/or experience to the Client before accepting the assignment.

Take all steps necessary or appropriate to complete the assignment competently.

Describe the lack of knowledge and/or experience and the steps taken to complete the assignment competently in the report.

The author of this report has had previous experience appraising real estate in the subject's area, and is familiar with the geographical area in which the property is located. Furthermore, properties which are physically and economically similar to the subject property have been common appraisal assignments. The author believes that he possesses the knowledge and experience to complete this assignment competently.

PURPOSE AND INTENDED USE OF APPRAISAL

The purpose of the valuation is to form an opinion of the Fair Market Value of the subject property. The intended use of this appraisal is to assist the client in making financial decisions regarding the subject property, in a potential purchase procedure.

CLIENT AND INTENDED USER OF THE APPRAISAL

Paradise Recreation & Park District is the client and the intended user of this appraisal report.

FAIR MARKET VALUE

Section 1263.320 of the California Code of Civil Procedure defines Fair Market Value as: "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property is identified in a legal description located in the Addenda section of this appraisal report. It is noted that the subject property is located on the northern side of Jordan Hill, north of Magalia, in Butte County, CA. The subject property is identified by the Butte County Assessor's Office as Assessor's Parcel Number: 065-260-001. A copy of the Assessor's Plat is located in the Physical Description section of this report. This map shows the basic property lines and its relationship with the surrounding parcels.

PROPERTY RIGHTS APPRAISED

The rights of the subject property to be appraised are for the fee simple estate of the entire property. The definition of Fee Simple Estate is as follows:

DEFINITION OF FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of governmental powers of taxation, eminent domain, police power, and escheat.¹

DATE OF APPRAISAL

The physical inspection of the subject property was completed on July 20, 2021. The date of valuation of the subject property is July 20, 2021.

¹ The Appraisal of Real Estate, 12th Edition, Page 68

ASSUMPTIONS AND LIMITING CONDITIONS

- 1) That I assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good and marketable. All existing liens and encumbrances securing payment of money have been disregarded, and the property is appraised as though free and clear under responsible ownership and competent management.
- 2) That although dimensions are taken from sources considered reliable and verifying, measurements were made and such verification should not, in any way, be construed as a survey. Areas not calculated by an engineer are not guaranteed accurate from an engineering standpoint.
- 3) That legal descriptions, as furnished, are assumed to be correct.
- 4) That information obtained for use in this appraisal is believed to be true and correct to the best of my ability; however, no responsibility is assumed for errors or omissions, nor for any information not disclosed which might otherwise affect the valuation opinion. However, the appraiser reserves the right to consider and evaluate such data upon its disclosure.
- 5) That there exist no undisclosed restrictions or prohibitions concerning the possible use or development of the property for any purpose for which it is available.
- 6) That no responsibility is assumed for any condition not readily observable from the customary inspection of the premises, which condition might affect the valuation, except those items specifically mentioned in this report.
- 7) That exhibits included herein are to assist in visualizing the property and the surrounding area and are not to be construed to be the result of a survey.
- 8) That oil, gas, and mineral rights were not considered in making this appraisal unless otherwise stated.

9) That possession of this report, or a copy thereof, does not carry the right of use for any purpose for any but the client or their authorized agent without first obtaining the written consent of the author.

10) That testimony or attendance in court, by reason of this appraisal with reference to the property in question, shall not be required unless prior arrangements are made.

11) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The Four Forces

As indicated in the Appraisal Process section of this report the Four Forces constitute an important portion of the valuation process. How these forces affect the region and/or neighborhood has to be addressed. It is noted that regions and or neighborhoods can offer different advantages to its inhabitants, and are said to differ in quality. The quality of a region or a neighborhood can best be judged in terms of the needs and standards of its occupants. The major factors that affect the quality of any area can be grouped as physical, economic, social, and political in nature. These major factors are often referred to as the four forces, which affect the Market Value of any type of property within a defined region or neighborhood. Typically, the area surrounding any property being appraised can only be understood via an analysis of the county, city or town, and the immediate area where this property exists.

Based on the above, the author of this report researched and reported analyses of Butte County, and the immediate area where the subject property is located. They are as follows on the next pages:

BUTTE COUNTY MAP



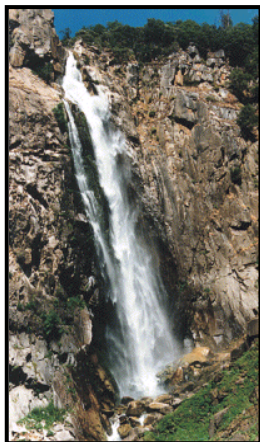
BUTTE COUNTY ANALYSIS

Location and History



Butte County is centrally located on the east side of California's Sacramento Valley. The county extends easterly from the Sacramento River into the Sierra Nevada Foothills. Butte County was one of 27 original counties in California, officially established on February 18, 1850. At that time, it included all of the area that is now Plumas County, as well as parts of Sutter, Colusa, Tehama, and Sierra Counties. The county seat is located in Oroville, 65 miles north of Sacramento, the state capital. The five incorporated cities in Butte County, from largest to smallest, are Chico, Paradise, Oroville, Gridley, and Biggs. Named in 1887 for renowned British botanist, Sir Joseph Dalton Hooker, the Hooker Oak in Chico was widely regarded as the largest Valley Oak in the world until its collapse in a 1977 windstorm. Covering over 18,000 square feet of ground with the shade from its branches, the Hooker Oak stood over 105 feet tall and its trunk had a circumference of 28 feet. On the day it fell, the Hooker Oak was estimated to be 326 years old.

Environmental Characteristics



Butte County covers 1,670 square miles, or 1,068,800 acres, of which 85% are privately owned. There is also extensive acreage in the national forest and state parks. The elevation varies from 60 feet on the valley floor to over 7,000 feet in the mountains. Two-thirds of the county's acreage is mountainous. The eastern portion of the county contains waterfalls and canyons. Feather Falls, at 640 feet, is second only to the falls of Yosemite in regards to waterfall heights in California, as well as being the sixth tallest in the United States. The balance of the county is fertile, alluvial flood plain along the Sacramento River, on its northwesterly side and on the south-central portion of the Feather River. The loam soils of the valley floor include some of the most versatile in the world.

The basin lands in the southwest portion of the county include heavy clay soils that are mainly utilized for rice production. The most extensive water development program in the United States is centered in Butte County. Oroville Dam is the key unit in the California Water Plan. It is the world's largest earth-filled embankment with a developed lake, as well as being the nation's tallest dam. Lake Oroville has a shoreline of 168 miles.

The Sacramento and Feather Rivers, together with their tributaries, contribute to an ample supply of water for domestic, agricultural, and industrial needs. They also combine with the County's numerous lakes to provide recreational opportunities. The Butte County climate is warm and dry in the summer, with the winters being mild and pleasant. The average rainfall in the valley and the foothills is 20 inches per year. Historically, the mountains have accumulated a snow pack ranging from 30 inches to as much as 200 inches, thereby assuring a generous amount of runoff during the spring and summer. However, over the past ten years, the winter precipitation has been less predictable and has caused near-drought conditions during several of the summers. Most of Butte County's agricultural land is irrigated with water obtained from wells. While some of the wells have had to be deepened due to the lowering of the water table, the overall supply of irrigation water has not been substantially impacted through the drought and semi-drought years. Cities and counties from areas further south have expressed their interest in purchasing both surface and ground water from Butte County. In addition, there have been increased environmental demands to provide a sufficient amount of water to maintain migrating fish populations in the various rivers and streams of Northern California. These conflicting demands on water between rural, urban, and natural uses will continue into the foreseeable future and insure that concerns regarding water remain in the forefront for years to come.

Camp Fire

The Camp Fire was the deadliest and most destructive wildfire in California history. It is also the deadliest wildfire in the United States since the Cloquet fire in 1918 and is high on the list of the world's deadliest wildfires; it is the sixth-deadliest U.S. wildfire overall. It started on November 8, 2018, and was caused by Electrical Fire Transmission by PG&E; the fire reported a loss of 16.5 billion USD, noting that a total of 18,804 buildings were destroyed mostly in Paradise with few in Concow. Additionally thousands of acres were burnt along with their natural vegetation and many lives were lost.

Social Characteristics

As of 2017, Butte County had an estimate total population of 229,294 as per the United States Census. Butte County is serviced by the Western Pacific, Southern Pacific, and Sacramento Northern Railroads. State Highways 70 and 99 East run through Butte County, both being major thoroughfares in Northern California. The county interior road system provides access to most areas in the county and is adequately maintained. There are commercial airports in both Oroville and Chico.

Recreational Characteristics

Butte County is home to many recreational opportunities. Chico is home to the fourth largest municipal park in the nation. Annie Bidwell, widow of Chico's founder General John Bidwell, donated over 2,200 acres to the City of Chico to be used as a public park. Since that time, the City of Chico has added to the original acreage, creating a park that now encompasses close to 3,700 acres. Lake Oroville is home to a multitude of recreational activities. All types of water sports are possible at Lake Oroville, as well as hiking, fishing, camping, horseback riding, and mountain biking in the areas surrounding Lake Oroville. The first suspension bridge ever built in California, the Bidwell Bar Suspension Bridge, is California State Historical Landmark Number 314. When built in 1856, the Bidwell Bar Bridge crossed over the Feather River at Bidwell Bar.

Due to flooding that occurred with the construction of the Oroville Dam, the bridge was relocated to Bidwell Canyon for preservation purposes where, in 1954, it was closed to all but pedestrian traffic.

Economic Characteristics

According to the California Employment Development Department, the average unemployment rate in Butte County in 2020 was 9.2% noting that as of April of 2021 the rate decreased to 7.1%. See the following historical breakdown:

May 21, 2021		Employment Development Department		
March 2020 Benchmark		Labor Market Information Division, (916) 262-2162		
Data Not Seasonally Adjusted		http://www.labormarketinfo.edd.ca.gov		
Historical Civilian Labor Force				
Chico MSA				
(Butte County)				
Notes: 1) Data may not add due to rounding. The unemployment rate is calculated using unrounded data.				
2) Labor force data for all geographic areas for 1990 to 2021 now reflect the March 2020 annual revision (or benchmark) and Census 2014 population controls at the state level.				
2021	Labor Force	Employment	Unemployment	Unemp. Rate
January	91,300	83,900	7,400	8.1%
February	92,600	85,500	7,200	7.7%
March	92,600	85,700	6,900	7.4%
April	91,500	85,000	6,500	7.1%
May				
June				
July				
August				

September				
October				
November				
December				
Annual Averages				
2020	Labor Force	Employment	Unemployment	Unemp. Rate
January	96,300	90,800	5,400	5.6%
February	97,000	91,800	5,200	5.4%
March	97,600	91,700	5,900	6.1%
April	92,100	77,400	14,700	15.9%
May	91,400	79,300	12,100	13.3%
June	92,500	81,700	10,800	11.6%
July	90,400	80,300	10,100	11.1%
August	91,300	82,400	8,900	9.8%
September	90,500	82,300	8,200	9.0%
October	92,200	84,800	7,300	8.0%
November	90,300	84,100	6,200	6.9%
December	89,700	82,400	7,300	8.1%
Annual Averages	92,600	84,100	8,500	9.2%

2019	Labor Force	Employment	Unemployment	Unemp. Rate
January	99,100	92,300	6,800	6.9%
February	99,800	93,600	6,100	6.1%
March	99,700	93,600	6,100	6.1%
April	98,400	93,500	4,900	5.0%
May	98,400	94,000	4,400	4.5%
June	96,500	91,300	5,200	5.4%
July	95,300	90,000	5,300	5.6%
August	95,900	91,100	4,800	5.0%
September	98,200	94,200	4,000	4.1%
October	98,800	94,600	4,200	4.3%
November	97,800	93,500	4,300	4.4%
December	97,100	92,600	4,500	4.6%
Annual Averages	97,900	92,900	5,100	5.2%
2018	Labor Force	Employment	Unemployment	Unemp. Rate
January	100,500	94,500	6,000	5.9%
February	100,900	94,900	6,000	5.9%
March	102,700	96,900	5,800	5.6%
April	102,400	97,400	5,000	4.9%
May	102,400	98,000	4,400	4.3%
June	101,400	96,100	5,400	5.3%
July	102,300	96,900	5,300	5.2%
August	101,000	96,100	4,900	4.8%
September	102,800	98,400	4,300	4.2%
October	103,500	99,100	4,500	4.3%
November	100,900	96,200	4,700	4.6%
December	101,100	95,100	6,000	5.9%
Annual Averages	101,800	96,600	5,200	5.1%

Industry Projections

Employment Development Department		2014-2024 Industry Employment Projections				
Labor Market Information Division		Chico Metropolitan Statistical Area				
Published: April 2017		(Butte County)				
NAICS Code*	Industry Title	Estimated Employment 2014**	Projected Employment 2024	Numeric Change 2014- 2024	Percent Change 2014-2024	Annual Average Percent Change
	Total Employment	84,800	97,900	13,100	15.4%	1.5%
	Self Employment (A)	5,800	6,800	1,000	17.2%	1.7%
	Private Household Workers (B)	100	100	0	0.0%	0.0%
	Total Farm	2,900	3,200	300	10.3%	1.0%
	Total Nonfarm	76,000	87,800	11,800	15.5%	1.6%
1133,21,23	Mining, Logging, and Construction	3,200	3,800	600	18.8%	1.9%
31-33	Manufacturing	4,000	4,200	200	5.0%	0.5%
22,42-49	Trade, Transportation, and Utilities	13,300	14,800	1,500	11.3%	1.1%
42	Wholesale Trade	1,800	2,100	300	16.7%	1.7%
44-45	Retail Trade	10,000	11,100	1,100	11.0%	1.1%
22,48-49	Transportation, Warehousing, and Utilities	1,500	1,600	100	6.7%	0.7%

51	Information	1,000	1,000	0	0.0%	0.0%
52-53	Financial Activities	3,300	3,800	500	15.2%	1.5%
52	Finance and Insurance	1,900	2,300	400	21.1%	2.1%
54-56	Professional and Business Services	5,600	6,700	1,100	19.6%	2.0%
61-62	Educational Services (Private), Health Care, and Social Assistance	17,800	21,700	3,900	21.9%	2.2%
71-72	Leisure and Hospitality	8,000	10,000	2,000	25.0%	2.5%
81	Other Services (excludes 814-Private Household Workers)	3,800	4,100	300	7.9%	0.8%
	Government	16,100	17,700	1,600	9.9%	1.0%
	Federal Government	500	600	100	20.0%	2.0%
	State and Local Government	15,600	17,100	1,500	9.6%	1.0%
	State Government	4,100	4,200	100	2.4%	0.2%
	State Government Education	3,200	3,400	200	6.3%	0.6%
	Local Government	11,500	12,900	1,400	12.2%	1.2%
	Local Government Excluding Education	5,000	5,900	900	18.0%	1.8%
*	The North American Industry Classification System (NAICS) is used by government agencies to classify business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.					
**	Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2015 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.					
	Industry detail may not add up to totals due to independent rounding and suppression.					
(A)	Self-employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.					
(B)	Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.					

Major Employers

Employer Name	Location	Industry
Butte Community Insurance Agcy	Chico	Insurance
Butte County Behavioral	Chico	Government Offices-County
Butte County Mental Hlth Svc	Chico	Mental Health Services
Butte County Social Welfare	Oroville	County Government-Social/Human Resources
California State University	Chico	Schools-Universities & Colleges Academic
California State University	Chico	Schools-Universities & Colleges Academic
Chico High School	Chico	Schools
County Sheriff	Oroville	Sheriff
Encloe Homecare & Hospice	Chico	Hospitals
Enloe Medical Ctr Prompt Care	Chico	Clinics
Enloe Medical Ctr-Admissions	Chico	Hospitals
Feather Falls Casino Koa	Oroville	Casinos
Feather River Hospital	Paradise	Hospitals
Gold Country Casino & Hotel	Oroville	Casinos
Knife River Corp	Chico	Asphalt & Asphalt Products
Lifetouch National Schl Studio	Chico	Photographers-Portrait
Northern California Homes	Paradise	Real Estate
Pacific Coast Producers	Oroville	Canning (Mfrs)
Pacific Coast Producers	Oroville	Canning (Mfrs)
Pacific Coast Producers	Palermo	Canning (Mfrs)
Sierra Nevada Brewing Co	Chico	Brewers (Mfrs)
United Healthcare	Chico	Medical Insurance Plans
Walmart	Chico	Department Stores
Wil-Ker-Son Ranch & Packing Co	Gridley	Fruits & Vegetables-Growers & Shippers
Zero Waste	Not Available	Recycling Centers (Whls)

Agricultural Characteristics

The climate and soil have historically made agriculture the economic base of Butte County. Butte County produces large quantities of almonds, rice, oranges, olives,



peaches, prunes, grains, and beans. Over 446,000 of Butte County's acreage is devoted to agriculture, without including grazing land for livestock, and greenhouse space for nursery stock. Almost any edible plant or tree that can be grown in the United States can be cultivated successfully in Butte County. Dairy, beef

cattle, sheep, and hogs contribute considerably to the economy as well.

The estimated gross value of agricultural production in Butte County for 2019 totaled \$688,369,916. This is a \$56,571,189 decrease over the 2018 gross value total of \$631,798,727. The County's 10-year average is \$716,272,922.

The following chart on the next page compares the values for agricultural products in Butte County for 2015-2019:

FIVE YEAR SUMMARY OF CROP VALUES

CROP	2015	2016	2017	2018	2019
APIARY PRODUCTS	\$10,586,121	\$10,586,121	\$11,198,212	\$11,339,919	\$16,278,127
FIELD CROPS	\$151,013,590	\$135,340,039	\$153,907,456	\$168,499,501	\$178,916,025
FRUIT & NUT CROPS	\$532,653,396	\$475,230,758	\$453,611,637	\$372,212,935	\$410,596,026
LIVESTOCK	\$12,781,800	\$14,478,648	\$12,744,180	\$12,342,133	\$13,894,423
NURSERY STOCK	\$14,111,000	\$11,664,000	\$13,877,606	\$18,806,821	\$16,488,171
SEED CROPS	\$14,091,107	\$14,677,834	\$12,186,168	\$10,288,040	\$12,002,400
VEGETABLE CROPS	\$1,743,626	\$1,524,973	\$1,601,222	\$1,681,283	\$1,723,471
ORGANIC CROPS	\$21,930,572	\$23,759,940	\$23,902,017	\$20,716,243	\$30,145,653
CROP TOTALS	\$758,911,212	\$687,262,313	\$683,028,498	\$615,886,875	\$680,044,296
TIMBER	\$13,728,672	\$8,525,004	\$13,534,716	\$15,911,852	\$8,325,620
GRAND TOTAL	\$772,639,884	\$695,787,317	\$696,563,214	\$631,798,727	\$688,369,916

FIVE YEAR SUMMARY OF PLANT CROP ACRES

CROP	2015	2016	2017	2018	2019
FIELD CROPS	311,061	321,932	309,483	253,644	310,582
FRUIT & NUT CROPS	101,486	101,446	101,409	107,299	108,113
SEED CROPS	6,647	6,176	5,492	5,533	6,144
VEGETABLE CROPS	817	674	603	615	525
GRAND TOTAL	420,011	430,228	416,987	367,091	425,364



The natural resources of the county, together with its pleasant residential environment, have stimulated some industrial development. Industrial development in Butte County has been affected by the overall poor condition of the California economy. Major products include lumber, light machinery, prefabricated homes, fabricated metal, stone and clay building materials, and processed foods.

Governmental and Political Characteristics

Butte County is one of 58 California counties and is governed by an elected board of supervisors. Major responsibilities of the county government include the County Sheriff's Department, Justice Courts, Public Health, and Public Works (including road maintenance). The major county agencies affecting real property are the Planning Office, the Planning Commission, the Assessor's Office, and the Building Department.

In California, real estate assessments and taxes changed dramatically in 1978, with the passage of Proposition 13. All counties within California are required to appraise all properties, except certain agricultural and timber properties, at full market value as they existed on March 1, 1978. A property created, developed, or sold after March 1, 1978 is appraised at full cash value as of the time created or sold, and may also be adjusted at up to 2% annually. By the passage of Proposition 13, the basic tax rate in California is \$1 per \$100 of appraised value, plus any taxes levied to cover bond indebtedness for county, city, school, or other taxing agencies. The County Assessor's Office is responsible for the appraisal of each property within the constraints of Proposition 13, and appraised values and tax rates are published annually after July 1st.



Since the passage of Proposition 13 in 1978, the State of California has continued to pass unfunded mandates for the counties, which include such items as welfare payments, court costs, environmental regulations, and others.

Water risk is increasing in California and across the west. Major drivers of water risk to agriculture sites in California include condition of the weather, regulations and competing urban and environmental demands for a limited water supply. Risk has been reduced in many regions with the development of water storage facilities and some conveyance systems over the last few decades. Surface water supply variability has been unambiguously increasing over the last several decades. Groundwater has historically served as a buffer to this variability. The Sustainable Groundwater Management Act will place restrictions on the previously unrestricted access to groundwater. Sustainable Groundwater Management Act: On September 16, 2014 Governor Edmund G. Brown Jr. signed three bills into legislation intended to mitigate future ground water degradation. These laws went into effect on January 1, 2015. The three bills, collectively termed the “Sustainable Groundwater Management Act” (SGMA), have the main goal of achieving groundwater sustainability by eliminating overdraft. Ground water basins and sub-basins designated as “high” or “medium” priority by the Department of Water Resources (DWR) will have the responsibility of forming “Groundwater Sustainability Agencies” (GSA's). The GSA's are charged with establishing a groundwater sustainability plan (GSP), implementing and enforcing each plan, including well monitoring, limiting water pumping, and imposing fees and penalties. The GSA's must be identified and established by July 1, 2017, with the development of a “Groundwater Sustainability Plan” (GSP) in place by January 31, 2020. The impact of this legislation on agriculture sites and the market value of such lands cannot be determined at this time.

The state is currently in Phase 3 of executing SGMA. All basins must have an adopted GSP by January 31, 2022, with critically over drafted basins having to comply two years earlier. Phase 4 is to achieve groundwater sustainability in critically over drafted basins by January 2040 and in all basins by January 2042.

District water deliveries will play a pivotal role in the sustainability of the area to be sustainably farmed. Areas outside of a district boundary (white zone), or properties with no/limited surface water supply may see a significant reduction in their ability to meet the needs of their plantings. The pumping restrictions, increasing cost of water and potential cost of fines imposed by SGMA are significant, with the effect of making farming in some areas unfeasible. Properties located within a strong groundwater recharge area and/or with a strong surface water supply will be in a stronger Position but will increase their dependence upon surface water.

At this time the implication of SGMA does not appear to have a measurable effect on real estate values within the subject's competitive market area. However, as the phases of SGMA are implemented, the landscape of California's overall agriculture market will likely change. How drastic of a change this would be remains to be seen, but some in the industry anticipate that as much as 25% of the irrigated land could come out of production over the next 25 years.

In the author's opinion this could be the largest land right taking and class action law suit the State has ever seen. However, as of the valuation date there has been no effect on land values at this point.

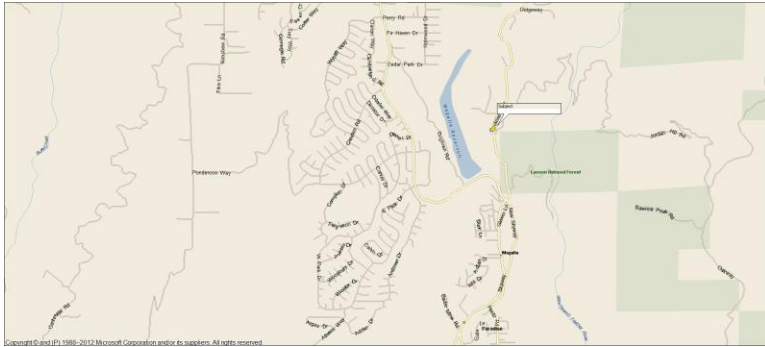
Fox Canyon Groundwater Management Agency: Strict water conservation measures protect the Oxnard Plain from over pumping by agricultural users and local water agencies. The Fox Canyon Groundwater Management Agency (FCGMA) was created by the California Legislature in 1982 as an independent special district, separate from the County of Ventura or any city government or other public agency to oversee Ventura County's vital groundwater resources.

The FCGMA manages and protects both confined and unconfined aquifers within several groundwater basins underlying the southern portion of Ventura County. All lands lying above the deep Fox Canyon aquifer account for much more than half of the water needs for 0.7 million residents in the cities of Ventura, Oxnard, Port Hueneme, Camarillo, and Moorpark, plus the unincorporated communities of Saticoy, El Rio, Somis, Moorpark Home Acres, Nyeland Acres, Leisure Village, Point Mugu, and Montalvo.

On April 11th, 2014, the Agency passed Emergency Ordinance E, which took effect on August 1st, 2014 and states that all agricultural operators will start using an Irrigation Allowance Index (ratio of the actual water applied divided by the Annual Irrigation Allowance) minus 25%. The ordinance requires the monitoring and reporting by agricultural operators of the amount of water they use for their crops. This emergency ordinance is in response to over-drafting of the basin due to the current drought conditions. Again at this time, it is unknown what effect this ordinance will have on agricultural property values in the affected area. Market participants are aware of the issue but as of the valuation date no market reactions have been observed.

A description of the immediate area of the subject property is as follows on the next page.

IMMEDIATE AREA MAP AND ANALYSIS



The subject property is located approximately three quarters of a mile north of the small unincorporated town of Magalia, which is the nearest town to the subject providing it with extremely limited services

especially after the camp fire. The subject property is accessed from the northern side of Jordan Hill Road, which is a gravel road, off of Coutolenc Road, a two-lane paved road. This area is positioned at the northeast edge of the County of Butte and is surrounded by trees and remote rural residential sites. It is rural in nature with the Skyway, a two lane asphalt paved county maintained road that meanders through the area, connecting the subject property's area to the surrounding rural remote towns such as Stirling City to the north and beyond with the valley floor. In summary, the subject's immediate area is rural and scenic with tall forested trees providing shade with limited traffic, especially during the winter months, as this area does occasionally get snowed in for a short period of time. Plowed access to the subject property is provided via the Skyway, Coutolenc Road and Jordan Hill Road, which are county maintained two lane roads in this area.

The topography and climatic conditions limit the area to forest development with some single family houses historically built in the area as well. Most of the parcels of ownership in the immediate area of the subject property range from less than one acre to several hundred acres in size for some of the surrounding properties. It is noted that many of these properties do not have buildings constructed upon them. Many of the properties that do have residences belong to owners who live in the Cities of Orland, Willows, and Chico, and use these houses during the summer months. However, most of the homes in the subject's surrounding areas were destroyed in the Camp Fire.

Overall, the usage in the immediate area of the subject is restricted to limited residential and timber and recreational uses, with very limited services available within a 5 mile radius. The boundaries of the subject property are as follows: The community of Magalia to the south, Stirling City Highway to the north, Butte Creek Canyon to the west and the Feather River canyon to the east. The utilities available to the subject property include electricity from PG&E, telephone service provided by several providers and sewage disposal, which is handled in the area via individual septic tank, leach line sewer systems. Potable water is normally provided by individual domestic pumps and wells.

MARKET TRENDS

Overall, the market for rural residential properties in Butte County and the surrounding areas has been active since the Camp Fire as new developers have been coming in and purchasing lots that are being exposed to the market by sellers who are not wanting to rebuild their homes after they lost them in the camp fire. As of the valuation date, this sector of the market is stabilizing and becoming active. Currently in the Magalia area, there is a total of four active listings between 1 and 5 acres showing the following list prices:

Active Listings



Comparative Market Analysis

Sunday, September 12, 2021

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active

Address	L/S Price	Acres	LSqft	\$/Acre	ML#	List Date	CDOM
0 Goldcone	\$45,000	1.00	43,560	\$45,000.00	SN20254506	12/09/20	277
0 Dylan	\$75,000	3.00	130,680	\$25,000.00	SN21136838	6/24/21	80
0 Hidden Lake	\$125,000	3.16	137,650	\$39,556.96	PA21041386	2/27/21	197
0 Lakeridge	\$199,000	1.81	78,844	\$109,944.7	SN21198303	9/07/21	247
	\$111,000	2.24	97,683	\$54,875.43			200

Median: **\$100,000**

Average: **\$111,000**

On average, these comparable listings sold in days for \$

Market Conditions as Influenced by Current COVID 19 - Coronavirus Situation

The appraisal process is developed with a strong emphasis on completed transactions. This is most reflected in the Sales Comparison Approach; however, the Cost Approach and Income Approach are often reflective of somewhat lagging market data. Therefore, rapid market changes are often not reflected in current market value appraisals. USPAP requires analysis of current market conditions and credible value opinions are dependent upon in-depth, ongoing, and current analysis of all factors that have significant impact on market value.

On January 20, 2020, the first case of COVID-19 was confirmed in the state of Washington and has rapidly increased throughout the nation as well as the world at an exponential growth rate. As the virus has spread, significant impacts have been felt in the stock market, oil prices, travel industry, lodging, food and beverage, and other industries. The impact is rapid, significant, and as of now, the length, and eventual overall damage is unknown. As of the date of report, market evidence (sufficient sale data to indicate a market value impact) is not available and therefore current impact is yet to be settled within the market. Several factors would of course contribute to this, including the length of time the nation continues to be affected and the pace of the eventual recovery once the virus is contained or growth is at least mitigated.

Most epidemiologists and medical professionals initially believed that within a 2-3-month period, based upon government and private sector efforts, the virus spread would have been mitigated. However, it is now clear that the far reaching effects of the pandemic have yet to be fully realized and the duration of its influence is yet to be determinable. Given the degree of uncertainty and current debate regarding the process of returning to a more normal situation, there is a lack of adequate or sufficiently reliable market data from which to develop a measurable economic impact.

Even less evidence is available how these historical and future potential events are affecting market participants today.

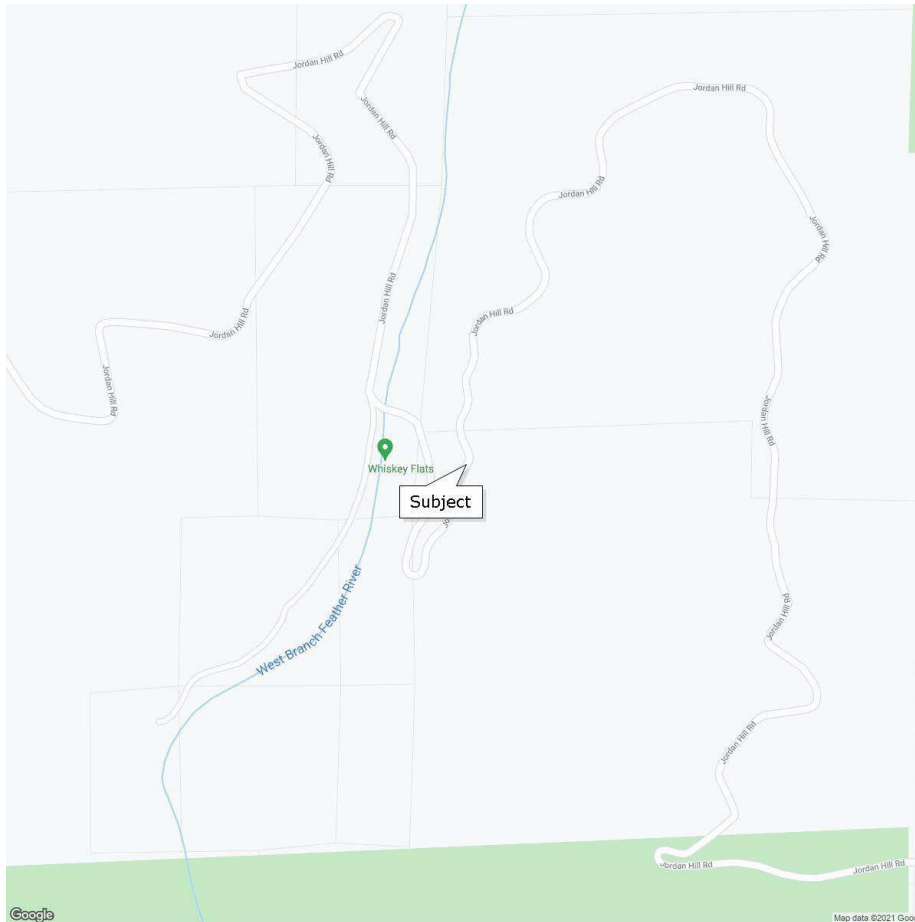
However, it is my opinion that overall, considering the market statistics, the economic impact within the local agricultural, commercial and residential real estate markets will be realized primarily in predominate marketing times.

Consequently, as of the effective date of the report, marketing times for properties similar to the subject will likely experience an additional marketing time of 30 to 90 days (or no additional marketing time if that is the case). Exposure time, as reflective of the time exposed to the market prior to the effective date would not be affected.

NATIONAL FLOOD INSURANCE PROGRAM

The subject property is located in a non Fema Special flood hazard area, Zone X. It is identified in community panel number 06007C0400E, effective as of 1/6/2011. As per this map, flooding is not an issue for the subject property. A copy of this map is as follows:





FLOOD MAP



FLOOD INFORMATION

Community: BUTTE COUNTY
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06007C0400E
Panel: 06007C0400
Zone: X
Map Date: 01-06-2011
FIPS: 06007
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

ZONING AND GENERAL PLAN

As of the valuation date, the subject property's zoning is RR-5. The general plan of the subject is RR. A description of the zoning ordinance, as originally received, is as follows:

Rural Residential (RR). The purpose of the RR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the rural and agricultural areas of the county. Standards for the RR zone are intended to preserve and protect the character of existing rural residential areas and ensure that future rural residential development is compatible with adjacent agricultural uses. Permitted residential uses in the RR zones include a single-family home, small residential care home, and a second unit. The RR zone also conditionally permits non-residential uses compatible with a rural residential setting, including public and quasi-public uses, personal services, nurseries, and animal services. Animal grazing, crop cultivation, private stables, on-site agricultural product sales, and other similar agricultural activities are permitted uses in the RR zone. The minimum permitted parcel size in the RR zone ranges from 5 to 10 acres. The RR zone implements the Rural Residential land use designation in the General Plan.

TABLE 24-19-1 PERMITTED LAND USES IN THE RESIDENTIAL ZONES [1] [2]

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Agriculture Uses												
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-
Animal Grazing	P	P	P	P	P	P	-	-	-	-	-	Section 24-158
Animal Processing	-	-	-	-	-	-	-	-	-	-	-	-
Animal Processing, Custom	P	P	P	P	-	-	-	-	-	-	-	-
Feed Store	-	-	-	-	-	-	-	-	-	-	-	-
Crop Cultivation	P	P	P	P	P	P	-	-	-	-	-	-
Intensive Animal Operations	-	-	-	-	-	-	-	-	-	-	-	-
Stables, Commercial	C [3]	C [3]	C [3]	C [3]	-	-	-	-	-	-	-	-
Stables, Private	P	P	P	P	P	P	M [14]	M [14]	M [14]	M [14]	M [14]	-
Stables, Semiprivate	P [3]	P [3]	P [3]	P [3]	M [3]	M	-	-	-	-	-	-
Natural Resource Uses												
Forestry and Logging	P	P	-	-	-	-	-	-	-	-	-	-
Mining and Surface Mining Operations	C [4]	C [4]	-	-	-	-	-	-	-	-	-	-
Oil and Gas Extraction, including reinjection wells for natural gas	-	-	-	-	-	-	-	-	-	-	-	-
Oil and Gas Extraction, storage or disposal of Well Stimulation Byproducts	-	-	-	-	-	-	-	-	-	-	-	Section 24-167.1
Timber Processing	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses												
Agricultural Worker Housing Center	-	-	-	-	-	-	-	-	-	-	-	-
Caretaker Quarters	-	-	-	-	-	-	-	-	-	-	-	-
Duplex Homes	-	-	-	-	-	-	-	-	P	P	P	-
Home Occupations - Major	M	M	M	M	M	M	M	M	M	M	M	Section 24-162
Home Occupations - Minor	A	A	A	A	A	A	A	A	A	A	A	Section 24-162
Live/Work Unit	-	-	-	-	-	-	-	-	-	-	-	-

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Mobile Home Park	-	-	-	-	-	-	-	-	C	C	C	Section 24-167
Multiple-Family Dwelling	-	-	-	-	-	-	-	-	P	P	P	
Residential Care Homes, Large	-	-	-	-	M	-	M	M	M	M	M	
Residential Care Homes, Small	P	P	P	P	P	P	P	P	P	P	P	
Second Units	P	P	P	P	P	P	P	P	P	P	P	Section 24-172
Single-Family Home	P [6]	P [6]	P [6]	P [6]	P [6]	P [6]	P	P	P	P	P	
Community Uses												
Cemeteries, Private	-	-	-	-	-	-	-	-	-	-	-	
Cemeteries, Public	-	-	-	-	-	-	-	-	-	-	-	
Child Care Center	-	-	-	-	C	-	C	C	C	C	C	Section 24-159
Child Day Care, Large	M	M	M	M	M	-	M	M	M	M	M	Section 24-159
Child Day Care, Small	P	P	P	P	P	P	P	P	P	P	P	Section 24-159
Clubs, Lodges and Private Meeting Halls	C	C	C	C	C	-	C	C	C	C	C	
Community Centers	C	C	C	C	C	-	C	C	C	C	C	
Correctional Institutions and Facilities	-	-	-	-	-	-	-	-	-	-	-	
Cultural Institutions	-	-	-	-	-	-	-	-	-	-	-	
Emergency Shelter	-	-	-	-	-	-	-	-	-	-	-	
Golf Courses and Country Clubs	C	C	C	C	C	-	-	-	-	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	-	
Medical Office and Clinic	C [11]	C [11]	C [11]	C [11]	C	-	C	C	C	C	C	
Office, Governmental	-	-	-	-	-	-	-	-	-	-	-	
Outdoor Education	-	-	-	-	-	-	-	-	-	-	-	
Parks and Recreational Facilities	C	C	C	C	C	-	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	-	C	C	C	C	C	
Religious Facilities	C	C	C	C	C	-	C	C	C	C	C	
Schools, Public and Private	C	C	C	C	C	-	C	C	C	C	C	

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Water Ski Lakes	-	-	-	-	-	-	-	-	-	-	-	
Commercial Uses												
Adult Businesses	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Product Sales, Off-Site	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Product Sales, On-Site	P	P	P	P	P	P	-	-	-	-	-	
Agricultural Support Services, General	-	-	-	-	-	-	-	-	-	-	-	
Agricultural Support Services, Light	-	-	-	-	-	-	-	-	-	-	-	
Animal Processing, Limited	-	-	-	-	-	-	-	-	-	-	-	
Animal Services	C	C	C	C	-	-	-	-	-	-	-	
Bars, Nightclubs and Lounges	-	-	-	-	-	-	-	-	-	-	-	
Bed and Breakfast	M	M	M	M	M	-	M	M	M	M	M	
Commercial Recreation, Indoor	-	-	-	-	-	-	-	-	-	-	-	
Commercial Recreation, Outdoor	C [3]	C [3]	-	-	-	-	-	-	-	-	-	
Construction, Maintenance and Repair Services	-	-	-	-	-	-	-	-	-	-	-	
Drive-through Facility	-	-	-	-	-	-	-	-	-	-	-	
Equipment Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Small	P	P	P	P	P	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site Sales, Medium	M	M	M	M	M	-	-	-	-	-	-	
Firewood Storage, Processing and Off-Site/On-Site Sales, Large	C	C	C	C	-							
Gas and Service Stations	-	-	-	-	-	-	-	-	-	-	-	
Heavy Equipment Storage	P	See Section 24-173.2	P	See Section 24-173.2	See Section 24-173.1	-	-	-	-	-	-	Section 24-156
Hotel and Motel	-	-	-	-	-	-	-	-	-	-	-	

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Hunting and Fishing Clubs	C [3]	C [3]	-	-	-	-	-	-	-	-	-	
Nursery, Retail	C [5]	C [5]	C [5]	C [5]	-	-	-	-	-	-	-	
Nursery, Wholesale	C [5]	C [5]	C [5]	C [5]		-						
Offices, Professional	-	-	-	-	-	-	-	-	-	-	-	
Personal Services	C	C	C	C	C	-	C	M	M	M	M	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	-	
Public/Mini-Storage	-	-	-	-	-	-	-	-	-	-	-	
Recreational Vehicle Parks	-	-	-	-	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	-	-	-	-	-	-	
Retail, General	-	-	-	-	-	-	-	C	C	C	C	
Retail, Large Projects	-	-	-	-	-	-	-	-	-	-	-	
Retail, Restricted	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Repair	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Sales and Rental	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Service and Maintenance	-	-	-	-	-	-	-	-	-	-	-	
Wine, Olive Oil, Fruit and Nut, Micro-Brewery and Micro-Distillery Facilities	See Section 24-175				-	-	-	-	-	-	-	
Industrial Uses												
Composting Facilities	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	-	-	-	-	-	-	
Research and Development	-	-	-	-	-	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	
Transportation, Communication and Utility Uses												
Aerial Applicator and Support Services	-	-	-	-	-	-	-	-	-	-	-	
Airport-Related Uses	-	-	-	-	-	-	-	-	-	-	-	
Farm Airstrips	-	-	-	-	-	-	-	-	-	-	-	

Key	Zone											Applicable Regulations
	FR	FCR	RR	RCR	VLDR	VLDCR	LDR	MDR	MHDR	HDR	VHDR	
P Permitted use, subject to Zoning Clearance												
A Administrative Permit required												
M Minor Use Permit required												
C Conditional Use Permit required												
- Use not allowed												
Freight and Truck Terminals and Yards	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Facility, Large	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Facility, Small	-	-	-	-	-	-	-	-	-	-	-	
Recycling Processing Facility, Heavy	-	-	-	-	-	-	-	-	-	-	-	
Recycling Processing Facility, Light	-	-	-	-	-	-	-	-	-	-	-	
Reverse Vending Machine	-	-	-	-	-	-	-	-	-	-	-	
Runways and Heliports	-	-	-	-	-	-	-	-	-	-	-	
Telecommunications Facilities	See Article 26 (Telecommunication Facilities)											
Utilities, Major	C [10]	C [10]	C [10]	C [10]	-	-	-	-	-	-	-	Section 24-157
Utilities, Intermediate	M [9]	M [9]	M [9]	M [9]	-	-	-	-	-	-	-	Section 24-157
Utilities, Accessory	A [8]	M [13]	A [8]	M [13]	-	-	-	-	-	-	-	Section 24-157
Utilities, Minor	P [7]	P [7]	P [7]	P [7]	P [7]	P [12]	P [7]	P [7]	P [7]	P [7]	P [7]	Section 24-157
Other Uses												
Accessory Uses and Structures	See Section 24-156											

Notes:

- [1] See Article 42 (Glossary) for definitions of listed land uses.
- [2] Standards in the Zoning Ordinance that apply to specific uses are identified under the column "Applicable Regulations," defined under Section 24-8G.5, and are intended to direct the reader to a section that is related to the use.
- [3] Permitted only on sites 5 acres or larger.
- [4] Requires the approval of a mining permit and reclamation plan pursuant to Butte County Code Chapter 13.
- [5] Permitted only on sites 1-acre or larger.
- [6] One single-family home and a second dwelling is permitted per legal parcel.
- [7] Micro Wind Systems are subject to an Administrative Permit in all residential zones.
- [8] Agricultural Wind Energy System permitted in the FR and RR with a Minor Use Permit and not allowed in all other residential zones.
- [9] Small Wind Energy Systems are subject to a Conditional Use Permit in the RR, RCR, FR and FCR zones and not allowed in all other residential zones.
- [10] Large Wind Energy Systems not allowed.
- [11] Medical Offices and Clinics are not permitted in areas subject to the Unique Agriculture Overlay Zone.
- [12] Micro Wind Systems are not permitted in the VLDCR Zones.
- [13] Minor Use Permit for Tier 2 Solar Electric System only, all other Utility, Accessory uses not allowed.
- [14] Permitted only on parcels of 4 acres or larger.

- B. Parcel Size and Density.** Table 24-20-1 (Parcel Size and Density for Residential Zones) identifies the parcel size and density standards that apply in residential zones.

TABLE 24-20-1 PARCEL SIZE AND DENSITY FOR RESIDENTIAL ZONES

	Parcel Area (min.) [4] [5]	Parcel Width (min.) [1] [4]	Residential Density [2]	
			Min.	Max. [3]
FR-1	1 acre	65 ft.	–	1 unit per acre
FR-2	2 acres	65 ft.	–	1 unit per 2 acres
FR-5	5 acres	65 ft.	–	1 unit per 5 acres
FR-10	10 acres	65 ft.	–	1 unit per 10 acres
FR-20 / FCR-20	20 acres	65 ft.	–	1 unit per 20 acres
FR-40	40 acres	65 ft.	–	1 unit per 40 acres
RR-5	5 acres	65 ft.	–	1 unit per 5 acres
RR-10 / RCR-10	10 acres	65 ft.	–	1 unit per 10 acres
VLDR	1 acre	65 ft.	–	1 unit per acre
VLDR-2.5	2.5 acres	65 ft.	–	1 unit per 2.5 acres
VLDCR	1 acre	65 ft.	–	1 unit per acre
LDR	13,500 sq. ft.	50 ft.	–	3 units per acre
MDR	6,000 sq. ft.	50 ft.	–	6 units per acre
MHDR	3,500 sq. ft.	35 ft.	–	14 units per acre
HDR	3,500 sq. ft.	35 ft.	14 units per acre	20 units per acre
VHDR	3,500 sq. ft.	35 ft.	20 units per acre	30 units per acre

Notes:

[1] A minimum 40-foot parcel width is permitted for cul-de-sac parcels.

[2] Second units are permitted in all residential zones.

[3] In the FR, FCR, RR, RCR, LDR and VLDR zones, only one primary dwelling unit and one second unit is permitted per parcel, regardless of parcel size.

[4] Applies only to the creation of new parcels through the subdivision process.

[5] Corner parcels may exceed maximum permitted parcel area by up to 10 percent.

- C. Structure Setbacks and Height.** Table 24-20-2 (Setback and Height Standards for Residential Zones) identifies structure setback and height standards that apply in residential zones.

TABLE 24-20-2 SETBACK AND HEIGHT STANDARDS FOR RESIDENTIAL ZONES [1]

	Standard by Zone									Additional Standards
	FR/FCR	RR/RCR	VLDR	VLDCR	LDR	MDR	MHD	HDR	VHDR	
Primary Structure Setbacks (min.)										
Front	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	10 ft.	Article 17 (Agricultural Buffers) Article 16 (Riparian Areas) Article 12 (Setbacks Requirements and Exceptions)
Interior Side	10ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Street Side	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Rear	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	
Accessory Structure Setbacks	See Section 24-156									
Separation Between Structures	As required by the California Building Code									
Primary Structure Height (max.)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	Article 11 (Height Measurements and Exceptions)
Accessory Structure Height	See Section 24-156									Article 11 (Height Measurements and Exceptions)

Notes:

[1] Additional setbacks may be required by the Butte County Fire Safe regulations and the Public Resources Code, Section 4290.

TAXES

The subject property is identified by the Butte County Assessor's office as the following Assessor's Parcel Number. The tax data for the 2020/2021 tax year is as follows:

Assessed Values

Assessor's Parcel Number	Acres	Land	Improvements	Personal Property	Taxes	Tax Rate
065-260-001	5.36	\$23,426.00	\$0.00	\$0.00	\$251.66	1.234331%

According to the Assessor's Office Records, the total Market Value of the subject property is \$23,426. The Assessor's Office values are not indicative of the Market Value of the subject property. It should be also noted that the Assessor's Office Records are merely a factoring of the values, as they existed in 1978 when Proposition 13 was passed. Unless a recent sale has taken place, or the property has been transferred initiating a new appraisal report, these values are not normally indicative of market value in today's real estate market. Therefore, typically, they would not be utilized in establishing the Market Value of the subject.

A typical purchaser would have the expectation that immediately after purchase, the taxes would either increase or decrease dramatically depending on the purchase price. Therefore, the tax rate will be used in estimating the taxes as an expense item in the Income Approach to value, if applicable.

SUBJECT PHOTOGRAPHS



Southern road frontage

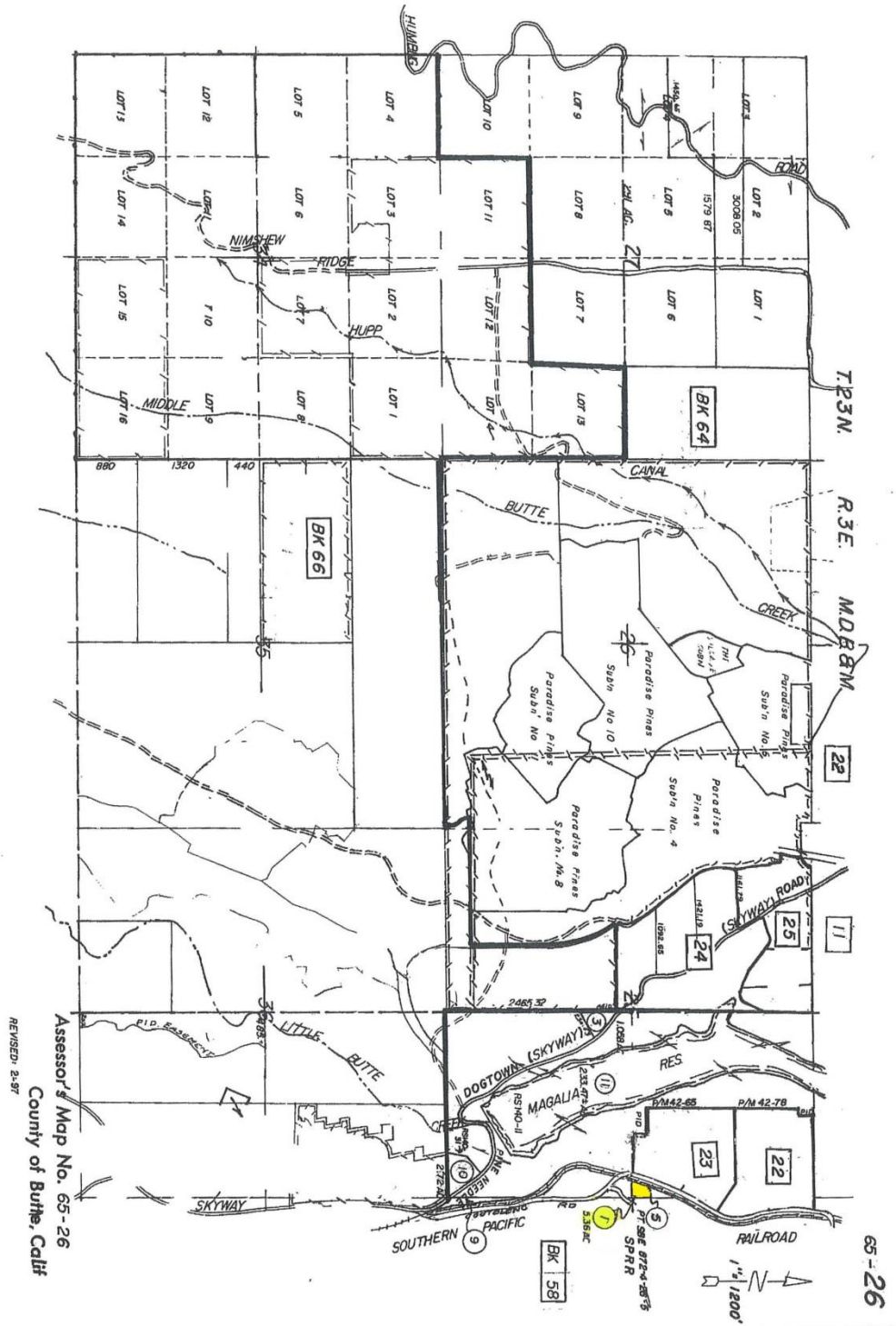


View of dirt clearing looking north



View of southwest corner looking north

ASSESSOR'S PLAT



Assessor's Map No. 65-26
 County of Butte, Calif
 REWISED: 2-87

65-26

AERIAL PLAT



PHYSICAL DESCRIPTION

Site Description

The subject property is located approximately three quarters of a mile north of the small unincorporated town of Magalia, which is the nearest town to the subject. Per the Butte County Assessor's Office, the subject consists of a total of 5.36 gross acres. As of the valuation date this is a vacant site and has no improvements or buildings. The property is not fenced and the borders on the northern side are not marked. The subject property is accessible on the northern side of Jordan Hill Road, which is a gravel road leading off of Coutolenc Road, a two-lane paved road. There is a 1.5-acre flat dirt spot that has been cleared on the south west end of the subject, the rest of the land is sloping downward towards the east. The subject property and surrounding properties have been damaged by the Camp fire, many of the trees and vegetation in the area were damaged or missing; this parcel has little to no debris from the fire and has been cleared by local government. The subject property consists of one parcel that has brush clumps, scrub oaks, pines as well as several large boulders. The easements over the subject are typical for the area and do not appear to affect the current use of the property in an adverse manner as of the valuation date. This property is mostly irregular in shape, with public access via Jordan Hill Road, which runs along the southern perimeter of the property, with a private dirt road being the current entrance point to the property.

The subject does not have a physical address, but is located on the north side of Jordan Hill Road, in the town of Magalia. It is currently a vacant lot that is zoned as rural residential. The topography of the subject property is sloping towards the east in most areas; there is a fairly level cleared dirt spot that is approximately 1.5 acres and is located on the southwestern corner of the subject. On the eastern side of the subject the land begins to slope downward and the vegetation becomes thicker.

The subject is below Coutolenc Road on the northwestern perimeter, and above Jordan Hill Road on the southeastern perimeter.

The utilities available to the subject property’s site include electricity only provided by PG&E. Propane gas is available from various companies at competitive rates.

There are domestic wells, which can provide water to the area noting that no well is currently in place upon the subject property. There is no irrigation district either. Sewer treatment is available via septic tank leach line systems. Telephone service and cable television services are also provided by private companies. Trash disposal is also available to the area.

The soils that comprise this property and a description of these soil types are as follows:

SOILS

The soils that comprise the subject property are noted in the table below.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
814	Mountyana gravelly loam, 2 to 15 percent slopes	3.9	73.0%
819	Lydon-Rock outcrop , 30 to 50 percent slopes	1.4	27.0%
Totals for Area of Interest		5.3	100.0%

Please see the soils map on the next page for visual reference.

SOILS MAP



One rating system of the soils is the Storie Index rating method. A description of this method is as follows:

Description of the Storie Index

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition Component Percent Cutoff: Nona Specified
Tie-break Rule: Lower

The following table breaks down the various soils that comprise the subject property.

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
814	Mountyana gravelly loam, 2 to 15 percent slopes	Grade 2 - Good	Mountyana, gravelly loam (80%)	3.9	73.0%
819	Lydon-Rock outcrop , 30 to 50 percent slopes	Grade 5 - Very Poor	Lydon, very gravelly medial coarse sandy loam (65%)	1.4	27.0%
Totals for Area of Interest				5.3	100.0%

As seen on the soils map and in the previous chart, the subject's soils are ranging from Grade 2 – Good, to Grade 5 - Very poor. This ground would be considered nonagricultural ground. That being said the subject property's soils are overall poorly suited to agricultural uses and are mostly restricted to very limited grazing land, wild land and gravel. The soils that make up the subject's property would place severe restrictions on any agricultural use and allow solely for very limited pasture uses and or recreational and home site uses.

Improvements

The subject property has no improvements. The author notes that with the current zoning and topography of the property, rural residential use of the property with recreational use of the excess land is the most likely use of this site, as of the valuation date.

STATEMENT OF OWNERSHIP

The subject property was purchased by the Repanich Nicholas G and Repanich Susan M, husband and wife as community property, on June 29, 2011 for \$16,000. Prior to that, the property had been owned by JP Morgan Chase Bank for many years. According to a search of Butte County Records, via the RealQuest system, there have not been any other transfers of the subject property within the last three years other than what was mentioned.

INCOME AND EXPENSES

No income or expense information was made available to the author of this report, nor there would be any that is expected from such a site, typically purchased for owner occupancy, (I.E. to building a home) and enjoyment.

HIGHEST AND BEST USE

Highest and Best Use is identified as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.²

Legally Permissible As Vacant:

The zoning of the subject property is RR-5. The purpose of the RR zone is to allow for the appropriate development of large-lot single-family homes, small farmsteads, and related uses in the rural and agricultural areas of the county. (Please see zoning section of this report).

² The Dictionary of Real Estate Appraisal, 12th Edition, Page 306

Physically Possible As Vacant:

The soils, topography, location, and size of the subject property allow mostly for rural residential and recreational uses.

Feasible As Vacant:

As vacant, the only feasible uses that would be available for the subject property are mostly rural residential and recreational uses.

Maximum Productive As Vacant:

The maximum productive use of the subject property, as vacant, is mostly for rural residential and recreational uses.

Therefore, as indicated by the four tests, rural residential and recreational uses would be the highest and best use of this property.

SALES COMPARISON APPROACH

The Sales Comparison Approach to value is that value a typical purchaser would be willing to pay for a property as of the valuation date, in order to determine what the subject property would sell for in today's real estate market. The direct Sales Comparison Approach to value is based on the principle of substitution, that is, a property is replaceable in its market. Its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming no costly delay in making the substitution. This estimate involves the collection and analysis of sales of properties with characteristics similar to those on the property being appraised. The validity of this approach is very much dependent on the availability of this data and its relevancy and quality. Analysis of the sales is based upon the following criteria:

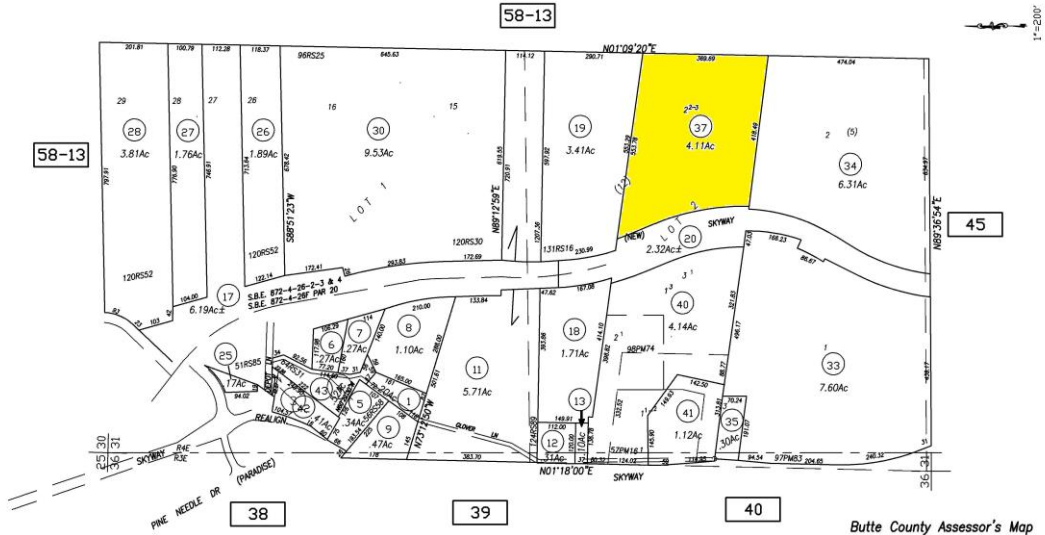
- A) Property rights conveyed
- B) Financing terms
- C) Conditions of sale
- D) Market conditions
- E) Location
- F) Physical characteristics
- G) Economic characteristics
- H) Non-realty components

The assumption is that the sales are similar to the stated objectives of the report, the market value definitions, and the above mentioned criteria, unless otherwise stated. In making the necessary adjustments, sales are always adjusted to the subject and not vice versa. In analyzing the sales, the following unit of comparison was utilized: the dollar per square foot of land for the land valuation. See the following sales on the next pages collected from the market.

PLAT - SALE NO.1

W 1/2 OF NW 1/4 OF SEC 31 T.23N. R.4E. M.D.B.&M.

66-47



Butte County Assessor's Map
Book 66, Page 47

UNRECORDED MAP OF TOWN OF MARIANA
PREPARED FOR ASSESSOR BY ORDER OF BOARD OF SUPERVISORS
BY H.L. WOODY FEB. 1959

All Assessor's maps are prepared for local property
assessment purposes ONLY. Parcels shown thereon may not
comply with State and local subdivision ordinances. No liability
is assumed for use of information shown on any Assessor's map.
ALL PARCELS APPROXIMATE PER RECORDED INFORMATION

CREATED BY	SOT	CREATED ON	8-15-2000
REVISED BY	SL	REVISED ON	05-23-2018
		EFFECTIVE	2018-19 ROLL
Compiled By The Butte County Assessor's Office			

SALE NO. 1

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00014
Use:	Residential lot	Exposure Time:	20 DOM
Location:	13736 New Skyway, Magalia	MLS:	LISTING ID: SN20243315

SALE DATA:

Grantor:	CAHILL TODD W & STEPHANIE		
Grantee:	GHOMAN GURJEET S		
Document:	2021- 12716	Recorded:	3/18/2021
APN:	066-470-037-000	Zoning:	TM40
Transfer Tax:	\$99.00 Full Value	Indicated Equity:	\$90,000
Confirmed Price:	\$99,000	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted	Confirmed With:	Public Records/Ken Dickson 925-451-3177
Terms:	Cash sale.		



PROPERTY DATA:

Gross Ac:

Topography:

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
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Description	Size (SF)	RCN	Contrib	RCN %
-------------	-----------	-----	---------	-------

Totals	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/Sq.Ft (vacant land only)	\$0.55
\$/Acre	\$24,087.59



INCOME ANALYSIS:

Type of Operation:

Other Information:



COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

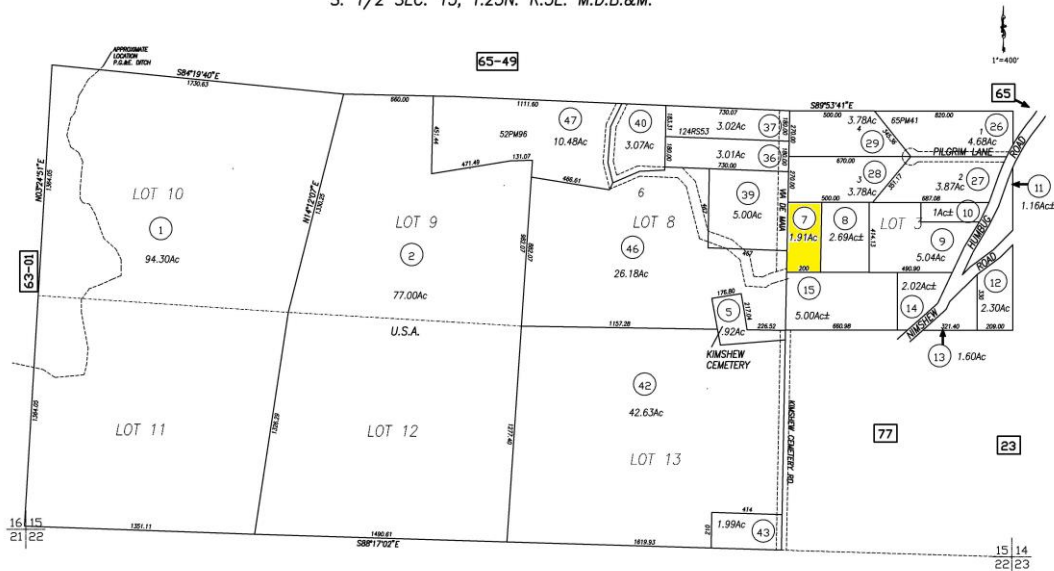
Analysis:

Due to the date of sale, the land value indicated by this sale is deemed to be inferior on the dollar per square foot of land unit of comparison basis.

PLAT - SALE NO.2

S. 1/2 SEC. 15, T.23N. R.3E. M.D.B.&M.

64-63



Butte County Assessor's Map
Book 64, Page 63

NOTE: ALL INFORMATION SHOWN ON ASSESSOR PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE AND DO NOT REPRESENT OWNER'S LEGAL RIGHTS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.	CREATED BY: DB REVISIONS BY: DB FILE NAME: 64-631 EFFECTIVE 2003-08 ROLL Created By The Butte County Assessor's Office
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SALE NO. 2

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00013
Use:	Residential lot	Exposure Time:	804 DOM
Location:	Via De Maia, Magalia	MLS:	LISTING ID: SN18292331

SALE DATA:

Grantor:	MANN KENNETH R LIVING TRUST L		
Grantee:	EPPERSON BRUCE G/EPPERSON SUSAN E		
Document:	2021- 14204	Recorded:	3/24/2021
APN:	064-630-007-000	Zoning:	AR
Transfer Tax:	\$104.50 Full Value	Indicated Equity:	\$95,000
Confirmed Price:	\$95,000	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted.	Confirmed With:	Public Records/Barbara Peltola 588-2744
Terms:	\$70,000 carried by the seller.		



PROPERTY DATA:

Gross Ac:

Topography:

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
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Description	Size (SF)	RCN	Contrib	RCN %
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Totals	Not Available	Not Available	Not Available
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\$/Sq.Ft (vacant land only)	\$1.14
\$/Acre	\$49,738.22



INCOME ANALYSIS:

Type of Operation:

Other Information:



COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

Analysis:

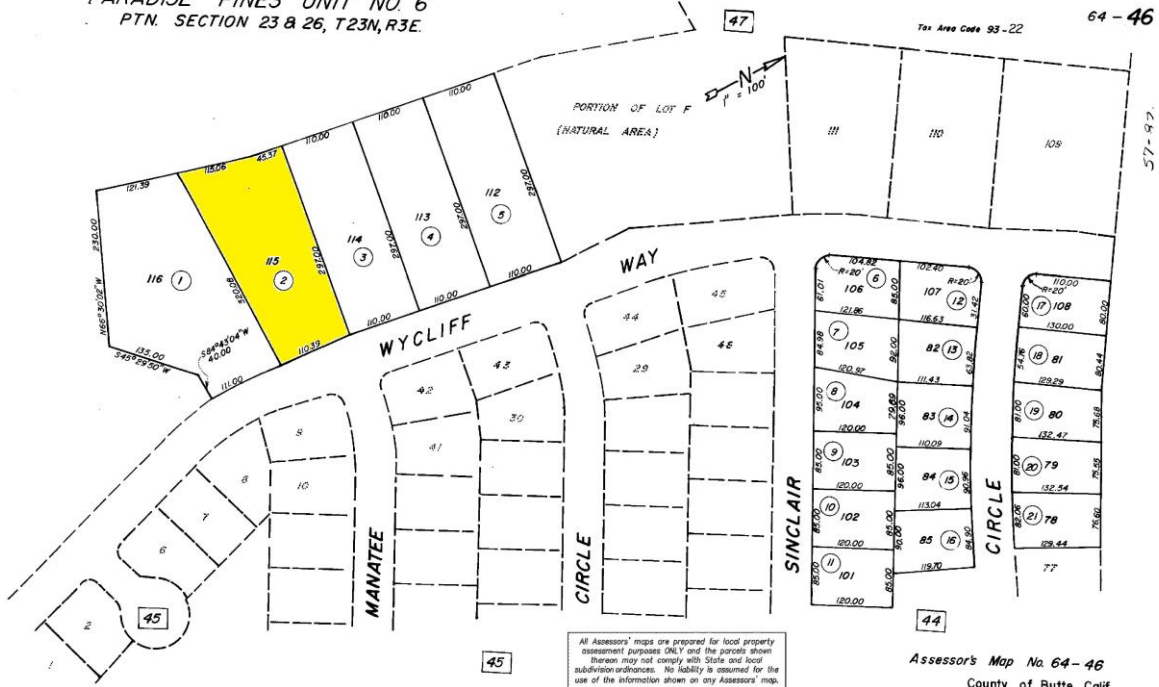
Due to the smaller size and lack of fire effects on this site, the land value indicated by this sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

PLAT - SALE NO.3

PARADISE PINES UNIT NO. 6
PTN. SECTION 23 & 26, T23N, R3E.

Tax Area Code 93-22

64-46



All Assessors' maps are prepared for local property assessment purposes ONLY and the parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for the use of the information shown on any Assessors' map.

PARADISE PINES UNIT NO. 6, 35 M.O.R. 92, 93 & 94, REC. 9-26-1970

Assessor's Map No. 64-46
County of Butte, Calif.
DECEMBER 1970

SALE NO. 3

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00016
Use:	Residential lot	Exposure Time:	41 DOM
Location:	Wycliff Way, Magalia	MLS:	LISTING ID: SN21032846

SALE DATA:

Grantor:	Verna Alic King Revocable Trust		
Grantee:	ARCHULETA AMANDA E/CARDOZA DEVIN G		
Document:	2021- 20946	Recorded:	5/6/2021
APN:	064-460-002-000	Zoning:	R2
Transfer Tax:	\$33.00 Full Value	Indicated Equity:	\$30,000
Confirmed Price:	\$30,000	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted.	Confirmed With:	Public Records/Stephanie Sinnott 321-9179
Terms:	Cash sale.		



PROPERTY DATA:

Gross Ac:

Topography:

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
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Description	Size (SF)	RCN	Contrib	RCN %
-------------	-----------	-----	---------	-------

Totals	Not Available	Not Available	Not Available
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\$/Sq.Ft (vacant land only)	\$0.73
\$/Acre	\$31,914.89



INCOME ANALYSIS:

Type of Operation:

Other Information:



COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

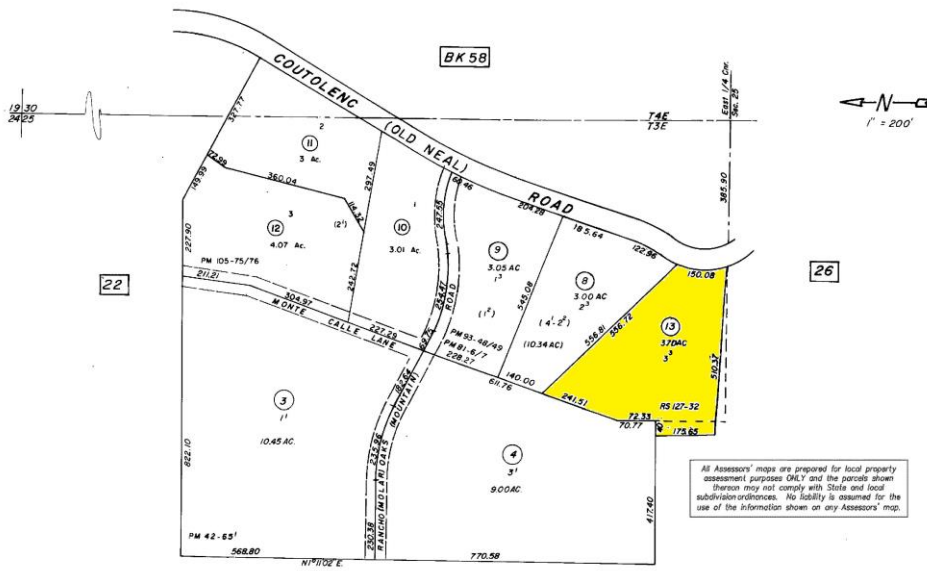
Analysis:

Due to the smaller size of the acreage, the land value indicated by this sale is deemed to be slightly superior on the dollar per square foot of land unit of comparison basis.

PLAT - SALE NO.4

PTN. E 1/2 OF NE 1/4, SEC. 25, T23N, R3E. & PTN. NW 1/4, SEC. 30, T23N, R4E.

65-23



All Assessors' maps are prepared for local property assessment purposes ONLY and the parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for the use of the information shown on any Assessor's map.

Assessor's Map No. 65-23
County of Butte
REVISED: 9-92

SALE NO. 4

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00012
Use:	Residential lo	Exposure Time:	99 DOM
Location:	14131 Coutolenc Road, Magalia	MLS:	LISTING ID: SN21038637

SALE DATA:

Grantor:	HAWKSLEY DONALD G & DARLENE		
Grantee:	VELASCO MARK E		
Document:	2021- 34574	Recorded:	8/30/2021
APN:	065-230-013-000	Zoning:	TM-3
Transfer Tax:	\$142.45 Full Value	Indicated Equity:	\$129,500
Confirmed Price:	\$129,500	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted.	Confirmed With:	Public Records/Dominick Townsend 762-9866
Terms:	Cash sale.		

PROPERTY DATA:

Gross Ac:

3.70

Topography:

Gentle slope

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
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Description	Size (SF)	RCN	Contrib	RCN %
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Totals	Not Available	Not Available	Not Available
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\$/Sq.Ft (vacant land only)	\$0.80
\$/Acre	\$35,000.00

INCOME ANALYSIS:

Type of Operation:

Vacant Land - Income and Expense Information not available

Other Information:

3.71 acres, some views of the Paradise Reservoir, and quick access to Skyway; the septic and well are already in place. Has well (currently capped, no pump, pre camp fire the well pumped 16GPM) septic needs root removal; no views; seller-didn't want to rebuild; buyer- building.

COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

Analysis:

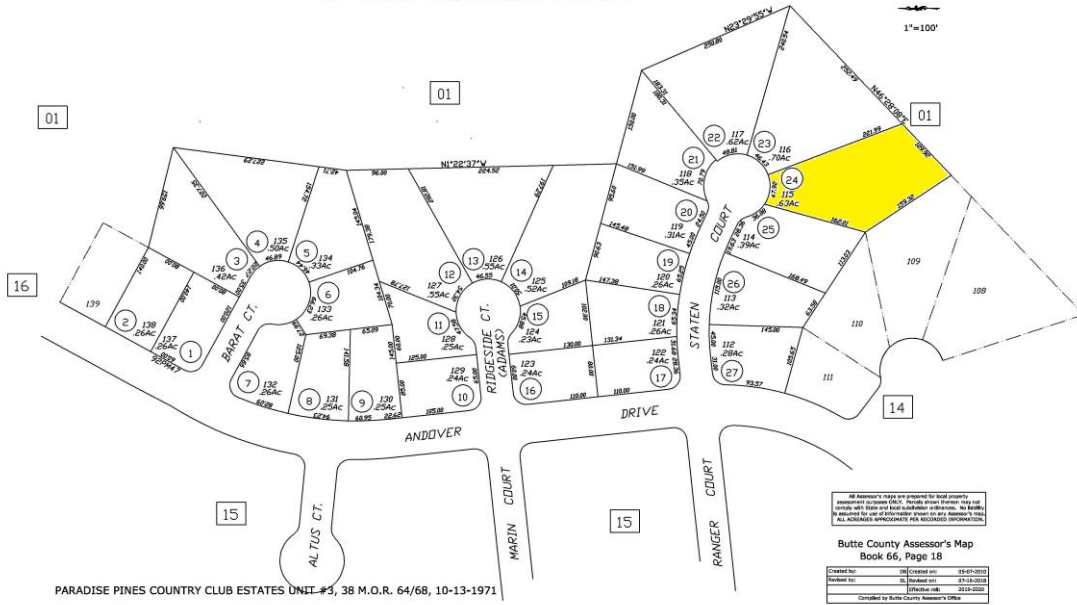
Due to the smaller size noting that this comparable is the best one to the subject, the land value indicated by this sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

PLAT - SALE NO.5

PTN. SEC'S. 35 & 36, T.23N., R.3E. M.D.B.&M.

66-18

1"=100'



PARADISE PINES COUNTRY CLUB ESTATES UNIT #3, 38 M.O.R. 64/66, 10-13-1971

SALE NO. 5

EVANS APPRAISAL SERVICE, INC.



County:	Butte	Sale Number:	2021RES00020
Use:	Residential lot	Exposure Time:	104 DOM
Location:	6500 Staten Ct, Magalia	MLS:	LISTING ID: SN20213173

SALE DATA:

Grantor:	FLORES TRUST		
Grantee:	Not Available		
Document:	2021-	Recorded:	Not Available
APN:	066-180-024-000	Zoning:	RT1
Transfer Tax:	Not Available	Indicated Equity:	Not Available
Confirmed Price:	\$20,000	Confirmed By:	Corwyn Sheridan
SP Adjustment:	None noted.	Confirmed With:	Public Records/Tom Gagne 966-2398
Terms:	Pending sale; closing higher than \$20,000.		

PROPERTY DATA:

Gross Ac:

0.63

Topography:

Leve

Buildings and Improvement

Description	Comments	Age	Cond	Size (SF)	Class	St	Un
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Description	Size (SF)	RCN	Contrib	RCN %
-------------	-----------	-----	---------	-------

Totals	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/Sq.Ft (vacant land only)	\$0.73
\$/Acre	\$31,746.03

INCOME ANALYSIS:

Type of Operation:

Vacant Land - Income and Expense Information not available

Other Information:

Lower Magalia, end of cul-de-sac location. New home built next door. Pending, not closing until pg & e settles; has power, water at street, septic unknown; seller-moving buyer- not sure probably build.

COMPANY INFORMATION:

Appraiser:

Michael H. Evans, FASA, FRICS

Analysis:

Due to the smaller size of the site, the land value indicated by this pending sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

SALES SUMMARY

SALES CHART

SALE#	ADDRESS	SALE PRICE	SALE DATE	ACRES	\$/ SF LAND ONLY	COMMENTS
1	13736 New Skyway	\$99,000	3/18/2021	4.11	\$0.55	Inferior
2	Via De Maia	\$95,000	3/24/2021	1.91	\$1.14	Superior
3	Wycliff Way	\$30,000	5/6/2021	0.94	\$0.73	Superior
4	14131 Coutolenc Road	\$129,500	8/30/2021	3.70	\$0.80	Superior
5	6500 Staten Ct	\$20,000	N/A	0.63	\$0.73	Superior

In concluding a value for the subject property's land, it is noted that a reasonable number of comparable sales were found in rural residential areas similar to the subject's. Each sale has been analyzed and as of the valuation date, the value of the subject's site is bracketed between Sales One, Three and Five. These sales indicated a range in value of \$0.55 to \$0.73 per square foot of land. As of the valuation date, relying on this range, and noting Sale Four, the best from a location standpoint, a value towards the upper end of the range of \$0.69 per square foot of land is considered to be appropriate for the subject's site. This indicates the following total value for the subject property via the Sales Comparison Approach:

Sales Comparison Approach to Value:

233,481.6 square feet x \$0.69 per square foot..... \$161,102
Rounded to: \$161,000
SALES COMPARISON APPROACH TO VALUE.....\$161,000

COST APPROACH

The Cost Approach to value estimates the replacement cost new of the improvements and deducts the appropriate depreciation to arrive at the present value of the improvements. The land value is then added to the depreciated value of the improvements for a total value from the Cost Approach to value.

Due to the lack of building improvements, this approach is not considered to be applicable in the valuation process.

COST APPROACH TO VALUE:

NOT APPLICABLE

INCOME APPROACH TO VALUE

The Income Approach to value is that value which a typical purchaser would be willing to pay for a property based upon its income producing capability.

Due to the lack of building improvements, and the nature of the site in general, which would not be exposed on the market to be leased by a typical tenant, this approach is not considered to be applicable in the valuation process.

INCOME APPROACH TO VALUE:

NOT APPLICABLE

RECONCILIATION OF VALUES

The values, as indicated by the three approaches to value, are as follows:

SALES COMPARISON APPROACH	\$161,000
COST APPROACH	NOT APPLICABLE
INCOME APPROACH	NOT APPLICABLE

The Sales Comparison Approach to Value is typically a good indicator of value when one has numerous sales of similar types of properties. The author used the best comparable sales that he could find in the surrounding area. Overall, this approach seems to reflect a direct range of values for properties of the subject’s type, and therefore, sole weight is placed upon it in arriving at a Fair Market Value for the subject property.

The Cost Approach to Value is typically a good indicator of value when one has a newer building with accurate estimates of construction costs, land values, estimates of depreciation, and a strong market. There also needs to be a purchaser willing to pay replacement costs less depreciation for the improvements on the property. The subject property does not fit this category due to the lack of building improvements.

The Income Approach to Value is typically a good indicator of value on an income producing property, which is bought on a rate of return a typical investor would be willing to accept. Considering the nature of the subject property, being commonly an owner-occupied property, no weight is placed upon this approach to value.

Therefore, after analyzing all three approaches to value, and placing sole weight on the Sales Comparison Approach, the author’s opinion of the Fair Market Value for the subject property is as follows:

FAIR MARKET VALUE.....\$161,000

479 East Avenue
P.O. Box 863
Chico, CA 95926

Michael H. Evans, FRICS, FASA-Real & Rural Property
of

(530) 895-1212 Phone
(530) 342-4453 Facsimile
mike@evansappraisal.com

EVANS APPRAISAL SERVICE, INC.

Appraisals ⇄ Consulting

CERTIFICATION OF REPORT

The appraiser hereby certifies:

The statements of fact contained in this report are true and correct.

The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent on an action or event resulting from the analysis, opinions, conclusions in, or the use of this report.

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.

That this appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Royal Institution of Chartered Surveyors and the American Society of Appraisers.

The use of this report is subject to the requirements of the Royal Institution of Chartered Surveyors and the American Society of Appraisers of Real Estate Appraisers relating to review by its duly authorized representatives. I have made a personal inspection of the property that is the subject of this report.

I have performed no services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



California State Certified General Real Estate Appraiser
Member of the College of Fellows / American Society of Appraisers
Fellow of The Royal Institution of Chartered Surveyors



I do not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraiser signing this appraisal.

Michael H. Evans has successfully completed the requirements set forth by the State of California for licensing and certification, and has been awarded the Certified General Real Estate Appraiser Certificate No. AG002019.

That in his opinion, the requested Fair Market Value of the subject property, as of the valuation date of July 20, 2021, is as follows:

FAIR MARKET VALUE

\$161,000

Respectfully submitted,

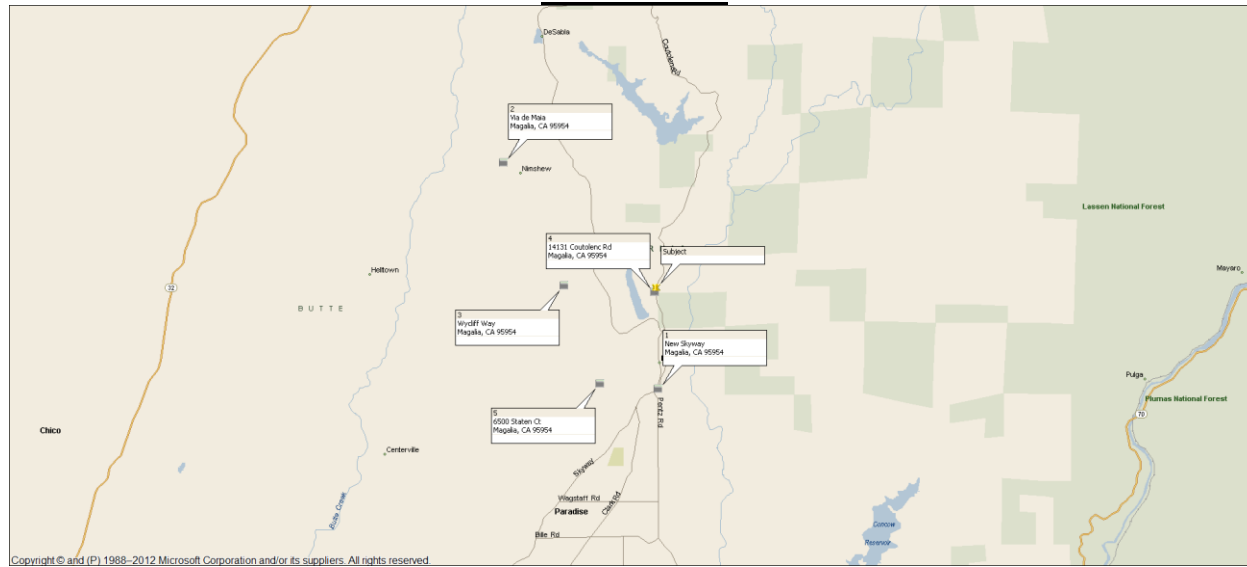


Michael H. Evans, FASA, FRICS
California State Certified General
Real Estate Appraiser # AG002019
Recertified until October 28, 2022

SALES SUMMARY**Sales Chart**

SALE#	ADDRESS	SALE PRICE	SALE DATE	ACRES	\$/ SF LAND ONLY	COMMENTS
1	13736 New Skyway	\$99,000	3/18/2021	4.11	\$0.55	Inferior
2	Via De Maia	\$95,000	3/24/2021	1.91	\$1.14	Superior
3	Wycliff Way	\$30,000	5/6/2021	0.94	\$0.73	Superior
4	14131 Coutolenc Road	\$129,500	8/30/2021	3.70	\$0.80	Superior
5	6500 Staten Ct	\$20,000	N/A	0.63	\$0.73	Superior

SALES MAP



QUALIFICATIONS OF MICHAEL H. EVANS, FASA, FRICS

Mr. Evans has been actively engaged in the real estate appraisal field since 1983, President of Evans Appraisal Service, Inc., a real estate appraisal company specializing in agricultural, commercial, industrial, special purpose and residential properties. Mr. Evans is one of two people to currently hold designations in both Real Property/Urban and Rural for the American Society of Appraisers, and a California State Certified General licensee. On August 8, 2005, Mr. Evans was awarded a Fellow Membership designation by the American Society of Appraisers in full recognition of his outstanding services in the Society and his contribution to the Appraisal Profession at large. Recently (2012) Mr. Evans was awarded a Fellow designation by the Royal Institute of Chartered Surveys. Mr. Evans is re-certified by the State of California until October 28, 2022.

The Appraisal Foundation – Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications

- Officer of the Board of Trustees (secretary)
- Member of the Board of Trustees
- Member of the Admissions Committee
- Liaison between the Board of Trustees and the Sponsoring Organizations

American Society of Appraisers

- Past President 2010-2011
- International President 2009-2010
- International Senior Vice President 2008-2009
- International Secretary Treasurer 2007-2008
- Two Term Region Governor 1996 – 2000 for Northern California and Nevada
- 1st Real Property Discipline Governor 2002-2007
- Past Chairman of the Real Property Committee
- Past Editor of the Real Property Journal
- Past member of the Constitution and Bylaws Committee
- Past member of the Nominating and Awards Committee
- Past State Director of Northern California & Nevada
- Past Chapter President of Sacramento Chapter (two terms)
- Past Vice Chair Board of Examiners Professional Education Equivalency Certification;
Program commonly known as PEECP
- Past member of the Budget and Finance Committee

Additional Appraisal Bodies

- Past Chairman of the California Appraiser Coalition
- Past President of the California Appraisers Council

Education

Graduated from California State University, Chico in 1981 with a B.S. Degree in Business Administration.

Qualifications of Michael H. Evans, FASA, FRICS

Page 2

Continuing Education

American Appraisal Institute:

- Real Estate Appraisal Principals
- Basic Valuation Procedures
- Case Studies in Real Estate Valuation
- Standards of Professional Practice
- Capitalization Theory & Techniques, Parts A and B
- Valuation Analysis & Report Writing
- Understanding Limited Appraisals and Appraisal Reporting Options
- Valuation of Conservation Easements (Course Instructor)

American Society of Appraisers:

- BV201: Introduction to Business Valuation
- Uniform Standards of Professional Appraisal Practice (past course instructor)
- Real Property Prep Course
- California State Laws and Regulations (also course instructor)
- Valuation of Conservation Easements (also course instructor)

American Society of Farm Managers and Rural Appraisers:

- Principles of Rural Appraising
- Permanent Plantings & Leases
- Valuation of Conservation Easements

Mr. Evans has also participated in numerous seminars and conferences in addition to those listed above.

Additional Qualifications:

He has been a guest lecturer and have taught agriculture appraisal at California State University, Chico. He has also qualified as an Expert Witness in Superior Court in condemnation cases, as well as an Expert Witness in Butte, Colusa, Fresno, Glenn, Lassen, Los Angeles, Tehama, Sacramento, Shasta, Siskiyou, Sutter, Yolo, and Yuba County Superior Courts and in Federal Court, Sacramento, CA.

Qualified for and completed appraisal assignments for the following:

Federal	Federal Deposit Insurance Corporation (FDIC) Federal Housing Authority (FHA) Veterans Administration (VA) U.S. Department of Agriculture Rural Development U.S. Department of Agriculture - Farm Services U.S. Army Corps of Engineers Small Business Administration (SBA) Farm Services U.S. Department of Fish and Wildlife Services
State	California Department of Transportation USDA Soil and Conservancy Service California Department of Fish and Game
Counties	Butte, Glenn, Tehama, Colusa

Qualifications of Michael H. Evans, FASA, FRICS

Page 3

Cities Cities of Chico, Oroville, Willows, Colusa, Los Molinos
Sacramento Regional Transit District

School Districts Willows Unified School District
Los Molinos Unified School District
Thermalito Unified School District
Chico Unified School District
Hamilton City Unified School District

A small example of the client list on file is as follows:

Banks Bank of America,
Feather River State Bank, Chico, Yuba City, CA
Golden Valley Bank, Chico, CA
River Valley Community Bank
Wells Fargo Bank and their Trust Department, CA
Umpqua Bank, Chico, CA
Sonoma National Bank, Sacramento, CA
Bank of the West, CA
Union Bank, Sacramento

Attorneys John Schwarz, Christiansen & Schwarz, Chico, CA
Carl B. Leverenz, Attorney at Law, Chico, CA
B.J.Susich, Boutin JONES Inc. Sacramento, CA
Erin Guy Castillo, Parish & Small Inc, Stockton, CA
John W. Schooling, Attorney at Law, Chico, CA
Jeffrey Meith, Meith, Minasian and Sprunance, Oroville, CA
Robert Spano, Moss and Enochian, Redding, CA
Ed Hendren, Attorney at Law, Oroville, CA
Robert Kutz, Attorney at Law, Chico, CA
Ray Sandelman, Attorney at Law, Chico, CA
Robert Harp, Marshall, Burghardt, Meiske and Harp, Chico, CA
Philip B. Price, Price, Brown and Halsey, Chico, CA
Michael Moran, Attorney at Law, Chico, CA

Title/Insurance Companies and Land Trusts

Mid Valley Title Company, Chico, CA
Safeco Insurance Company, Burlingame, CA
Bank of America, Chico, CA
General Motors Corporation, Detroit, MI
Western Savings and Loan, Phoenix, AZ
Fidelity National Title, San Jose, CA
Travelers Insurance Company
ITT Hartford Insurance Group
Republic Insurance Company
State Farm Insurance Companies
Continental Insurance Company
Stewart Title Company
The Nature Conservancy

Appraisals have also been performed for various individual landowners throughout Butte, Glenn, Colusa, Yuba, Sutter, Tehama, Shasta, San Diego, Sacramento, El Dorado, Modoc, and Lassen Counties.

Qualifications of Michael H. Evans, FASA, FRICS

Page 4

Additional Qualifications

Mike H. Evans has been featured in ASA Professional magazine three times in the past few years:

Summer 2006 (Conference coverage)

Winter 2006 (Paths to appraisal practice)

Winter 2005 (Expert witness)

He is one of the designated spokesperson for the Real Property Committee. He has been called upon for media queries, and the stories he has been quoted in have been picked up well. Records show a count of over 60 newspapers and magazines that have quoted him since April 2006.

Here are just few Magazines and Topics he has spoken about in the past few years:

Magazine Title

Topic

Money Magazine, NY 09/01/2006

Journal of Accountancy, NJ 09/01/2006

The Oakland Press, MI 08/20/2006

Washington Post, DC 07/29/2006

Newsday, NY 07/28/2006

Chicago Tribune, IL 07/23/2006

The Jacksonville, FL 07/07/2006

The Daily Reporter, OH 07/05/2006

Price this House

Tips for starting a BV Practice

Appraisers can help you determine if your stuff is trash or treasure

Getting it to move

To Do (ASA lecture)

Selling in a Slow Market

People in Business

News Digest

REFERENCES

- 1) American Institute of Real Estate Appraisers, The Dictionary of Real Estate Appraisal, 3rd Edition, (Chicago 1993) page 140 and 171.
- 2) 1987 National Survey of Buying Power of Metropolitan Areas, Sales and Marketing Magazine, pages B-29.
- 3) The Appraisal of Real Estate, 12th Edition, page 336
- 4) Uniform Standards of Professional Appraisal Practice (USPAP), 2020-2021 Edition

REFERENCES & PHOTOS USED

<http://www.boe.ca.gov/news/tsalescont05.htm>

www.labormarketinfo.edd.ca.gov/cgi/databrowsing/?PageID=4&SubID=164



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

Michael H. Evans

COPY

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 002019

Effective Date: October 29, 2020
Date Expires: October 28, 2022

COPY

Jim Martin
Jim Martin, Bureau Chief, BREA

COPY

3052340

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

ENGAGEMENT LETTER

11

01:50:19 p.m. 06-23-2021

1 / 4

EVANS APPRAISAL SERVICE, INC.

P.O. Box 863
Chico, CA 95927
(530) 895-1212 (Phone)
(530) 342-4453 (Fax)

June 23, 2021

CONTRACT FOR SERVICES

This contract is binding upon Evans Appraisal Service, Inc. hereinafter referred to as the Appraisal Office, and Dan Efsseff, Paradise Recreation and Park District, hereinafter referred to as The Client.

1. The Appraisal Company agrees to provide a written:

- APPRAISAL REPORTS
- FEASIBILITY STUDY
- HIGHEST AND BEST USE STUDY

The following five properties, located in Butte County, identified as follows according to their addresses and Assessor's Parcel Numbers:

- | | |
|--------------------------------------|------------------|
| 1. Jordan Hill Road Magalia Ca, | APN: 065-260-001 |
| 2. 16041 Jordan Hill Rd, Magalia, Ca | APN: 058-130-035 |
| 3. No Address, Chico, Ca | APN: 017-010-036 |
| 4. Pentz Road, Paradise, Ca | APN: 055-300-039 |
| 5. W Park Dr Magalia, Ca | APN: 051-030-008 |

2. The Appraisal Company agrees to deliver 1 PDF copy of the report to The Client.

3. Based upon preliminary conversation, it is agreed upon that the fee will be \$20,250.00 for the report. The reports will be delivered 45-60 business days from the date of inspection, depending upon the availability of the subject properties, delivery of the information requested and the ability to get complete access to said properties.

Evans Appraisal Service, Inc.
Page 2

The fee is in no way connected with any value to be estimated, and the fee is commensurate with the amount of time actually spent on completion of the narrative reports.

4. The Client agrees to pay for the report as follows: \$20,250.00 due upon signing of contract.

 5. It is further agreed and understood that if any portion of the compensation or costs due to the Appraisal Company becomes delinquent, the Client will pay interest thereon at the rate of 10% per annum on said account from the due date until paid, and further, agrees to pay all costs of collection thereof, including reasonable attorney's fees, court costs, etc.

 6. In the event that the Client desires to cancel this contract, written notice thereof shall be delivered to The Appraisal Company, and it is agreed that the Appraisal Company shall receive compensation from the Client for all services rendered at the rate of \$400.00 per hour, for the time actually spent prior to receipt of written notice to stop work, plus all costs advanced in connection with said work prior to receipt of such written notice.

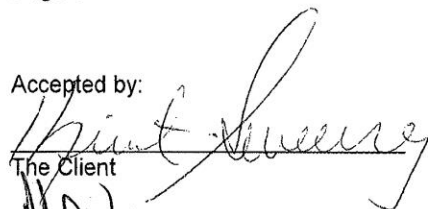
 7. For depositions, it is agreed upon that the billing rate shall be \$400.00/per hour in addition to traveling expenses.

 8. For court testimony, it is agreed upon that the billing rate shall be \$400.00/hour for a minimum of 4 hours plus travel and expenses if outside Butte County.
-


<u>Properties</u>	<u>Fee Breakdown</u>
Jordan Hill Road Magalia, Ca 95954 APN: 065-260-001	\$ 4,500
16041 Jordan Hill Road, Magalia, CA 95954 APN: 058-130-035	\$ 4,500
No Address, Chico, CA APN: 017-010-036	\$ 4,500
Pentz Road, Paradise, CA 95969 APN: 055-300-039	\$ 4,500
W Park Drive, Magalia, CA 95954 APN: 051-030-008	\$ 4,500
Total Fee Cost:	\$22,500
Less discount for multiple assignments: \$2,250	Total: \$20,250

**Evans Appraisal Service, Inc.
Page 3**

Accepted by:


The Client

6/23/21
Date


Evans Appraisal Service, Inc.

6-24-21
Date

Michael H. Evans, FASA, FRICS
President

*** Please sign, date and fax or mail us back a copy.**

LEGAL DESCRIPTION (As Originally Received)

THE WEST 150 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 4 EAST, M.D.B. & M.; AND ALL THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 23 NORTH, RANGE 3 EAST, M.D.B. & M., LYING SOUTHEASTERLY OF THAT CERTAIN RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED TO FRED M. CLOUGH, RECORDED APRIL 23, 1903, IN BOOK 70 OF DEEDS, PAGE 219, BUTTE COUNTY RECORDS.

EXCEPTING THEREFROM ALL MINERALS AND MINERAL RIGHTS BELOW THE DEPTH OF 200 FEET BENEATH THE SURFACE OF SAID LAND, AS RESERVED IN DEED FROM MAGALIA MINING COMPANY RECORDED OCTOBER 29, 1951, IN BOOK 609, PAGE 524, OFFICIAL RECORDS, AND AS QUITCLAIMED TO A DEPTH OF 200 FEET IN DEED TO PAUL SHAW, ET UX, RECORDED JULY 15, 1964, IN BOOK 1325, PAGE 2, OFFICIAL RECORDS.



PHASE I ENVIRONMENTAL SITE ASSESSMENT ASTM 1527-13

Site Information:

Jordan Hill Property
16041 Jordan Hill Rd
Magalia, CA
APNs: 058-130-035-000, 065-260-001-000

Prepared for:

Dan Efseaff
District Manager
Paradise Recreation and Park District (PRPD)
(530) 872-6393
defseaff@paradisepd.com

Prepared by:

Chico Environmental Science & Planning
333 Main Street, Suite 260
Chico, CA 95928
(530) 899-2900

Prepared: October 12, 2021



TABLE OF CONTENTS

1.0 INTRODUCTION..... 4

 1.1 PURPOSE 4

 1.2 SCOPE OF WORK..... 4

 1.3 LIMITATIONS 5

 1.4 USER RELIANCE..... 6

 1.5 LIMITING CONDITIONS 7

2.0 SITE DESCRIPTION 8

 2.1 SITE LOCATION AND LEGAL DESCRIPTION 8

 2.2 CURRENT PROPERTY USE..... 8

 2.3 CURRENT USE OF ADJACENT PROPERTIES 8

 2.4 PHYSICAL SETTING SOURCES 9

 2.4.1 TOPOGRAPHY 9

 2.4.2 HYDROLOGY..... 9

 2.4.3 GEOLOGY/SOILS 9

 2.4.4 FLOOD ZONE INFORMATION 10

3.0 HISTORICAL INFORMATION 10

 3.1 AERIAL PHOTOGRAPH REVIEW 10

 3.2 FIRE INSURANCE MAPS 11

 3.3 CITY DIRECTORIES..... 11

 3.4 HISTORICAL TOPOGRAPHIC MAPS 11

4.0 REGULATORY RECORDS REVIEW 11

 4.1 REGULATORY AGENCIES 11

 4.1.1 STATE DPERATMENT 12

 4.1.2 HEALTH DEPARTMENT 12

 4.1.3 FIRE DEPARTMENT 12

 4.1.4 AIR POLLUTION CONTROL AGENCY 12

 4.1.5 REGIONAL WATER QUALITY AGENCY 12

 4.1.6 DEPARTMENT OF TOXIC SUBSTANCES CONTROL..... 12

 4.1.7 BUILDING DEPARTMENT 12

 4.1.8 PLANNING DEPARTMENT 12

 4.1.9 OIL AND GAS EXPLORATION 12

4.1.10 ASSESSOR’S OFFICE	12
4.1.11 PUBLIC WORKS DEPARTMENT	12
4.2 MAPPED DATABASE RECORDS SEARCH	12
4.2.1 REGULATORY DATABASE SUMMARY	19
4.2.2 SUBJECT PROPERTY LISTINGS	19
4.2.3 ADJACENT PROPERTY LISTINGS	19
4.2.4 SITES OF CONCERN LISTINGS.....	19
4.2.5 ORPHAN LISTINGS.....	19
5.0 USER PROVIDED INFORMATION AND INTERVIEWS.....	20
5.1 INTERVIEWS	20
5.1.1 INTERVIEW WITH OWNER.....	20
5.1.2 INTERVIEW WITH REPORT USER	20
5.1.3 INTERVIEW WITH KEY SITE MANAGER.....	20
5.1.4 INTERVIEWS WITH PAST OWNERS, OPERATORS AND OCCUPANTS.....	20
5.1.5 INTERVIEW WITH OTHERS	20
5.2 USER PROVIDED INFORMATION.....	20
5.2.1 TITLE RECORDS, ENVIRONMENTAL LEINS, AND AULS	20
5.2.2 SPECIALIZED KNOWLEDGE.....	21
5.2.3 ACTUAL KNOWLEDGE OF THE USER.....	21
5.2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES.....	21
5.2.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION.....	21
5.2.6 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION.....	21
6.0 SITE RECONNAISSANCE.....	21
6.1 GENERAL SITE CHARACTERISTICS	21
6.2 POTENTIAL ENVIRONMENTAL HAZARDS	21
6.4 ADJACENT PROPERTY RECONNAISSANCE.....	21
7.0 FINDINGS AND CONCLUSIONS.....	21
8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	22
9.0 REFERENCES.....	23

FIGURES

FIGURE 1 - SITE LOCATION MAP (TOPOGRAPHIC)

FIGURE 2 - SITE LOCATION MAP (AERIAL)

FIGURE 3 - SITE VICINITY MAP

APPENDICES

APPENDIX A - HISTORICAL AERIAL PHOTOS

APPENDIX B - SANBORN FIRE INSURANCE MAPS

APPENDIX C - TOPOGRAPHIC MAPS

APPENDIX D - ENVIRONMENTAL DATA RESOURCES RADIUS REPORT

APPENDIX E - DUE DILIGENCE QUESTIONNAIRE

APPENDIX F - SITE PHOTOGRAPHS

APPENDIX G - QUALIFICATIONS

1.0 INTRODUCTION

This report summarizes the findings of a Phase I Environmental Site Assessment (ESA) conducted by Chico Environmental Science and Planning on behalf of the Paradise Recreation and Park District. This ESA was performed at APNs: 058-130-035-000, 065-260-001-000 in Magalia, CA (**Figure 1, Figure 2**). The investigated property consists of a total of approximately 6.52 acres.

1.1 PURPOSE

The purpose of this ESA is to review past and present land use practices, site operations and conditions, and nearby off-site land uses to evaluate the potential for soil and/or groundwater contamination of the site. The scope of services conducted for this ESA correspond to the American Society of Testing and Materials (ASTM) guidance presented in the ASTM Standard E 1527-13.

1.2 SCOPE OF WORK

This ESA was conducted in general conformance with ASTM Standards Designation E1527-13, and includes the following tasks:

- Review of pertinent, available documents and maps describing local geologic and hydrogeologic conditions;
- Review of readily available historical aerial photographs of the site and surrounding area. These photographs were reviewed for evidence of previous site activities and development which would suggest the potential presence of hazardous substances at the site;
- Review and interpretation of archival U.S. Geologic Survey (USGS) topographic maps of the Magalia area, for information regarding historical land use potentially involving the manufacture, generation, use, storage, and/or disposal of hazardous substances at the site and adjacent properties;
- Interviews of the property owner/occupants and other informed parties to assess the current and past land uses at the site;
- A reconnaissance of accessible portions of the site to assess evidence of current and/or past use or storage of toxic or hazardous materials; onsite ponds, landfills, drywells, waste streams or other disposal units; visible soil contamination, above-ground or underground storage tanks; electrical transformers containing polychlorinated biphenyls (PCBs); and drums, barrels and other storage containers;
- A visual review of adjacent properties to assess their potential to adversely impact the site;
- Review of the database list search conducted by Environmental Data Resources, Inc. of federal and state known or potentially hazardous waste sites or landfills, and sites currently under investigation for environmental violations;
- Inquiries to the Butte County Environmental Health Department for information regarding environmental permits, environmental violations or incidents, and/or the status of enforcement actions at the site or adjacent properties;

- Investigation of potential contamination from offsite migration of hazardous solids, liquids and vapors that could lead to a historical recognized environmental condition (HREC), controlled recognized environmental condition (CREC) or active recognized environmental condition (REC) in connection with the property; and
- Preparation of this report to present our findings and conclusions.

1.3 LIMITATIONS

The conclusions presented in this report are professional opinions based upon visual observations of the site and vicinity, and our interpretation of the available historical information and documents reviewed, as described in this report. All records were obtained by or under the supervision of an environmental professional or via a third-party vendor specializing in retrieval of such information. All provided records and information were assumed to be true and complete unless otherwise known or determined inaccurate. The conclusions are intended exclusively for the purpose outlined in this report, and at the site location and project indicated. This report was completed and intended solely for the use of Paradise Recreation and Parks District and their affiliates. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

It should be recognized that this study was not intended to be a definitive investigation of potential environmental impacts at the site. Given that the scope of services for this investigation was limited, it is possible that currently unrecognized contamination may exist at the site.

Opinions and recommendations presented herein apply to the existing and reasonably foreseeable site conditions at the time of our assessment. They cannot necessarily apply to site changes of which this office is unaware and has not had the opportunity to evaluate. Changes in the conditions of this property may occur with time due to natural processes or works of man on the site or adjacent sites. Changes in applicable standards may also occur as a result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control.

1.4 USER RELIANCE

To:

Re: Dan Efseaff
Jordan Hill Property
16041 Jordan Hill Rd
Magalia, CA
APNs: 058-130-035-000, 065-260-001-000 ("Property")

Dear Lender and SBA:

John Lane of Chico Environmental Science & Planning ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed the following Environmental Investigation:

A Phase I Environmental Site Assessment of the Property dated October 12, 2021 conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-13). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22;

Reliance by SBA and Lender. Environmental Professional (and Environmental Professional's firm, where applicable) understand(s) that the Property may serve as collateral for an SBA guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional. Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to use and rely upon the Environmental Investigation. Further, Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to release a copy of the Environmental Investigation to the borrower for information purposes only.

Insurance Coverage. Environmental Professional (and Environmental Professional's firm, where applicable) certifies that he or she or the firm is covered by errors and omissions liability insurance with a minimum coverage of \$1,000,000 per claim (or occurrence), that the policy includes language that will provide coverage for Lender and SBA and that evidence of this insurance is attached. As to the Lender and SBA, Environmental Professional (and Environmental Professional's firm, where

applicable) specifically waive(s) any dollar amount limitations on liability up to \$1,000,000 and further waives any right to indemnification by the Lender and SBA.

Impartiality. Environmental Professional certifies that (1) to the best of his or her knowledge, Environmental Professional is independent of and not a representative, nor an employee or affiliate of seller, borrower, operating company, or any person in which seller has an ownership interest; and (2) the Environmental Professional has not been unduly influenced by any person with regard to the preparation of the Environmental Investigation or the contents thereof.

Acknowledgment. The undersigned acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.



Environmental Professional

Printed Name: John Lane, Owner/Principal Scientist

Chico Environmental Science & Planning

1.5 LIMITING CONDITIONS

This report does not include a limited (i.e., non-AHERA) asbestos survey, a limited radon survey, or a limited lead paint survey.

The title search is not included in our scope of services. However, we can arrange for a title and chain-of-title search for an additional fee.

The work conducted by Chico Environmental personnel with training and experience in hazardous substances investigations and was supervised by an Environmental Professional (as defined in ASTM 1527-13) and a California Professional Geologist. It is possible that this preliminary evaluation may reveal the need to perform more detailed (Phase II) field investigations (subsurface, surface, or air) to assess the potential presence of, or demonstrate the absence of, contaminated building media, soil, or groundwater beneath the site. Such investigations are outside the scope of this report.

The Phase I ESA is a limited and non-exhaustive survey that is intended to evaluate whether readily available information indicates that the historic or current use of the subject property resulted in contamination by hazardous substances or waste. As a result, without a comprehensive sampling and analysis program or implementation of services beyond the original scope of work, certain potential conditions, including, but not limited to those summarized below, may not be revealed:

- Naturally occurring toxic substances or elements found in the subsurface soils, rocks, or water
- Toxic substances commonly found in current habitable environments, such as stored household products, building materials, and consumables.
- Biological or infectious agents and pathogens.
- Contaminant plumes (liquid or gaseous) below the surface from a remote or unknown source.
- Inaccessible or concealed areas that may store or contain hazardous substances or wastes.
- Unknown, unreported, and not readily visible site contamination, which may have been caused by "midnight" dumping and/or accidental spillage.

2.0 SITE DESCRIPTION

The site is situated east of Coutolenc Rd, crossing Jordan Hill Rd northern Magalia, CA. The site currently and historically has been utilized as free forest space (**Figure 3**). This ESA was performed as part of due diligence necessary for a California Environmental Quality Act Initial Study for a property transaction.

2.1 SITE LOCATION AND LEGAL DESCRIPTION

The investigated property consists of approximately 6.52 acres in northern Magalia in Butte County, California. The site is situated on Assessor's Parcel Numbers (APNs) 058-130-035-000 and 065-260-001-000. The site is inside Magalia city limits and is located in Township 23N, Range 3E, Sections 25 and 30 and latitude/longitude: 39.821761, -121.579562

2.2 CURRENT PROPERTY USE

The site currently and historically has been utilized as free forest space. Historically the site was also part of the Butte County Railway (**Figure 3**).

2.3 CURRENT USE OF ADJACENT PROPERTIES

Surrounding properties are undeveloped forest space. East of the property is Magalia Reservoir and low-density single-family homes. West, north and south of the property is an undeveloped hillside that slopes down to the West Branch Feather River. The subject site and all surrounding properties were burned in the 2018 Camp Fire. One house remains to the east of the subject site along Coutolenc Rd.

2.4 PHYSICAL SETTING SOURCES

See Section 9.0 REFERENCES

2.4.1 TOPOGRAPHY

The topography of the site ranges from around 2420 to 2353 feet above mean sea level (msl) with a steep eastern dipping slope. Topographic map coverage of the site area is provided by the current United States Geological Survey (USGS) 7.5-minute series topographic map (2018 Paradise East).

2.4.2 HYDROLOGY

The site is located in the Feather River hydrologic unit in the West Branch Feather River watershed. Shallow groundwater in the site vicinity is generally encountered between 40 to 70 feet below ground surface and flows east towards the West Branch Feather River.

2.4.3 GEOLOGY/SOILS

The subject property is located on the eastern edge of the Sacramento Valley. The Sacramento Valley is the northern one-third of the Central Valley of California, which extends approximately 400 miles from the Tehachapi Mountains on the south to the Klamath Mountains in the north. The Sacramento Valley trough is strongly asymmetric with the deepest part of the trough west of the apparent surface axis of the valley. The valley is bordered to the east by the Sierra Nevada to the north by the Klamath and Cascade Ranges and to the west by the Coast Ranges.

The Sacramento Valley was formed by downwarping of the west side of the Sierran block contemporaneous to uplift and erosion of the Sierra Nevada to the east, the Klamath and Cascade ranges to the north, and the Coast Ranges to the west. The valley is underlain by a basement complex composed of Paleozoic and Mesozoic granites and metamorphic rocks. The basement complex is overlain by a thick sequence of marine and non-marine sediments ranging in age from Cretaceous to Quaternary. The upper 1000 meters of the non-marine sediments are composed of sediments of volcanic origin, which were transported into the valley from the east as mudflows and stream carried sediments.

The stratigraphy of the vicinity generally consists of Tertiary pyroclastic and volcanic mudflow deposits from the Cascade Ranch and Ultramafic rocks, chiefly Mesozoic unit 2 from the Western Sierra Nevada and Klamath Mountains. Site soils primarily consist of Lydon-Rock outcrop and Griffgulch-Surnuf-Spine taxadjunct. These soils are a well-drained gravelly silt loam with medium runoff. Depth to water table is typically over 80 inches. These soils are typically cobbly silty and clayey colluvium and/or residuum weathered from metavolcanics.

2.4.4 FLOOD ZONE INFORMATION

The site is not within a 500-year flood zone.

3.0 HISTORICAL INFORMATION

3.1 AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs of the site vicinity for the years 1952, 1973, 1975, 1984, 1993, 1998, 2006, 2009, 2012 and 2016 were provided by Environmental Data Resources, Inc. These photographs were reviewed and interpreted for indications of past site and adjacent land uses that may have involved the manufacture, generation, use, storage, and/or disposal of hazardous materials. Referenced aerial photographs are included in **Appendix A** of this report.

- 1952** The project area is undeveloped in this earliest available aerial photograph. Jordan Hill Road through the center of the property running parallel to Coutolenc Rd before dipping down the canyon to the east. No houses are visible. Magalia Reservoir is visible to the southwest.
- 1973** The subject site and surrounding sites remain undeveloped and unchanged from the previous image.
- 1975** The subject site and surrounding sites remain unchanged.
- 1984** Rural houses have been developed west of the subject site. The subject site remains unchanged.
- 1993** Further development has occurred north of the subject site. The subject site remains unchanged.
- 1998** The subject site and surrounding sites remain unchanged.
- 2006** The subject site and surrounding sites remain unchanged.
- 2009** The subject site and surrounding sites remain unchanged.
- 2012** The subject site and surrounding sites remain unchanged.
- 2016** The subject site and surrounding sites remain unchanged.

3.2 FIRE INSURANCE MAPS

There were no published Sanborn Fire Insurance Maps published through the Environmental Data Resources, Inc. (EDR) search for the subject site (**Appendix B**).

3.3 CITY DIRECTORIES

City Directories for this property were not available.

3.4 HISTORICAL TOPOGRAPHIC MAPS

In order to corroborate and supplement information obtained through the review of maps and discussions with agency and other contacts, archival topographic maps were reviewed and interpreted for indication of topographic and land use change. Maps are cited by quadrangle name, scale, and year of publication. Historical topographic maps are included in **Appendix C**.

USGS Chico Quadrangle, Calif., 7.5 Minute Series, 1:125,000 scale, 1891

The subject site is located in the northeastern portion of the Chico Quadrangle. The site is undeveloped and is located north of Magalia and south of Lucretia Mine. The site is located west of the West Branch Feather River. Coutelenc Road has been constructed to the west of the subject site. Lassen National Forest is indicated along the southern portion of the subject site and contains a gravel pit. Southern Pacific Railroad is indicated along Coutelenc Rd to the west of the subject site.

USGS Paradise Quadrangle, Calif., 7.5 Minute Series, 1:62,500 scale, 1953

The subject site is located in the southeastern portion of the Paradise Quadrangle in Township 23N, Range 4E, Section 30. A driveway and two structures are indicated south of the subject site. The site is west of Genii Mine and east of Magalia Reservoir. Magalia is densely developed south of the subject site.

USGS Paradise East Quadrangle, Calif., 7.5 Minute Series, 1:24,000 scale, 2018

The subject site is located in the central portion of the Paradise East Quadrangle in Township 23N, Range 4E. The subject site remains undeveloped. Rancho Oaks Road has been constructed to the west of the subject site. Magalia has expanded to the west of the subject site. The Southern Pacific Railroad is no longer indicated on the map.

4.0 REGULATORY RECORDS REVIEW

4.1 REGULATORY AGENCIES

A review of readily available agency lists was conducted for information regarding hazardous substance releases, landfills, hazardous waste facilities, or environmental investigations at or near the site. Inquiries were made to the local Certified Unified Program Agency (CUPA), the Butte County Environmental Health Division. A search of state and federal agency databases was obtained from Environmental Data Resources, Inc. (EDR).

4.1.1 STATE DEPARTMENT

No records pertaining to this property were available.

4.1.2 HEALTH DEPARTMENT

No records pertaining to hazardous materials for this property were available.

4.1.3 FIRE DEPARTMENT

No records pertaining to hazardous materials for this property were available.

4.1.4 AIR POLLUTION CONTROL AGENCY

No records pertaining to hazardous materials for this property were available.

4.1.5 REGIONAL WATER QUALITY AGENCY

No records pertaining to hazardous materials for this property were available.

4.1.6 DEPARTMENT OF TOXIC SUBSTANCES CONTROL

No records pertaining to hazardous materials for this property were available.

4.1.7 BUILDING DEPARTMENT

No records pertaining to hazardous materials for this property were available.

4.1.8 PLANNING DEPARTMENT

No records pertaining to hazardous materials for this property were available.

4.1.9 OIL AND GAS EXPLORATION

No records pertaining to hazardous materials for this property were available.

4.1.10 ASSESSOR'S OFFICE

No records pertaining to hazardous materials for this property were available.

4.1.11 PUBLIC WORKS DEPARTMENT

No records pertaining to hazardous materials for this property were available.

4.2 MAPPED DATABASE RECORDS SEARCH

Chico Environmental reviewed information gathered from several environmental databases through Environmental Data Resources to evaluate whether activities on or near the subject property have the potential to impact environmental conditions at the subject property. EDR reviews databases compiled by federal, state, and local governmental agencies. The complete list of reviewed databases is provided in the EDR report, included in **Appendix D** and is summarized in **Table 1**. It should be noted that this

information is reported as Chico Environmental received it from EDR, which in turn reports information as it is provided in various government databases. It is not possible for either Chico Environmental or EDR to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence.

Properties located hydraulically down gradient, cross gradient and/or at an excessive distance from the subject property are unlikely to adversely impact the site. Sites that are located within proximity and hydraulically up gradient of the Subject Site were further investigated to determine project status and potential threat of offsite contamination. Many of the databases searched by EDR are informational and do not necessarily indicate incidents of contamination.

EDR database listings are summarized on the following page. A complete listing of the EDR report, including descriptions of each database can be found in **Appendix D**.

TABLE 1: ENVIRONMENTAL DATA RESOURCES RESULTS SUMMARY		
STANDARD ENVIRONMENTAL DATABASES	SURVEY DISTANCE	OCCURRENCES
United States Environmental Protection Agency (EPA) National Priority List (NPL) for Superfund Sites	1.0 mile	0
United States Environmental Protection Agency (EPA) National Priority List for Proposed Superfund Sites (Proposed NPL)	1.0 mile	0
United States Environmental Protection Agency (EPA) National Priority List Liens for Superfund Sites (NPL Liens)	0.001 miles	0
United States Environmental Protection Agency (EPA) National Priority List for Delisted Superfund Sites (Delisted NPL)	1.0 mile	0
U.S. EPA Comprehensive Environmental Response, Compensation and Liability Index System (CERCLIS) List	0.5 miles	0
Federal Comprehensive Environmental Response, Compensation and Liability Index System (CERCLIS) List/ SEMS	0.5 miles	0
U.S. EPA CERCLIS No Further Remedial Action Planned (NFRAP) List/SEMS Archive	0.5 miles	0
U.S. EPA Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) List	1.0 mile	0
U.S. EPA RCRA Permitted Treatment, Storage, and Disposal Facilities (RCRA-TSDF)	0.5 miles	0
Federal RCRA Generators List-LQG	0.25 miles	0
Federal RCRA Generators List-SQG	0.25 miles	0
Federal RCRA Generators List-CESQG	0.25 miles	0

TABLE 1: ENVIRONMENTAL DATA RESOURCES RESULTS SUMMARY

STANDARD ENVIRONMENTAL DATABASES	SURVEY DISTANCE	OCCURRENCES
Federal Engineering Controls Registries (US ENG CONTROLS)	0.5 miles	0
Federal Institutional Controls Registries (US INST CONTROLS)	0.5 miles	0
Local Land Records (LUCIS)	0.5 miles	0
U.S. EPA Emergency Response Notification System (ERNS) List	0.001 miles	0
State - and Tribal - Equivalent NPL (CA RESPONSE)	1.0 miles	0
State - and Tribal - Equivalent CERCLIS (ENVIROSTOR)	1.0 miles	0
State and tribal landfill and/or solid waste disposal site lists (SWF/LF)	0.5 miles	0
State – and Tribal - Leaking Underground Storage Tank List (LUST)	0.5 miles	0
State – and Tribal - Leaking Underground Storage Tank List (CPS-SLIC)	0.5 miles	0
State – and Tribal - Leaking UST List (INDIAN LUST)	0.5 miles	0
State – and Tribal – registered storage tank list (UST)	0.25 miles	0
State – and Tribal – registered storage tank list (AST)	0.25 miles	0
State – and Tribal – registered storage tank list (INDIAN UST)	0.25 miles	0
State – and Tribal – registered storage tank list (FEMA UST)	0.25 miles	0
State – and Tribal – voluntary cleanup sites (VCP)	0.5 miles	0
State – and Tribal – voluntary cleanup sites (INDIAN VCP)	0.5 miles	0
Local Brownfield Lists (US BROWNFIELDS)	0.5 miles	0
Local Lists of Landfill / Solid Waste Disposal Sites (ODI)	0.5 miles	0
Local Lists of Landfill / Solid Waste Disposal Sites (DEBRIS REGION 9)	0.5 miles	0

TABLE 1: ENVIRONMENTAL DATA RESOURCES RESULTS SUMMARY

STANDARD ENVIRONMENTAL DATABASES	SURVEY DISTANCE	OCCURRENCES
Local Lists of Landfill / Solid Waste Disposal Sites (WMUDS/SWAT)	0.5 miles	0
Local Lists of Landfill / Solid Waste Disposal Sites (SWRCY)	0.5 miles	0
Local Lists of Landfill / Solid Waste Disposal Sites (HAULERS)	0.001 miles	0
Local Lists of Landfill / Solid Waste Disposal Sites (INDIAN ODI)	0.5 miles	0
Local Lists of Hazardous waste / Contaminated Sites (US CDL)	0.001 miles	0
Local Lists of Hazardous waste / Contaminated Sites (HIST Cal-Sites)	1.0 mile	0
Local Lists of Hazardous waste / Contaminated Sites (SCH)	0.25 miles	0
Local Lists of Hazardous waste / Contaminated Sites (TOXIC Pits)	1.0 mile	0
Local Lists of Hazardous waste / Contaminated Sites (CDL)	0.001 miles	0
Local Lists of Hazardous waste / Contaminated Sites (US HIST CDL)	0.001 miles	0
Local Lists of Hazardous waste / Contaminated Sites (CERS HAZ WASTE)	0.25 miles	0
Local Lists of Registered Storage Tanks (CERS TANKS)	0.25 miles	0
Local Lists of Registered Storage Tanks (CA FID UST)	0.25 miles	0
Local Lists of Registered Storage Tanks (HIST UST)	0.25 miles	0
Local Lists of Registered Storage Tanks (SWEEPS UST)	0.25 miles	0
Local Land Records (LIENS 2)	0.001 miles	0
Local Land Records (LIENS)	0.001 miles	0
Local Land Records (DEED)	0.5 miles	0
Records of Emergency Release Reports (HMIRS)	0.001 miles	0

TABLE 1: ENVIRONMENTAL DATA RESOURCES RESULTS SUMMARY

STANDARD ENVIRONMENTAL DATABASES	SURVEY DISTANCE	OCCURRENCES
Records of Emergency Release Reports (CHMIRS)	0.001 miles	0
Records of Emergency Release Reports (LDS)	0.001 miles	0
Military Cleanup Sites (MCS)	0.001 miles	0
Spills 90 Data from First Search (SPILLS 90)	0.001 miles	0
Resource Conservation and Recovery (RCRA-NonGen)	0.25 miles	0
Incident and Accident Data (DOT OPS)	0.001 miles	0
Department of Defense Sites (DOD)	1.0 miles	0
Formerly Used Defense Sites (FUDS)	1.0 miles	0
Superfund (CERCLA) Consent Decrees (CONSENT)	1.0 miles	0
Records of Decision (ROD)	1.0 miles	0
Uranium Mill Tailings Sites (UMTRA)	0.5 miles	0
Mines Master Index File (US MINES)	0.25 miles	0
Toxic Chemical Release Inventory System (TRIS)	0.001 miles	0
Toxic Substances Control Act (TSCA)	0.001 miles	0
FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide (FTTS)	0.001 miles	0
FIFRA/TSCA Tracking System Administrative Case Listing (HIST FTTS)	0.001 miles	0
Section 7 Tracking Systems (SSTS)	0.001 miles	0
Integrated Compliance Information System (ICIS)	0.001 miles	0
PCB Activity Database System (PADS)	0.001 miles	0

TABLE 1: ENVIRONMENTAL DATA RESOURCES RESULTS SUMMARY		
STANDARD ENVIRONMENTAL DATABASES	SURVEY DISTANCE	OCCURRENCES
Material Licensing Tracking System (MLTS)	0.001 miles	0
Radiation Information Database (RADINFO)	0.001 miles	0
Facility Index System/Facility Registry System (FINDS)	0.001 miles	0
Enforcement and Compliance History (ECHO)	0.001 miles	0
RCRA Administrative Action Tracking System (RAATS)	0.001 miles	0
Risk Management Plans (RMP)	0.001 miles	0
Bond Expenditure Plan (CA BOND EXP. PLAN)	1.0 miles	0
UIC Listing (UIC)	0.001 miles	0
NPDES Permits Listing (NPDES)	0.001 miles	0
"Cortese" Hazardous Waste & Substances Sites List (Cortese)	0.5 miles	0
Historical "Cortese" Hazardous Waste & Substances Sites List (HIST CORTESE)	0.5 miles	0
CUPA Resources List (CUPA Listings)	0.25 miles	0
Butte County (CA CHICO CO. MS)	0.25 miles	0
Proposition 65 Records (Notify 65)	1.0 miles	0
DRYCLEANERS	0.25 miles	0
Well Investigation Program Case List (WIP)	0.25 miles	0
Enforcement Action Listing (ENF)	0.001 miles	0
Facility and Manifest Data (HAZNET)	0.001 miles	0
Emissions Inventory Data (EMI)	0.001 miles	0

TABLE 1: ENVIRONMENTAL DATA RESOURCES RESULTS SUMMARY

STANDARD ENVIRONMENTAL DATABASES	SURVEY DISTANCE	OCCURRENCES
Superfund (CERCLA) Consent Decrees (CONSENT)	1.0 miles	0
Indian Reservations (INDIAN RESERV)	1.0 miles	0
State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)	0.5 miles	0
Waste Discharge System (WDS)	0.001 miles	0
EPA Watch List (EPA WATCH LIST)	0.001 miles	0
2020 Corrective Action Program List (2020 CORRECTIVE ACTION)	0.25 miles	0
California Integrated Water Quality System (CIWQS)	0.001 miles	0
California Environmental Reporting System (CERS)	0.001 miles	0
Lead Smelter Sites (LEAD SMELTERS)	0.001 miles	0
Financial Assurance Information Listing (FINANCIAL ASSURANCE)	0.001 miles	0
PCB Transformer Registration Database (PCB TRANSFORMER)	0.001 miles	0
Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)	0.5 miles	0
Financial Assurance Information (US FIN ASSUR)	0.001 miles	0
Aerometric Information Retrieval System Facility Subsystem (US AIRS)	0.001 miles	0
Potentially Responsible Parties (PRP)	0.001 miles	0
PROC (Certified Processors Database)	0.5 miles	0
Medical Waste Management Program Listing (MWMP)	0.25 miles	0
Registered Hazardous Waste Transporter Database (HWT)	0.25 miles	0
EnviroStor Permitted Facilities Listing (HWP)	1.0 miles	0

TABLE 1: ENVIRONMENTAL DATA RESOURCES RESULTS SUMMARY		
STANDARD ENVIRONMENTAL DATABASES	SURVEY DISTANCE	OCCURRENCES
Steam-Electric Plant Operation Data (COAL ASH DOE)	0.001 miles	0
EDR MGP (EDR Proprietary Manufactured Gas Plants)	1.0 miles	0
EDR Exclusive Historic Gas Stations (EDR US Hist Auto)	0.25 miles	0
EDR Exclusive Historic Dry Cleaners (US Hist Cleaners)	0.25 miles	0
Recovered Government Archive (RGA LF)	0.001 miles	0

Unmapped Sites: There were no unmapped sites in the report.

4.2.1 REGULATORY DATABASE SUMMARY

The EDR database search did not include any listings.

The regulatory database search does not indicate that the subject Site has been impacted by a historic or current threat to human and environmental health.

4.2.2 SUBJECT PROPERTY LISTINGS

The EDR database search did not include any listings for the subject site.

4.2.3 ADJACENT PROPERTY LISTINGS

The EDR database search did not include any listings for adjacent properties.

4.2.4 SITES OF CONCERN LISTINGS

There are no listings in the EDR database search that indicate a current threat to human and environmental health that would result in a recognized environmental condition at the Subject Site. No reports for the site were found in the Envirostor database.

4.2.5 ORPHAN LISTINGS

There were no unmapped sites in the report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

5.1 INTERVIEWS

Interviews were conducted with the property owner, Nick and Suzy Repanich. Chico Environmental requested information the Butte County Environmental Health Department (Department), 202 Mira Loma, Oroville, CA, however the Department has not responded as of the date of completion of this report.

5.1.1 INTERVIEW WITH OWNER

In effort to develop a comprehensive understanding of the site history, a due diligence questionnaire was forwarded to the owner of the property, Nick Repanich. Nick stated that this property had been used for the Butte County Railway and more recently has a vacant, previous mobile/residential site. The property additionally indicated a septic tank is located on the property. There are no other reported hazardous materials or knowledge of potentially hazardous substances on the subject site.

The complete Due Diligence Questionnaire and provided asbestos survey are included in **Appendix E**.

5.1.2 INTERVIEW WITH REPORT USER

See Section 5.1.1 INTERVIEW WITH OWNER.

5.1.3 INTERVIEW WITH KEY SITE MANAGER

See Section 5.1.1 INTERVIEW WITH OWNER.

5.1.4 INTERVIEWS WITH PAST OWNERS, OPERATORS AND OCCUPANTS

See Section 5.1.1 INTERVIEW WITH OWNER.

5.1.5 INTERVIEW WITH OTHERS

Chico Environmental contacted the Butte County Environmental Health Division on September 23, 2021 to request hazardous waste disposal and storage records for the Subject Site. The Department has not responded to Chico Environmental's request as of the date of completion of this report.

5.2 USER PROVIDED INFORMATION

No additional information for this property was provided.

5.2.1 TITLE RECORDS, ENVIRONMENTAL LEINS, AND AULS

Not applicable

5.2.2 SPECIALIZED KNOWLEDGE

Not applicable

5.2.3 ACTUAL KNOWLEDGE OF THE USER

Not applicable

5.2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Not applicable

5.2.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Not applicable

5.2.6 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

Not applicable

6.0 SITE RECONNAISSANCE

The project area consists of approximately 6.52 acres designated by Assessor's Parcel Number (APN): 058-130-035-000, 065-260-001-000. These parcels are located along Jordan Hill Rd in Magalia, CA.

The site contains dense burnt vegetation, including standing burnt trees and burnt brush, and unpaved dirt roads. A pile of dumped material was observed on the western side of Jordan Hill road, downhill of the subject site. This pile contained mattresses, burnt trash and a car.

Please refer to the photo sheet contained in **Appendix F**.

6.1 GENERAL SITE CHARACTERISTICS

In general the subject site contains a steep hillside that to the east. The site contains undeveloped land with burnt mature trees and dirt road access.

6.2 POTENTIAL ENVIRONMENTAL HAZARDS

No potential environmental hazards were observed onsite.

6.4 ADJACENT PROPERTY RECONNAISSANCE

The subject site is surrounded by undeveloped land with a steep eastern-facing slope. A pile of dumped material was observed on the western side of the road, downhill of the subject site. This pile contained mattresses, burnt trash and a car.

7.0 FINDINGS AND CONCLUSIONS

Chico Environmental performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13; exceptions to or deletions from this practice are described in Section 7.0 of this report.

Current site conditions do not present a significant risk to human or environmental health and would not be subject to enforcement action if brought to the attention of a regulatory agency.

This assessment has revealed no evidence of a historical recognized environmental condition, controlled recognized environmental condition or active recognized environmental condition in connection with the property.

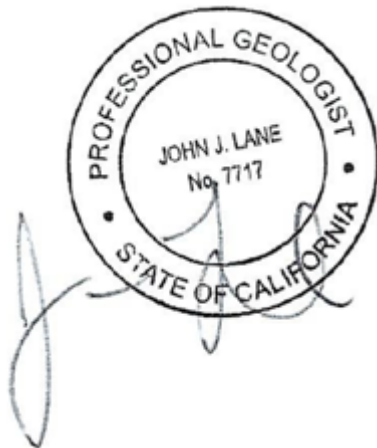
8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

I am a Professional Geologist with the State of California. Chico Environmental has performed this assessment under my supervision in accordance with generally accepted environmental practices and procedures, as of the date of this report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this assessment are based upon site conditions readily observed or were reasonably ascertainable and present at the time of the site inspection.

The conclusions and recommendations stated in this report are based upon personal observations made by employees of Chico Environmental and upon information provided by others. I have no reason to suspect or believe that information provided is inaccurate.

I declare that, to the best of my professional knowledge and belief I meet the definition of Environmental Professional as defined in #312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to access a property of the nature, history, and setting of the subject property **(Appendix G)**.

I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Pare 312.



John Lane, P.G. No. 7717
Chico Environmental Science & Planning
jlane@chicoenvironmental.com
(530) 899-2900

9.0 REFERENCES

ASTM (American Society for Testing and Materials), 2013. ASTM Standard E-1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2013.

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California Regional Water Quality Control Board, Geotracker Database.

Environmental Data Resources, Inc., Aerial Decade Package, "16041 Jordan Hill Rd" September 23, 2021.

Flight Year	Scale	Source
1952	1:500	USDA
1973	1:500	USGS
1975	1:500	USGS
1984	1:500	USDA
1993	1:500	USGS/DOQQ
1998	1:500	USGS/DOQQ
2006	1:500	USDA/NAIP
2009	1:500	USDA/NAIP
2012	1:500	USDA/NAIP
2016	1:500	USDA/NAIP

Environmental Data Resources, Inc., Certified Sanborn Map Report, "16041 Jordan Hill Rd" September 23, 2021.

Environmental Data Resources, Inc., Historical Topo Map Report, "16041 Jordan Hill Rd" September 23, 2021.

Environmental Data Resources, Inc., Radius Map Report with GeoCheck, "16041 Jordan Hill Rd" September 23, 2021.

Jennings, C.W., Strand, R.G., and Rogers, T.H., 1977, Geologic map of California: California

Division of Mines and Geology, scale 1:750,000

Jennings, C.W. 1994, Fault Activity Map of California and Adjacent Areas, with Locations and Ages of Recent Volcanic Eruptions, Scale 1:750,000, California Division of Mines and Geology Geologic Data Map No. 6.

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Accessed October 5, 2021. <

<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=16041+Jordan+Hill+Rd>
>

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey <<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>>

United States Geological Survey, 1891. Chico Quadrangle, Calif., 1:125,000 Scale Topographic Map.

United States Geological Survey, 1955. Paradise Quadrangle, Calif., 1:62,500 Scale Topographic Map.

United States Geological Survey, 2018. Paradise East Quadrangle, Calif., 1:24,000 Scale Topographic Map.

FIGURES

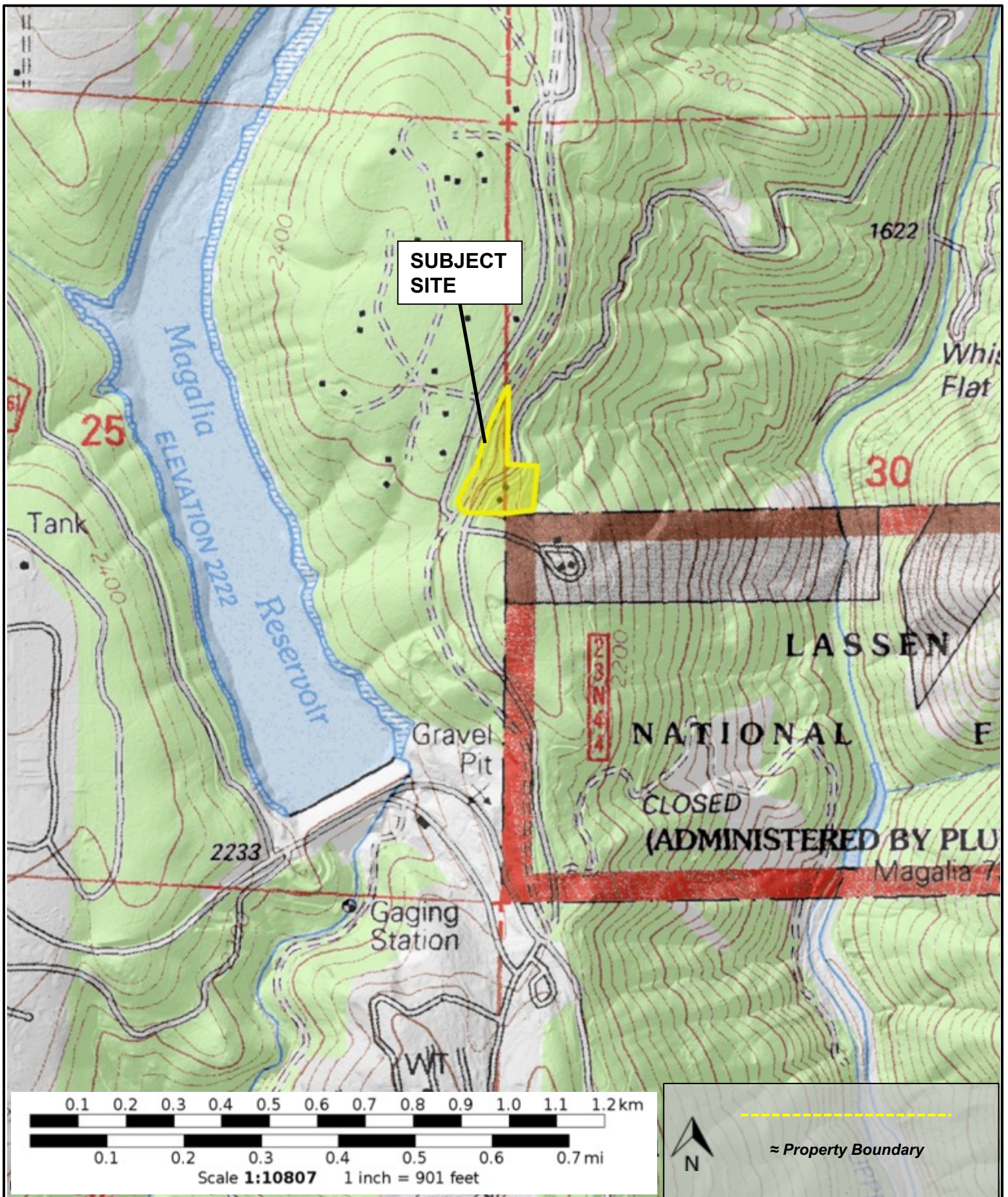
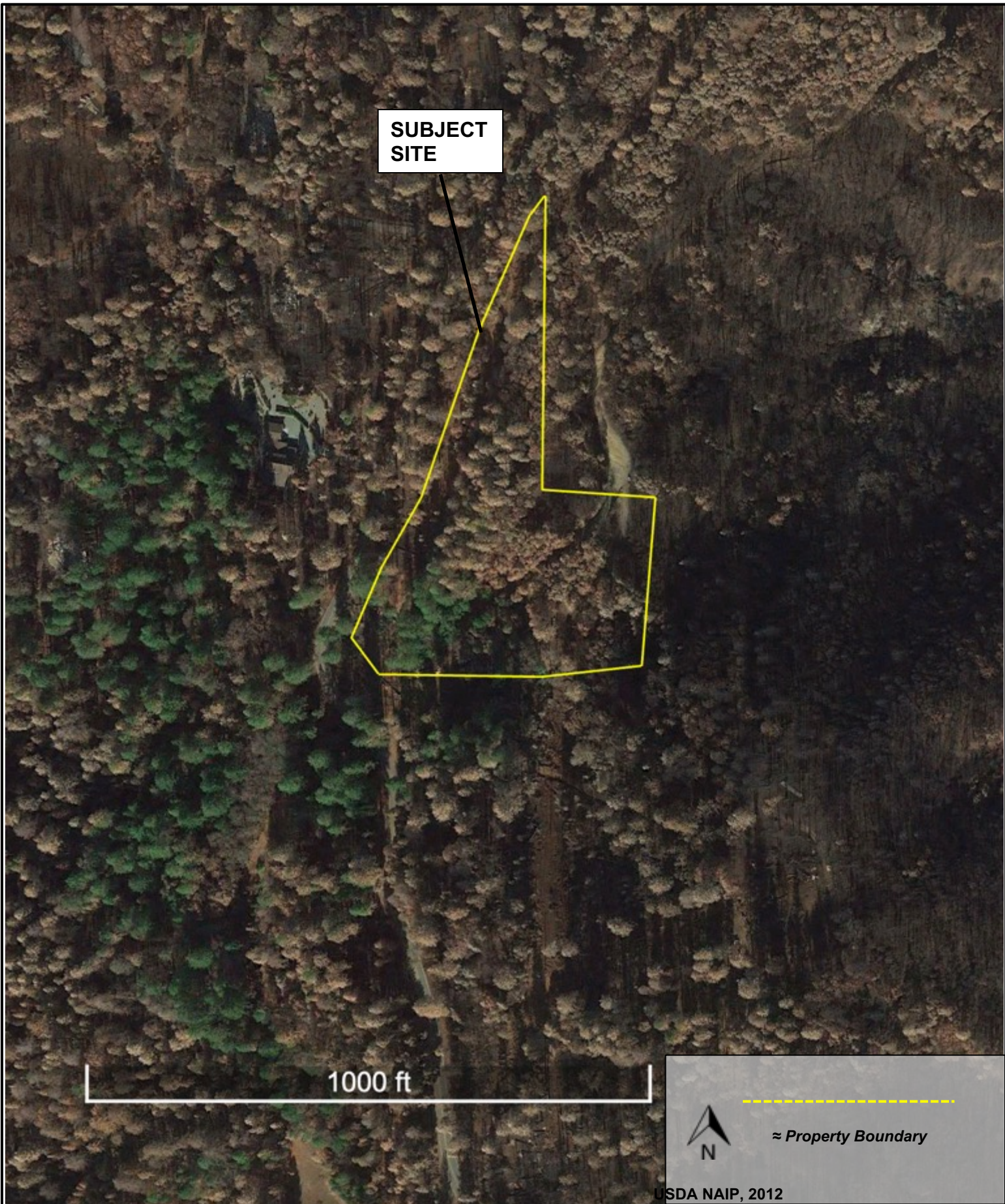




FIGURE 1: SITE LOCATION (TOPOGRAPHIC)
 16401 Jordan Hill Magalia, CA
 APNs: 058-130-035-000, 065-260-001-000



**SUBJECT
SITE**

1000 ft

 **N**

 ≈ Property Boundary

USDA NAIP, 2012

FIGURE 2: SITE LOCATION (AERIAL)
16401 Jordan Hill Magalia, CA
APNs: 058-130-035-000, 065-260-001-000





FIGURE 2: SITE VICINITY
16401 Jordan Hill Magalia, CA
APNs: 058-130-035-000, 065-260-001-000

APPENDIX A: HISTORICAL AERIAL PHOTOS



Jordan Hill

16041 Jordan Hill Rd

Magalia, CA 95954

Inquiry Number: 6676022.5

September 27, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

09/27/21

Site Name:

Jordan Hill
16041 Jordan Hill Rd
Magalia, CA 95954
EDR Inquiry # 6676022.5

Client Name:

Chico Env. Science & Planning
333 Main Street
Chico, CA 95928
Contact: Jessica Shippen



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Acquisition Date: January 01, 1998	USGS/DOQQ
1993	1"=500'	Acquisition Date: July 30, 1993	USGS/DOQQ
1984	1"=500'	Flight Date: June 29, 1984	USDA
1975	1"=500'	Flight Date: September 24, 1975	USGS
1973	1"=500'	Flight Date: June 30, 1973	USGS
1952	1"=500'	Flight Date: July 01, 1952	USDA

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INQUIRY #: 6676022.5

YEAR: 2016

—= 500'





INQUIRY #: 6676022.5

YEAR: 2012

— = 500'





INQUIRY #: 6676022.5

YEAR: 2009

— = 500'





INQUIRY #: 6676022.5

YEAR: 2006

— = 500'



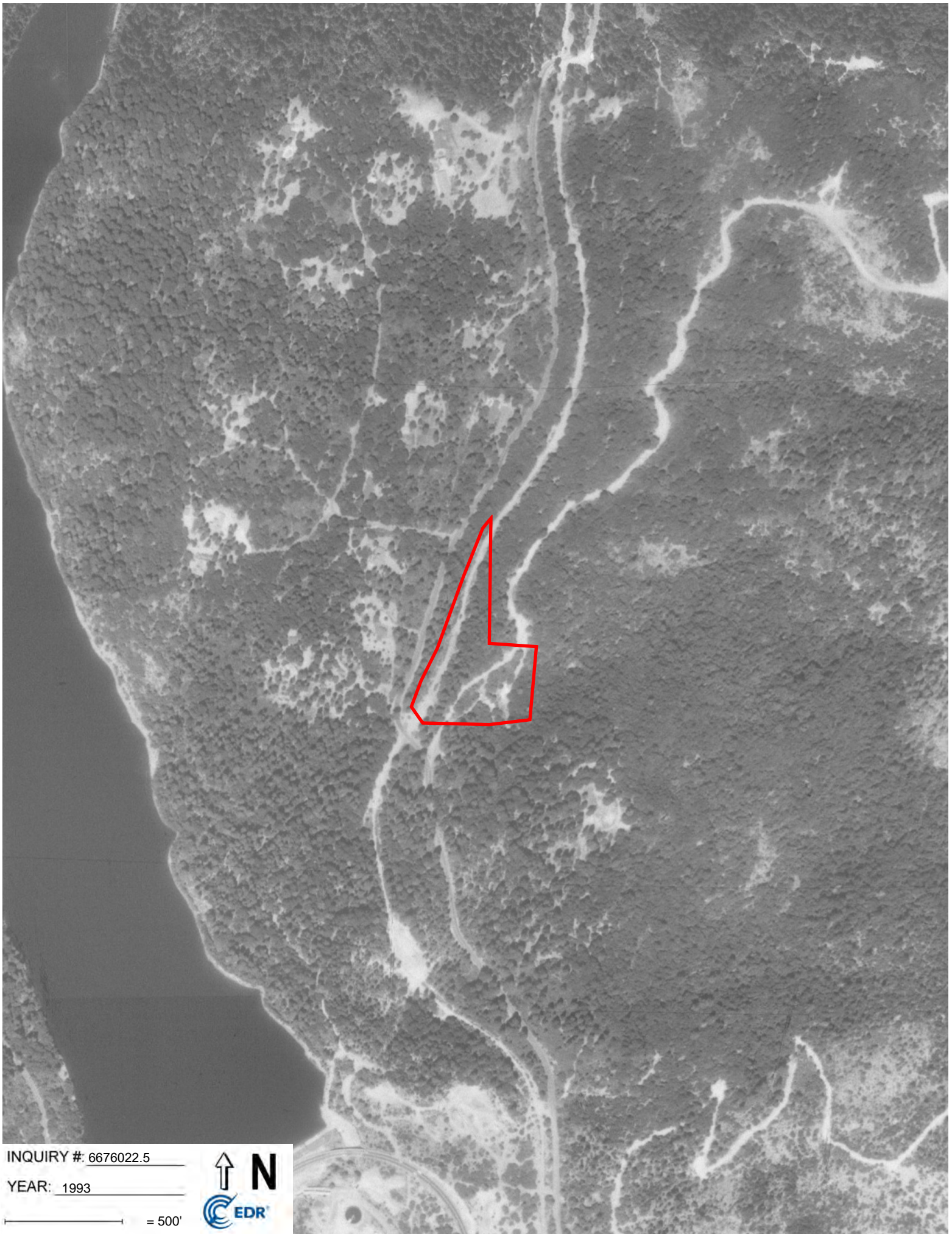


INQUIRY #: 6676022.5

YEAR: 1998

— = 500'





INQUIRY #: 6676022.5

YEAR: 1993

— = 500'



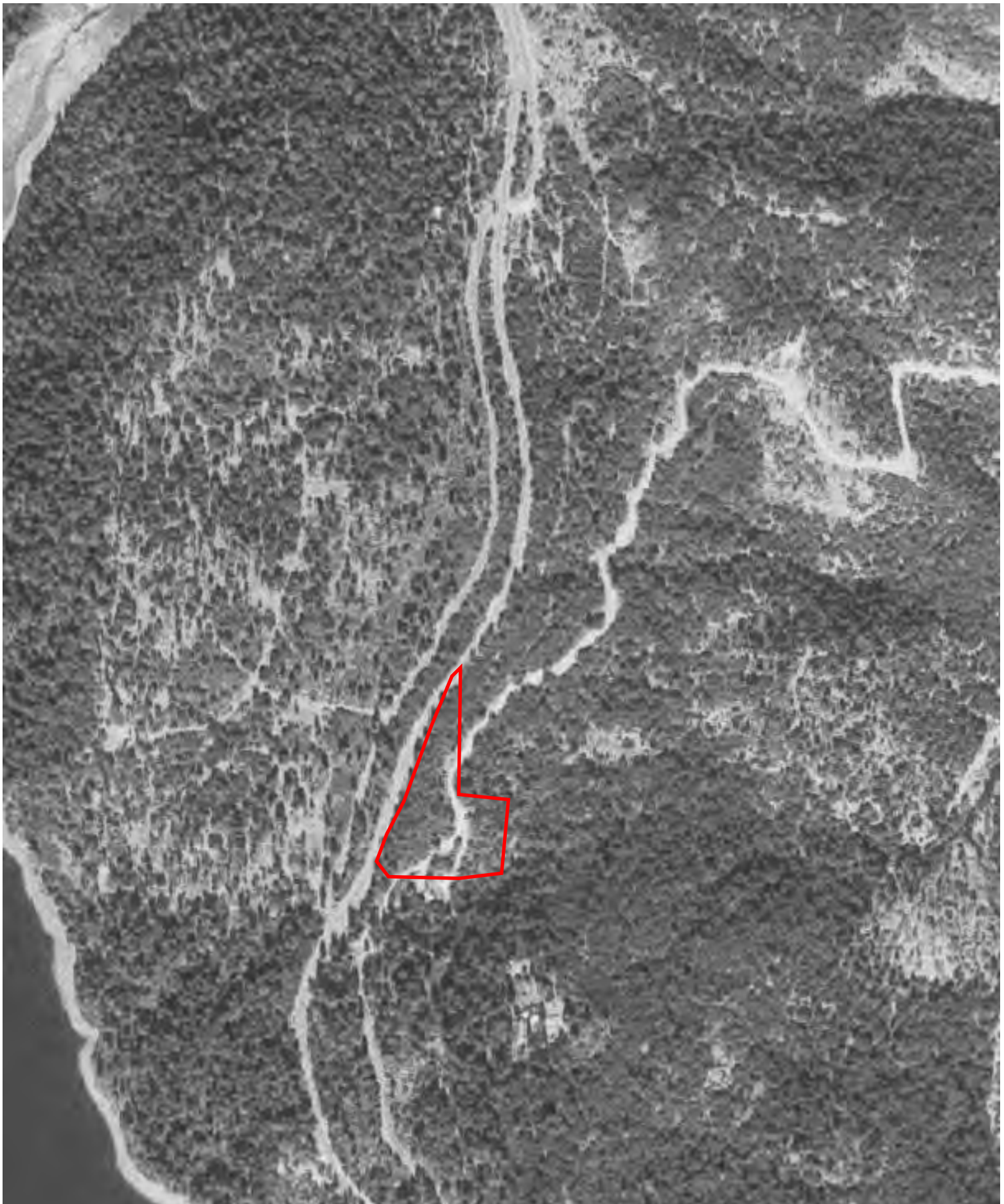


INQUIRY #: 6676022.5

YEAR: 1984

— = 500'





INQUIRY #: 6676022.5

YEAR: 1975

— = 500'



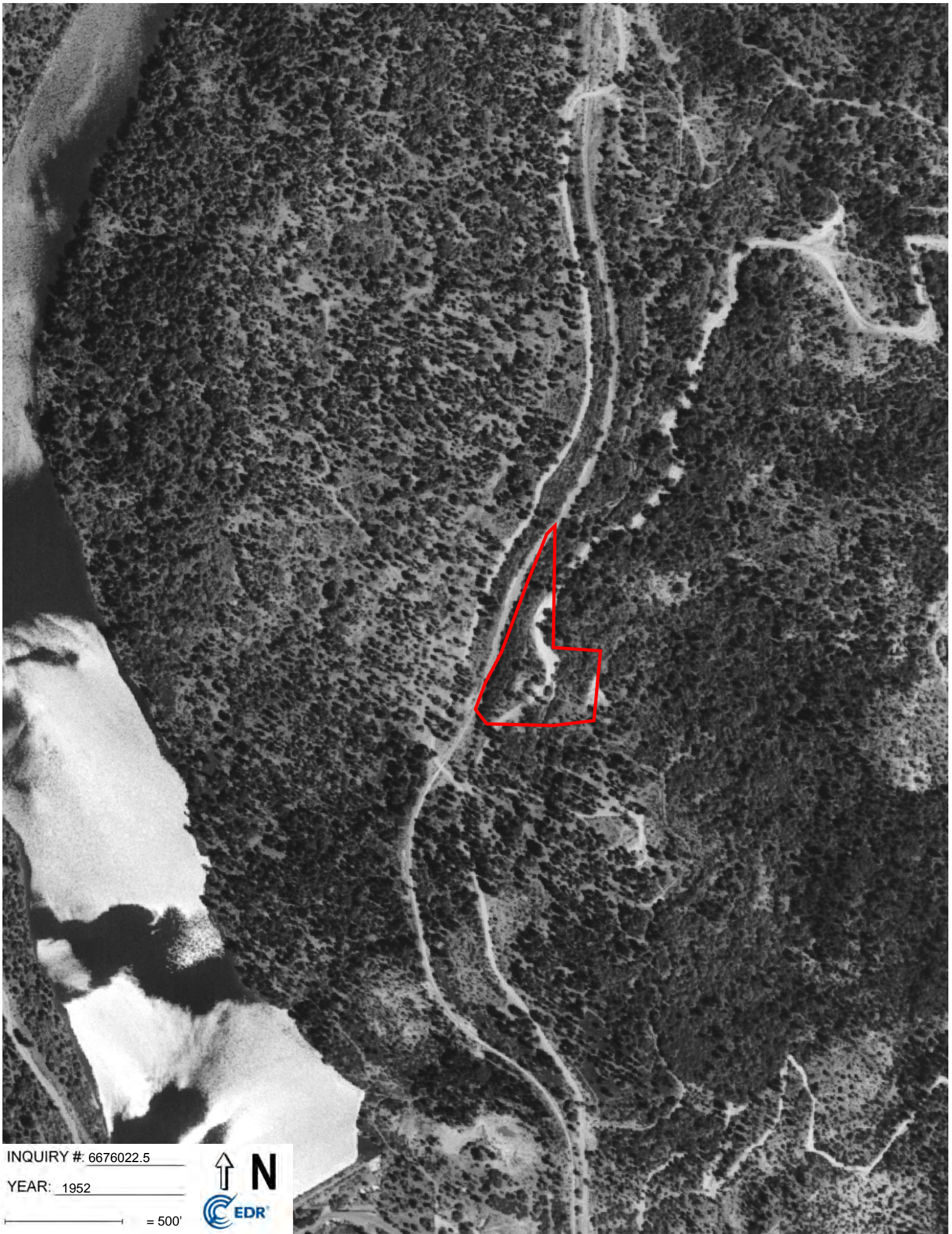


INQUIRY #: 6676022.5

YEAR: 1973

— = 500'





INQUIRY #: 6676022.5

YEAR: 1952

— = 500'



APPENDIX B: SANBORN FIRE INSURANCE MAPS



Jordan Hill

16041 Jordan Hill Rd

Magalia, CA 95954

Inquiry Number: 6676022.3

September 23, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

09/23/21

Site Name:

Jordan Hill
16041 Jordan Hill Rd
Magalia, CA 95954
EDR Inquiry # 6676022.3

Client Name:

Chico Env. Science & Planning
333 Main Street
Chico, CA 95928
Contact: Jessica Shippen



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Chico Env. Science & Planning were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 7261-441F-8738
PO # NA
Project Jordan Hill Property

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 7261-441F-8738

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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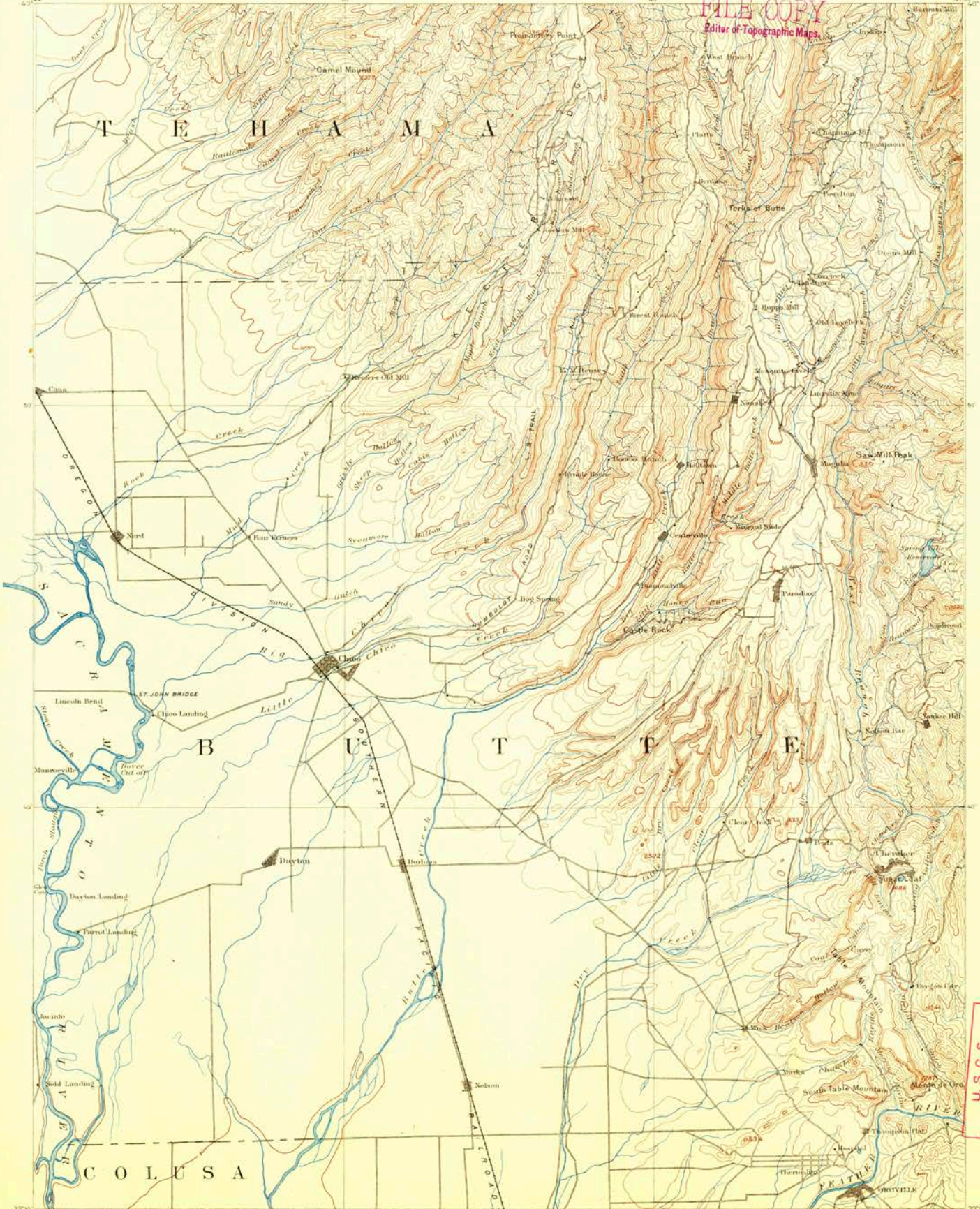
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APPENDIX C: TOPOGRAPHIC MAPS



Henry Gannett, Chief Geographer.
A. H. Thompson, Geographer in charge.
Triangulation by H. M. Wilson.
Topography by H. M. Wilson and R. H. Mc Kee.
Surveyed in 1886-87.

Me. Nov 1898
Me. Nov 1906
Wilson
1888

Scale 1:25,000
Miles
Contour Interval 100 feet

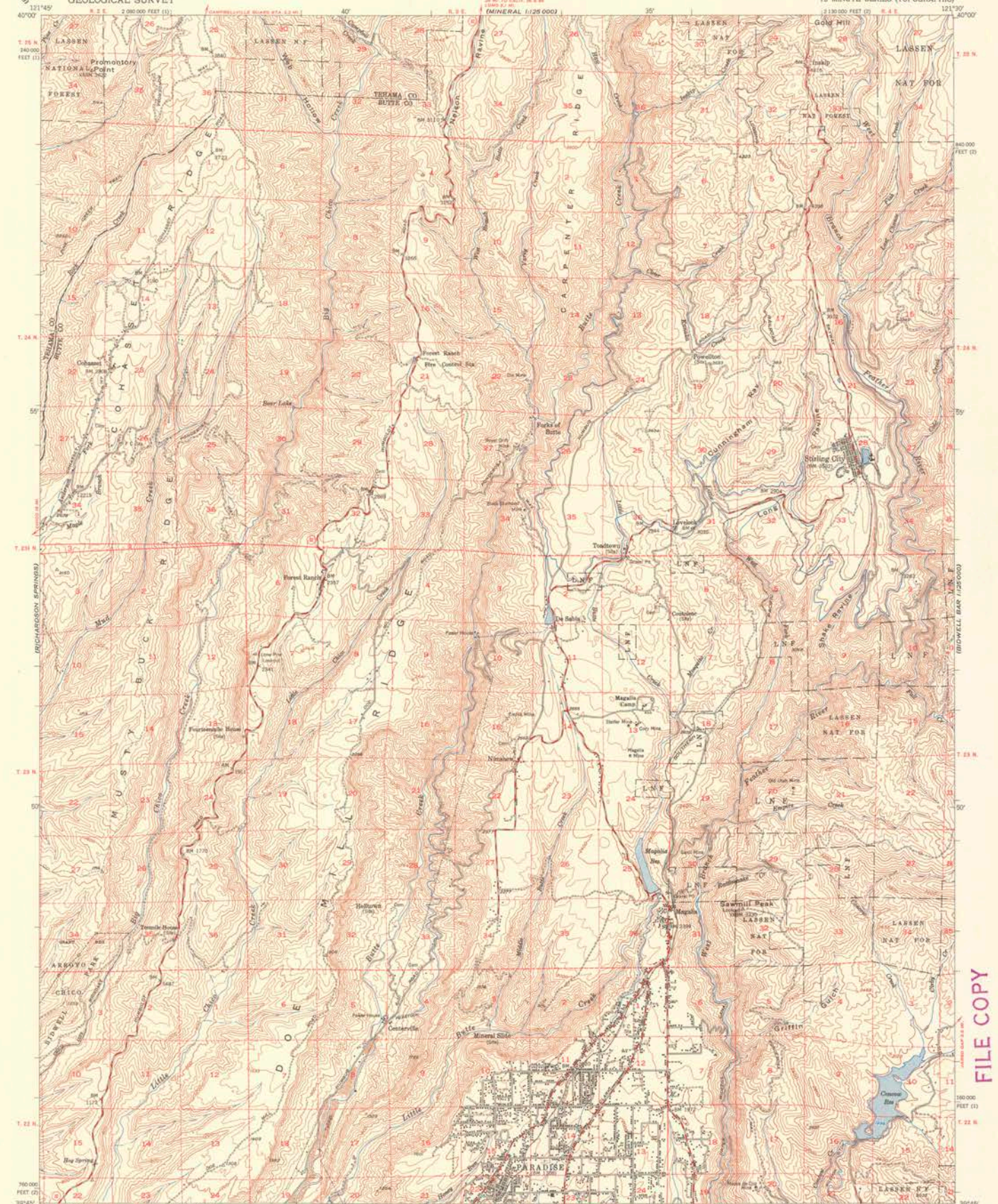
USGS
Historical File
Topographic Division

Edition of Nov. 1891

250

Chico.

U. S. G. S.
FILE COPY
Editor of Topographic Maps



FILE COPY
MAP INFORMATION OFFICE
GEOLOGICAL SURVEY

Maped, edited, and published by the Geological Survey
Control by USGS and USCGS
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1951. Field check 1953
Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system,
zones 1 and 2
Dashed land lines indicate approximate locations
Unchecked elevations are shown in brown

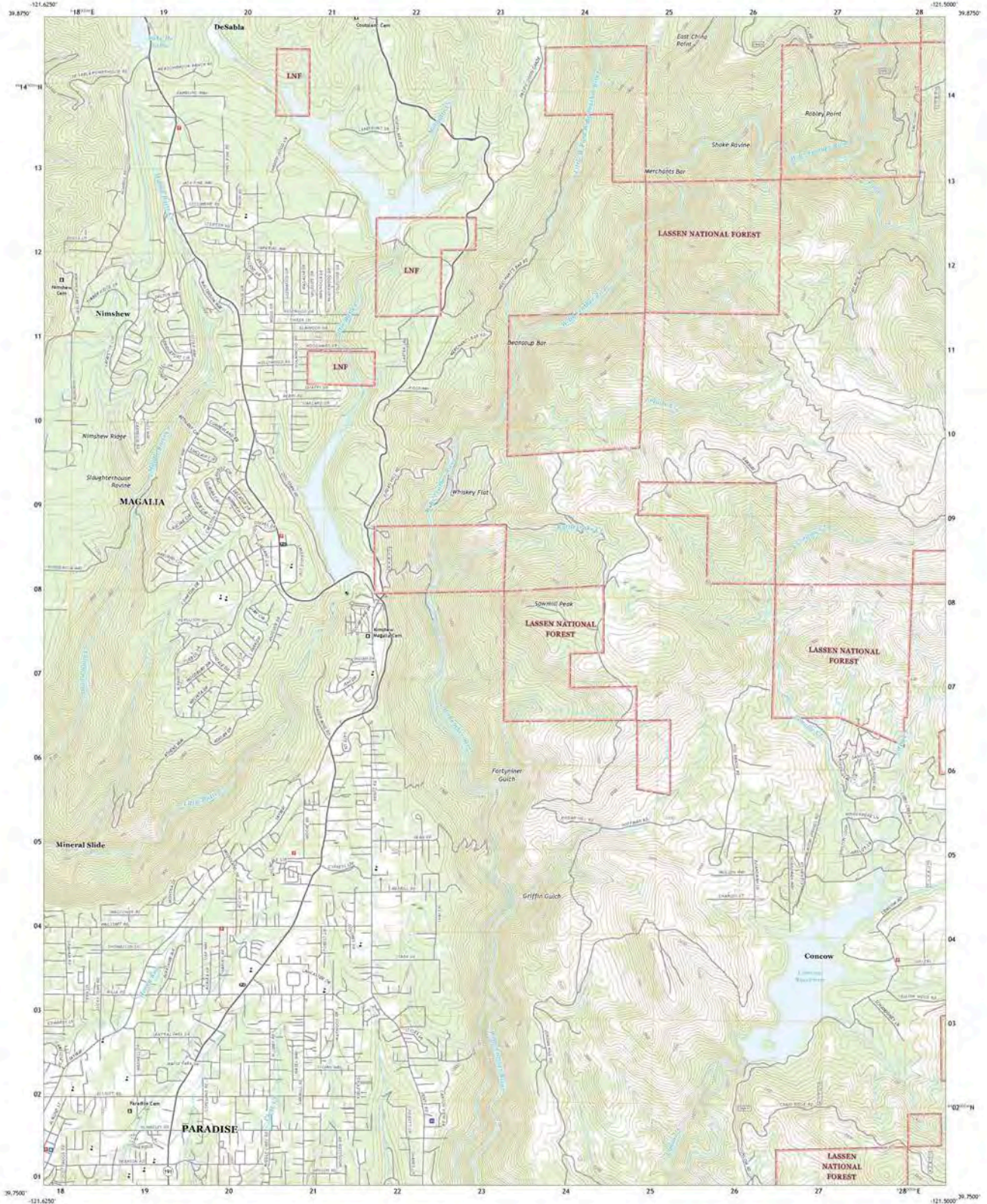


ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route



PARADISE, CALIF.
N3945-W12130/15
1953



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
7 000-meter geoid/contour/Topographic Series, Zone 18N
This map is not a legal document. Boundaries may be
generalized for this map scale. Please check with government
agencies for the most current information. Obtain permission before
reproducing this map.

Imagery: NAIP, July 2014 - October 2014
Base: U.S. Census Bureau, 2010
Roads: U.S. Census Bureau, 2010
Names: U.S. Census Bureau, 2010
Contour: National Elevation Dataset, 1996
Boundaries: Multiple sources; see metadata file 2013-2017
Public Land Survey System: BLM, 2014
Wildlands: FWS National Wetlands Inventory 1974-1976



CONTOUR INTERVAL: 40 FEET
NORTH AMERICAN DATUM OF 1983
This map was produced in conformance with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is available at
www.usgs.gov



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Road	Local Road
Ramp	4WD
Interstate Route	US Route
FS Primary Route	FS Passenger Route
	FS High Clearance Route

Check with local Forest Service units for current road conditions and restrictions.

PARADISE EAST, CA
2018



APPENDIX D: ENVIRONMENTAL DATA RESOURCES RADIUS REPORT

Jordan Hill

16041 Jordan Hill Rd
Magalia, CA 95954

Inquiry Number: 6676022.2s
September 23, 2021

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	10
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

16041 JORDAN HILL RD
MAGALIA, CA 95954

COORDINATES

Latitude (North): 39.8210830 - 39° 49' 15.89"
Longitude (West): 121.5788900 - 121° 34' 44.00"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 621627.0
UTM Y (Meters): 4408656.0
Elevation: 2353 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5636521 PARADISE EAST, CA
Version Date: 2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140725
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
16041 JORDAN HILL RD
MAGALIA, CA 95954

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
--------	-----------	---------	-------------------	--------------------	----------------------------

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

EXECUTIVE SUMMARY

ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
CDL..... Clandestine Drug Labs
CERS HAZ WASTE..... CERS HAZ WASTE
Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register
PFAS..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST..... SWEEPS UST Listing
HIST UST..... Hazardous Substance Storage Container Database
CA FID UST..... Facility Inventory Database
CERS TANKS..... California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS..... Environmental Liens Listing
LIENS 2..... CERCLA Lien Information
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

EXECUTIVE SUMMARY

MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EML.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
HIST CORTESE.....	Hazardous Waste & Substance Site List
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
UIC.....	UIC Listing
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
CIWQS.....	California Integrated Water Quality System
CERS.....	CERS
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
MINES MRDS.....	Mineral Resources Data System
HWTS.....	Hazardous Waste Tracking System

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY


Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.


<u>Site Name</u>	<u>Database(s)</u>
3 JORDAN HILL RD	CDL CDL US CDL

OVERVIEW MAP - 6676022.2S



 Target Property

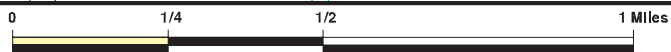
 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites



 Indian Reservations BIA

 Areas of Concern

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands

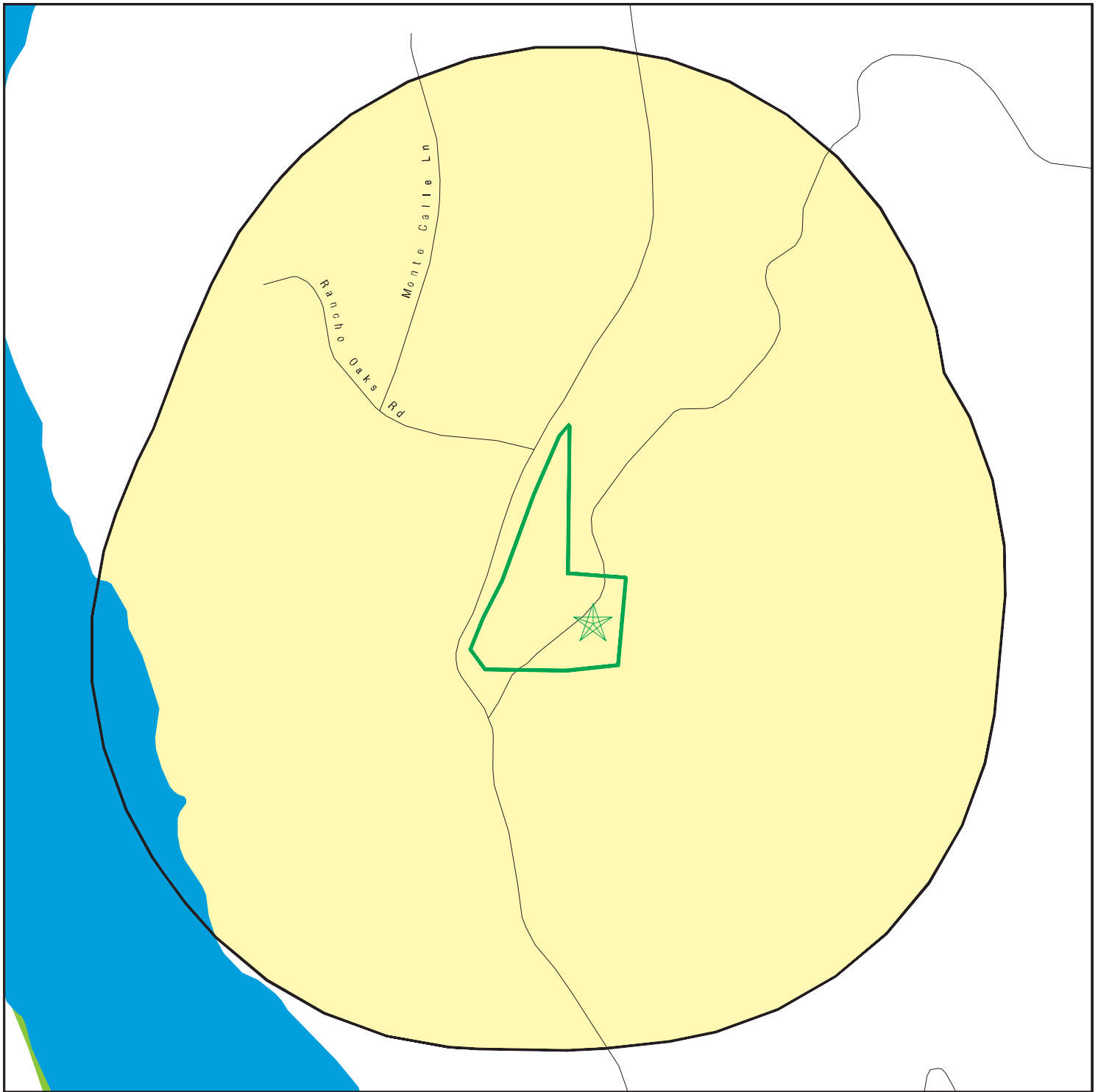









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.








SITE NAME: Jordan Hill
 ADDRESS: 16041 Jordan Hill Rd
 Magalia CA 95954
 LAT/LONG: 39.821083 / 121.57889

CLIENT: Chico Env. Science & Planning
 CONTACT: Jessica Shippen
 INQUIRY #: 6676022.2s
 DATE: September 23, 2021 8:05 pm

DETAIL MAP - 6676022.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  0 1/16 1/8 1/4 Miles
-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Jordan Hill
 ADDRESS: 16041 Jordan Hill Rd
 Magalia CA 95954
 LAT/LONG: 39.821083 / 121.57889

CLIENT: Chico Env. Science & Planning
 CONTACT: Jessica Shippen
 INQUIRY #: 6676022.2s
 DATE: September 23, 2021 8:06 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NO SITES FOUND

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MAGALIA	1009619375	3 JORDAN HILL RD	3 JORDAN HILL RD		US CDL
MAGALIA	S107532442		3 JORDAN HILL ROAD	95954	CDL
MAGALIA	S107532441		3 JORDAN HILL RD	95954	CDL

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2021	Source: EPA
Date Data Arrived at EDR: 08/04/2021	Telephone: N/A
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/29/2021	Source: EPA
Date Data Arrived at EDR: 08/04/2021	Telephone: N/A
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2021	Source: EPA
Date Data Arrived at EDR: 08/04/2021	Telephone: 800-424-9346
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/22/2021	Source: EPA
Date Data Arrived at EDR: 03/23/2021	Telephone: 800-424-9346
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (415) 495-8895
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 09/15/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/10/2021	Source: Department of the Navy
Date Data Arrived at EDR: 05/13/2021	Telephone: 843-820-7326
Date Made Active in Reports: 08/03/2021	Last EDR Contact: 08/05/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/22/2021
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/17/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 703-603-0695
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/23/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/17/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 703-603-0695
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/23/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 61

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 04/23/2021
Date Data Arrived at EDR: 04/23/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 04/23/2021
Date Data Arrived at EDR: 04/23/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 77

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-8677
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 90	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021	Source: EPA Region 6
Date Data Arrived at EDR: 06/11/2021	Telephone: 214-665-6597
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/06/2021	Source: EPA, Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-7439
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/27/2021	Source: EPA Region 10
Date Data Arrived at EDR: 06/11/2021	Telephone: 206-553-2857
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/27/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/11/2021	Telephone: 415-972-3372
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/27/2021	Source: EPA Region 8
Date Data Arrived at EDR: 06/11/2021	Telephone: 303-312-6271
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021	Source: EPA Region 7
Date Data Arrived at EDR: 06/11/2021	Telephone: 913-551-7003
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/03/2021	Telephone: 866-480-1028
Date Made Active in Reports: 08/24/2021	Last EDR Contact: 09/07/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 05/20/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/04/2021	Telephone: 916-327-7844
Date Made Active in Reports: 08/30/2021	Last EDR Contact: 09/08/2021
Number of Days to Update: 87	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 06/03/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/03/2021	Telephone: 866-480-1028
Date Made Active in Reports: 08/24/2021	Last EDR Contact: 09/07/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 09/09/2021
Number of Days to Update: 69	Next Scheduled EDR Contact: 12/27/2021
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/28/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/27/2021	Source: EPA Region 10
Date Data Arrived at EDR: 06/11/2021	Telephone: 206-553-2857
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/27/2021	Source: EPA Region 8
Date Data Arrived at EDR: 06/11/2021	Telephone: 303-312-6137
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/27/2021	Source: EPA Region 9
Date Data Arrived at EDR: 06/11/2021	Telephone: 415-972-3368
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/17/2021	Source: EPA Region 6
Date Data Arrived at EDR: 06/11/2021	Telephone: 214-665-7591
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 06/01/2021	Source: EPA Region 7
Date Data Arrived at EDR: 06/11/2021	Telephone: 913-551-7003
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 90	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/23/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/23/2021	Telephone: 916-323-3400
Date Made Active in Reports: 07/12/2021	Last EDR Contact: 07/22/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/08/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 09/15/2021
Number of Days to Update: 142	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/17/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/17/2021	Telephone: 916-323-7905
Date Made Active in Reports: 09/13/2021	Last EDR Contact: 09/21/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/03/2022
	Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/10/2021	Telephone: 202-566-2777
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 09/14/2021
Number of Days to Update: 68	Next Scheduled EDR Contact: 12/27/2021
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 05/18/2021	Telephone: 202-307-1000
Date Made Active in Reports: 08/03/2021	Last EDR Contact: 08/17/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 04/23/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/23/2021	Telephone: 916-323-3400
Date Made Active in Reports: 07/12/2021	Last EDR Contact: 07/22/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/08/2021
	Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/20/2021	Telephone: 916-255-6504
Date Made Active in Reports: 04/08/2021	Last EDR Contact: 08/10/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/19/2021	Source: CalEPA
Date Data Arrived at EDR: 04/20/2021	Telephone: 916-323-2514
Date Made Active in Reports: 07/07/2021	Last EDR Contact: 07/15/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/14/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/19/2021	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 04/20/2021	Telephone: 916-323-2514
Date Made Active in Reports: 07/07/2021	Last EDR Contact: 07/15/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/27/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/28/2021	Telephone: 916-323-3400
Date Made Active in Reports: 08/20/2021	Last EDR Contact: 08/24/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/29/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/04/2021	Telephone: 202-564-6023
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 05/28/2021	Source: DTSC and SWRCB
Date Data Arrived at EDR: 05/28/2021	Telephone: 916-323-3400
Date Made Active in Reports: 08/20/2021	Last EDR Contact: 08/31/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/22/2021	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/24/2021	Telephone: 202-366-4555
Date Made Active in Reports: 06/17/2021	Last EDR Contact: 09/13/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/04/2021	Source: Office of Emergency Services
Date Data Arrived at EDR: 04/20/2021	Telephone: 916-845-8400
Date Made Active in Reports: 07/07/2021	Last EDR Contact: 07/15/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021	Source: State Water Quality Control Board
Date Data Arrived at EDR: 06/03/2021	Telephone: 866-480-1028
Date Made Active in Reports: 08/24/2021	Last EDR Contact: 09/07/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/03/2021	Telephone: 866-480-1028
Date Made Active in Reports: 08/24/2021	Last EDR Contact: 09/07/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/04/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 85

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/26/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 08/06/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 09/17/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 12/27/2021
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018	Source: EPA
Date Data Arrived at EDR: 08/14/2020	Telephone: 202-566-0250
Date Made Active in Reports: 11/04/2020	Last EDR Contact: 08/17/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/29/2021
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 04/19/2021	Source: EPA
Date Data Arrived at EDR: 04/20/2021	Telephone: 202-564-4203
Date Made Active in Reports: 07/16/2021	Last EDR Contact: 07/19/2021
Number of Days to Update: 87	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2021	Source: EPA
Date Data Arrived at EDR: 08/04/2021	Telephone: 703-416-0223
Date Made Active in Reports: 08/31/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/07/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/13/2021	Telephone: 202-564-8600
Date Made Active in Reports: 08/03/2021	Last EDR Contact: 07/14/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020	Source: EPA
Date Data Arrived at EDR: 01/14/2021	Telephone: 202-564-6023
Date Made Active in Reports: 03/05/2021	Last EDR Contact: 09/01/2021
Number of Days to Update: 50	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020	Source: EPA
Date Data Arrived at EDR: 01/08/2021	Telephone: 202-566-0500
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 07/09/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/29/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/11/2021	Telephone: 301-415-7169
Date Made Active in Reports: 05/11/2021	Last EDR Contact: 07/14/2021
Number of Days to Update: 61	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019	Source: Department of Energy
Date Data Arrived at EDR: 12/01/2020	Telephone: 202-586-8719
Date Made Active in Reports: 02/09/2021	Last EDR Contact: 09/03/2021
Number of Days to Update: 70	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 08/31/2021
Number of Days to Update: 251	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 08/06/2021
Number of Days to Update: 96	Next Scheduled EDR Contact: 11/15/2021
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/22/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 01/28/2020	Telephone: 202-366-4595
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 07/23/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/08/2021
	Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/02/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/23/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/12/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/27/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 14

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2021
Date Data Arrived at EDR: 05/25/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 78

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 08/26/2021
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/15/2021	Source: Department of Interior
Date Data Arrived at EDR: 06/16/2021	Telephone: 202-208-2609
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 09/14/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/05/2021	Source: EPA
Date Data Arrived at EDR: 05/18/2021	Telephone: (415) 947-8000
Date Made Active in Reports: 08/17/2021	Last EDR Contact: 08/31/2021
Number of Days to Update: 91	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/26/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/06/2021
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/04/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/06/2021	Telephone: 202-564-2280
Date Made Active in Reports: 06/25/2021	Last EDR Contact: 07/01/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/07/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 81

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/05/2021
Number of Days to Update: 78

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 05/25/2021	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 05/28/2021	Telephone: 916-327-4498
Date Made Active in Reports: 08/20/2021	Last EDR Contact: 08/24/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2019	Source: California Air Resources Board
Date Data Arrived at EDR: 06/10/2021	Telephone: 916-322-2990
Date Made Active in Reports: 08/27/2021	Last EDR Contact: 09/17/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 12/27/2021
	Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/16/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/20/2021	Telephone: 916-445-9379
Date Made Active in Reports: 07/07/2021	Last EDR Contact: 07/15/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/14/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/15/2021	Telephone: 916-255-3628
Date Made Active in Reports: 07/06/2021	Last EDR Contact: 07/13/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/13/2021	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 05/13/2021	Telephone: 916-341-6066
Date Made Active in Reports: 07/26/2021	Last EDR Contact: 08/04/2021
Number of Days to Update: 74	Next Scheduled EDR Contact: 11/22/2021
	Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 04/15/2020	Telephone: 916-255-1136
Date Made Active in Reports: 07/02/2020	Last EDR Contact: 07/09/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/14/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/14/2021	Telephone: 877-786-9427
Date Made Active in Reports: 07/27/2021	Last EDR Contact: 08/13/2021
Number of Days to Update: 74	Next Scheduled EDR Contact: 11/29/2021
	Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/14/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/14/2021	Telephone: 916-323-3400
Date Made Active in Reports: 07/27/2021	Last EDR Contact: 08/13/2021
Number of Days to Update: 74	Next Scheduled EDR Contact: 11/29/2021
	Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/05/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/06/2021	Telephone: 916-440-7145
Date Made Active in Reports: 06/23/2021	Last EDR Contact: 07/01/2021
Number of Days to Update: 78	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/03/2021	Source: Department of Conservation
Date Data Arrived at EDR: 06/03/2021	Telephone: 916-322-1080
Date Made Active in Reports: 08/24/2021	Last EDR Contact: 09/07/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/06/2021	Source: Department of Public Health
Date Data Arrived at EDR: 05/28/2021	Telephone: 916-558-1784
Date Made Active in Reports: 08/20/2021	Last EDR Contact: 08/31/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/10/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/11/2021	Telephone: 916-445-9379
Date Made Active in Reports: 07/27/2021	Last EDR Contact: 08/13/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 11/22/2021
	Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 05/28/2021	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 05/28/2021	Telephone: 916-445-4038
Date Made Active in Reports: 08/20/2021	Last EDR Contact: 08/31/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 12/13/2021
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 06/04/2021	Source: Department of Conservation
Date Data Arrived at EDR: 06/04/2021	Telephone: 916-323-3836
Date Made Active in Reports: 08/27/2021	Last EDR Contact: 09/08/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 03/12/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/16/2021	Telephone: 916-445-3846
Date Made Active in Reports: 06/01/2021	Last EDR Contact: 08/26/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 12/27/2021
	Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 06/03/2021	Source: Department of Conservation
Date Data Arrived at EDR: 06/03/2021	Telephone: 916-445-2408
Date Made Active in Reports: 08/25/2021	Last EDR Contact: 09/07/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 06/03/2021	Source: State Water Resource Control Board
Date Data Arrived at EDR: 06/03/2021	Telephone: 866-480-1028
Date Made Active in Reports: 08/24/2021	Last EDR Contact: 09/07/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/20/2021
	Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 62

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 06/07/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/12/2021
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/30/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/08/2021
Date Data Arrived at EDR: 04/09/2021
Date Made Active in Reports: 04/20/2021
Number of Days to Update: 11

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/22/2021
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 42

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing

Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 07/02/2021
Number of Days to Update: 16

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA COLUSA: CUPA Facility List Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 81

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List Cupa Facility list

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List CUPA facility list.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/12/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 75

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 04/09/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

GLENN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 2

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 04/22/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/06/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 6

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List

Cupa facility list

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/12/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 75

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List

Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/08/2021
Date Data Arrived at EDR: 04/13/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 76

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/12/2021
Date Data Arrived at EDR: 04/13/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 76

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 04/16/2021
Date Made Active in Reports: 04/21/2021
Number of Days to Update: 5

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 07/12/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 11

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 04/19/2021	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/17/2021	Telephone: 213-978-3800
Date Made Active in Reports: 09/14/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 89	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/02/2021	Source: Community Health Services
Date Data Arrived at EDR: 04/16/2021	Telephone: 323-890-7806
Date Made Active in Reports: 07/06/2021	Last EDR Contact: 07/09/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 07/06/2021
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/25/2021
	Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 07/13/2021
Number of Days to Update: 65	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 04/28/2021	Telephone: 310-618-2973
Date Made Active in Reports: 07/13/2021	Last EDR Contact: 07/13/2021
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/01/2021
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/12/2020	Telephone: 559-675-7823
Date Made Active in Reports: 10/23/2020	Last EDR Contact: 08/10/2021
Number of Days to Update: 72	Next Scheduled EDR Contact: 11/29/2021
	Data Release Frequency: Varies

MARIN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 04/07/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/13/2021
Date Data Arrived at EDR: 05/14/2021
Date Made Active in Reports: 07/26/2021
Number of Days to Update: 73

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/09/2021
Next Scheduled EDR Contact: 11/28/2021
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/23/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 1

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

NAPA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST NAPA: Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List

CUPA facility list.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 04/29/2021
Date Made Active in Reports: 07/15/2021
Number of Days to Update: 77

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 9

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/29/2021
Date Data Arrived at EDR: 04/30/2021
Date Made Active in Reports: 07/19/2021
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MS PLACER: Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/23/2021
Number of Days to Update: 83

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/01/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/25/2021
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SAN BENITO: CUPA Facility List Cupa facility list

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 04/29/2021
Date Made Active in Reports: 05/03/2021
Number of Days to Update: 4

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/26/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 06/07/2021
Number of Days to Update: 19

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing Cupa facilities

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/07/2021
Date Made Active in Reports: 07/23/2021
Number of Days to Update: 77

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List Cupa Facility List.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 3

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SAN MATEO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 02/24/2021
Date Data Arrived at EDR: 02/26/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 82

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 07/27/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/12/2021
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List Cupa Facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/01/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/23/2021
Number of Days to Update: 83

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List

Cupa facility list

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/17/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 78

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/06/2021
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List

Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List

Cupa facility list

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

TULARE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA TULARE: CUPA Facility List Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 07/12/2021
Number of Days to Update: 81

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 04/21/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 2

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/15/2021
Next Scheduled EDR Contact: 11/01/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/28/2021
Date Made Active in Reports: 09/21/2021
Number of Days to Update: 85

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/22/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 20

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/20/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/28/2021
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/09/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/29/2021
Next Scheduled EDR Contact: 11/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/07/2021
Next Scheduled EDR Contact: 10/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

JORDAN HILL
16041 JORDAN HILL RD
MAGALIA, CA 95954

TARGET PROPERTY COORDINATES

Latitude (North):	39.821083 - 39° 49' 15.90"
Longitude (West):	121.57889 - 121° 34' 44.00"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	621627.0
UTM Y (Meters):	4408656.0
Elevation:	2353 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5636521 PARADISE EAST, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

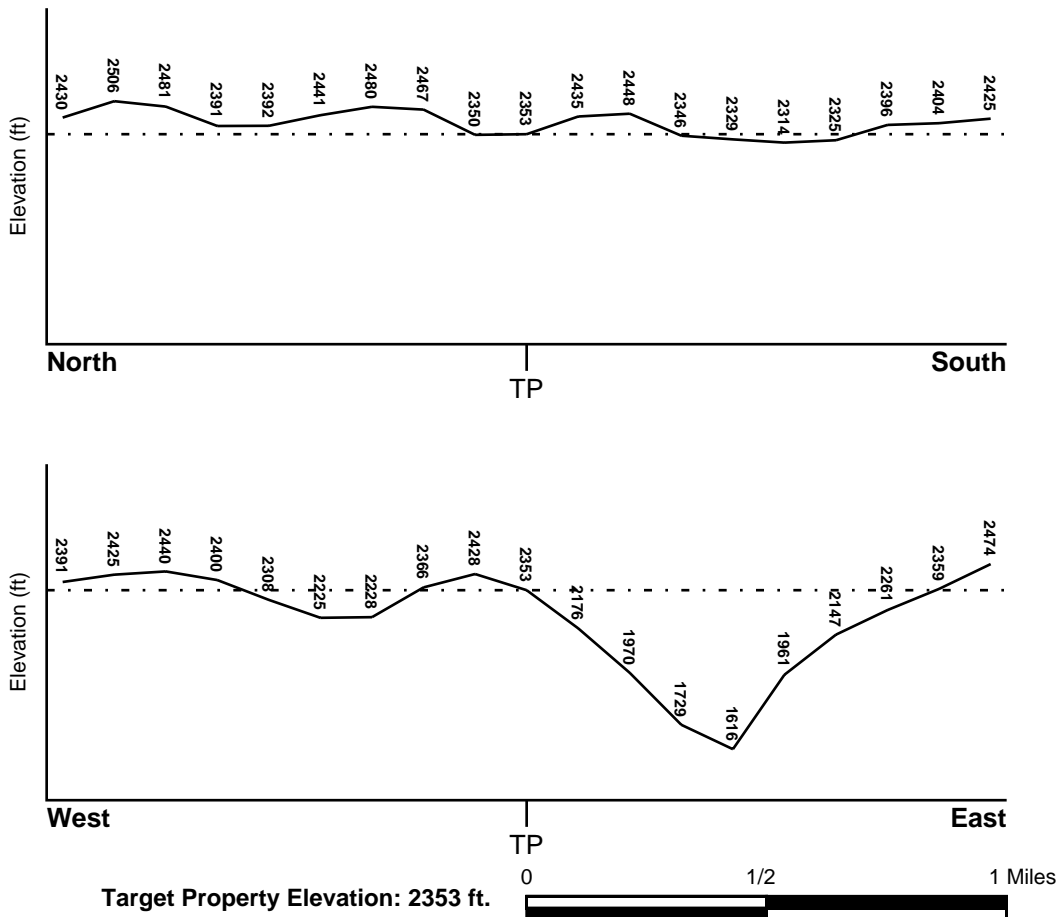
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property FEMA Source Type

Not Reported

Additional Panels in search area: FEMA Source Type

Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
NOT AVAILABLE

NWI Electronic Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Paleozoic
System: Permian
Series: Ultramafic rocks
Code: uM *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: AIKEN

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	20 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 6.50 Min: 5.60
2	20 inches	40 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 6.00 Min: 5.60
3	40 inches	70 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 0.60 Min: 0.20	Max: 6.00 Min: 4.50
4	70 inches	90 inches	cobbly - clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 0.60 Min: 0.20	Max: 6.00 Min: 4.50

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: gravelly - loam
sandy loam
unweathered bedrock
extremely gravelly - sand

Surficial Soil Types: gravelly - loam
sandy loam
unweathered bedrock
extremely gravelly - sand

Shallow Soil Types: sandy clay loam
coarse sandy loam
very gravelly - sandy loam
gravelly - clay loam
clay

Deeper Soil Types: weathered bedrock
unweathered bedrock
stratified

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

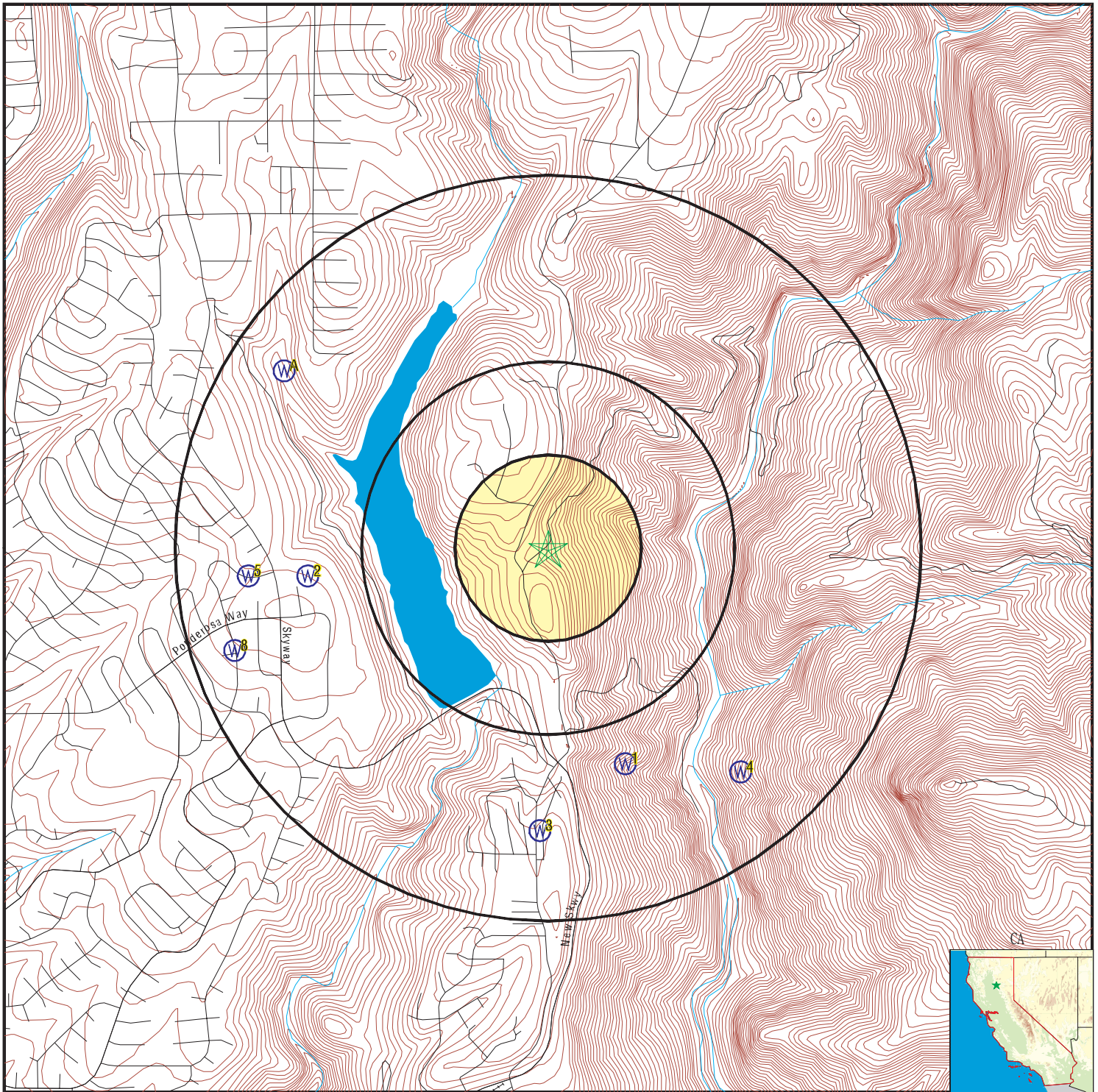
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CADWR0000027942	1/2 - 1 Mile SSE
2	CADDW0000003384	1/2 - 1 Mile West
3	CADDW0000012634	1/2 - 1 Mile South
4	15558	1/2 - 1 Mile SE
5	CADWR0000023673	1/2 - 1 Mile West
A6	CADDW0000004394	1/2 - 1 Mile NW
A7	15552	1/2 - 1 Mile WNW
8	15553	1/2 - 1 Mile WSW

PHYSICAL SETTING SOURCE MAP - 6676022.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Jordan Hill
 ADDRESS: 16041 Jordan Hill Rd
 Magalia CA 95954
 LAT/LONG: 39.821083 / 121.57889

CLIENT: Chico Env. Science & Planning
 CONTACT: Jessica Shippen
 INQUIRY #: 6676022.2s
 DATE: September 23, 2021 8:06 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1 SSE 1/2 - 1 Mile Lower	CA WELLS	CADWR0000027942
---------------------------------------------------------------	-----------------	------------------------

2 West 1/2 - 1 Mile Higher	CA WELLS	CADDW0000003384
-----------------------------------------------------------------	-----------------	------------------------

3 South 1/2 - 1 Mile Higher	CA WELLS	CADDW0000012634
------------------------------------------------------------------	-----------------	------------------------

4 SE 1/2 - 1 Mile Lower	CA WELLS	15558
--------------------------------------------------------------	-----------------	--------------

Seq:	15558	Prim sta c:	23N/04E-31D01 M
Frds no:	0410009003	County:	04
District:	02	User id:	BUG
System no:	0410009	Water type:	G
Source nam:	WELL 03 - LOOMIS	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	394845.0	Longitude:	1213405.0
Precision:	3	Status:	AU
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	0410009	System nam:	Magalia Cwd
Hqname:	Not Reported	Address:	P. O. BOX 22
City:	MAGALIA	State:	Not Reported
Zip:	95954	Zip ext:	Not Reported
Pop serv:	1029	Connection:	228
Area serve:	MAGALIA		

Sample date:	06-MAR-18	Finding:	1.33
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	21-NOV-17	Finding:	1.54
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		

Sample date:	21-NOV-17	Finding:	212.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		

Sample date:	21-NOV-17	Finding:	20.1
Chemical:	IRON	Report units:	UG/L
Dir:	100.		

Sample date:	21-NOV-17	Finding:	1.24
Chemical:	SULFATE	Report units:	MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.5		
Sample date:	21-NOV-17	Finding:	3.47
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	21-NOV-17	Finding:	4.4
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	21-NOV-17	Finding:	19.2
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	21-NOV-17	Finding:	26.6
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	21-NOV-17	Finding:	146.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	21-NOV-17	Finding:	193.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	21-NOV-17	Finding:	159.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	21-NOV-17	Finding:	6.68
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	21-NOV-17	Finding:	295.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	21-NOV-17	Finding:	1.95
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	21-NOV-17	Finding:	8.39
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dir:	3.		
Sample date:	18-JUL-17	Finding:	1.22
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	18-JUL-17	Finding:	1.22
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	18-JUL-17	Finding:	13.47
Chemical:	NICKEL	Report units:	UG/L
Dir:	10.		
Sample date:	18-JUL-17	Finding:	4.77
Chemical:	BARIUM	Report units:	UG/L
Dir:	100.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	27-SEP-16	Finding:	1.43
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-SEP-16	Finding:	0.24
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	27-SEP-16	Finding:	0.3
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	27-SEP-16	Finding:	13.92
Chemical:	RADIUM 228	Report units:	PCI/L
Dir:	1.		
Sample date:	24-NOV-15	Finding:	1.3
Chemical:	CHLOROMETHANE	Report units:	UG/L
Dir:	0.5		
Sample date:	24-NOV-15	Finding:	395.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	24-NOV-15	Finding:	7.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	24-NOV-15	Finding:	155.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	24-NOV-15	Finding:	189.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	24-NOV-15	Finding:	1.71
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	24-NOV-15	Finding:	151.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	24-NOV-15	Finding:	29.6
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-NOV-15	Finding:	18.8
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-NOV-15	Finding:	20.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-NOV-15	Finding:	8.7
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	24-NOV-15	Finding:	1.4
Chemical:	SULFATE	Report units:	MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.5		
Sample date:	24-NOV-15	Finding:	215.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	24-NOV-15	Finding:	7.57
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	24-NOV-15	Finding:	0.8
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	11-NOV-14	Finding:	130.
Chemical:	NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	11-NOV-14	Finding:	5.54
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	11-NOV-14	Finding:	1380.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	15-OCT-13	Finding:	220.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	15-OCT-13	Finding:	5.8
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		

**5
West
1/2 - 1 Mile
Higher**

CA WELLS CADWR0000023673

**A6
NW
1/2 - 1 Mile
Higher**

CA WELLS CADDW0000004394

**A7
WNW
1/2 - 1 Mile
Lower**

CA WELLS 15552

Seq:	15552	Prim sta c:	23N/03E-24P01 M
Frds no:	0410011003	County:	04
District:	02	User id:	BUG
System no:	0410011	Water type:	G
Source nam:	WELL 05	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	394941.0	Longitude:	1213530.0
Precision:	2	Status:	AU
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Comment 7: Not Reported

System no: 0410011
 Hqname: Not Reported
 City: CHICO
 Zip: 95926
 Pop serv: 13293
 Area serve: SIERRA DEL ORO-PARADISE PINES

System nam: Del Oro Wc
 Address: P.O. BOX 5172
 State: Not Reported
 Zip ext: Not Reported
 Connection: 3799

8
WSW
1/2 - 1 Mile
Higher

CA WELLS 15553

Seq: 15553
 Frds no: 0410011004
 District: 02
 System no: 0410011
 Source nam: WELL 03
 Latitude: 394902.0
 Precision: 2
 Comment 1: Not Reported
 Comment 3: Not Reported
 Comment 5: Not Reported
 Comment 7: Not Reported

Prim sta c: 23N/03E-25M01 M
 County: 04
 User id: BUG
 Water type: G
 Station ty: WELL/AMBNT/MUN/INTAKE
 Longitude: 1213537.0
 Status: AU
 Comment 2: Not Reported
 Comment 4: Not Reported
 Comment 6: Not Reported

System no: 0410011
 Hqname: Not Reported
 City: CHICO
 Zip: 95926
 Pop serv: 13293
 Area serve: SIERRA DEL ORO-PARADISE PINES

System nam: Del Oro Wc
 Address: P.O. BOX 5172
 State: Not Reported
 Zip ext: Not Reported
 Connection: 3799

Sample date: 31-OCT-17
 Chemical: NITRITE (AS N)
 Dir: 0.4

Finding: 7.e-002
 Report units: MG/L

Sample date: 31-OCT-17
 Chemical: NITRATE + NITRITE (AS N)
 Dir: 0.4

Finding: 7.e-002
 Report units: MG/L

Sample date: 11-OCT-16
 Chemical: GROSS ALPHA MDA95
 Dir: 0.

Finding: 1.02
 Report units: PCI/L

Sample date: 11-OCT-16
 Chemical: GROSS ALPHA COUNTING ERROR
 Dir: 0.

Finding: 0.61
 Report units: PCI/L

Sample date: 11-OCT-16
 Chemical: RADIUM 228 MDA95
 Dir: 0.

Finding: 0.99
 Report units: PCI/L

Sample date: 11-OCT-16
 Chemical: RADIUM 228 COUNTING ERROR
 Dir: 0.

Finding: 0.61
 Report units: PCI/L

Sample date: 11-OCT-16
 Chemical: RADIUM 228
 Dir: 1.

Finding: 2.61
 Report units: PCI/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	11-OCT-16	Finding:	0.61
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	11-OCT-16	Finding:	1.02
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	22-DEC-15	Finding:	5.9
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	22-DEC-15	Finding:	3.5
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	11-NOV-14	Finding:	1.15
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	11-NOV-14	Finding:	130.
Chemical:	NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	11-NOV-14	Finding:	130.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	11-NOV-14	Finding:	1.26
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	12-NOV-13	Finding:	200.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95954	4	0

Federal EPA Radon Zone for BUTTE County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95954

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.400 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX E: DUE DILIGENCE QUESTIONNAIRE



DUE DILIGENCE SCREENING QUESTIONNAIRE - PHASE I ESA (ASTM 1527-13)

SITE OWNERSHIP AND LOCATION:

Site Owner: Nick and Suzy Repanich _____

Site Location: Jordan Hill Rd _____

CURRENT AND/OR PRIOR USE OF SITE ("PROPERTY"):

vacant, previous mobile/residential _____

CURRENT AND/OR PRIOR USE OF ADJACENT PROPERTIES:

vacant, dismantled railway _____

QUESTIONS:

Is the Property currently utilized for Industrial use?

Yes _____ Explain: _____ No

Unknown _____

Are you aware of any environmental cleanup liens and/or land use limitations against the Property that are filed or recorded under federal, tribal, state or local law?

Yes _____ Explain: _____ No

Unknown _____

Has the Property been utilized for Industrial use at any time in the past?

Yes _____ Explain: _____ No _____

Unknown

Is or was the Property used as a gas station, auto repair shop, laboratory, dry cleaners, and fill/junkyard, printing shop, or as a waste treatment/ storage/ disposal/ recycling facility?

Yes _____ Explain: _____ No

Unknown _____

Are or were any chemicals, paints, petroleum products or pesticides stored or used on the Property?

Yes_____ Explain:_____ No_____
Unknown __X__

Are or were any drums or other bulk chemicals located on the Property?

Yes_____ Explain:_____ No_____
Unknown __X__

Has fill dirt been brought onto the Property?

Yes_____ Explain:_____ No_____
Unknown __X__

Are or were any sumps, pits, ponds or lagoons related to waste treatment located on the Property?

Yes_____ Explain:_____ No_____
Unknown __X__

Is or was any stained soil or pavement located on the Property?

Yes_____ Explain:_____ No_____
Unknown __X__

Are or were any above or underground storage tanks (including septic tanks) located on the Property?

Yes__X__ Explain:___septic tank_____ No_____
No_____ Unknown _____

Are or were any vent pipes, fill pipes, or unidentified cover plates or pipes located on the Property?

Yes_____ Explain:_____ No_____
Unknown __X__

Is or was any maintenance or shop/service area located on the Property?

Yes_____ Explain:_____ No_____
Unknown __X__

Has there been any previous disclosure of hazardous materials in any buildings located on the Property?

Yes_____ Explain:_____ No_____
Unknown __X__

Are there any visible signs of spillage, staining, residues, or corrosion in any buildings located on the Property?

Yes _____ Explain: _____ No
Unknown _____

Are there any chemicals or other noxious odors on the Property?

Yes _____ Explain: _____ No
Unknown _____

Are there any transformers or other heavy electrical equipment or hydraulics on the Property that contain PCBs?

Yes _____ Explain: _____ No
Unknown _____

Are there any asbestos-containing materials located in buildings on the Property?

Yes _____ Explain: _____ No
Unknown _____

Is Property served by any wells or other non-public water supply?

Yes _____ Explain: _____ No _____
Unknown

Has Owner/Tenant been informed of past or current existence of hazardous substances or petroleum products or environmental violations on the Property or any facility located on the Property?

Yes _____ Explain: _____ No
Unknown _____

Does any facility on the Property have any regulatory permits related to hazardous substances/wastes, wastewater discharge, or air emissions?

Yes _____ Explain: _____ No
Unknown _____

Have any hazardous substances or wastes or petroleum products been dumped, burned, buried, or otherwise disposed of on the Property?

Yes _____ Explain: _____ No _____
Unknown

Does Owner/Tenant know of any radiation use on the Property?

Yes _____ Explain: _____ No X
Unknown _____

How are onsite buildings heated/cooled? _____
N/A X

Please describe the reason why the Phase I is required (sale, acquisition of property interests, etc.)

_____property transfer to public domain_____

Does the purchase price being paid for this property (if in transition) reasonably reflect the fair market value of the property? (If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?)

Yes _____ Explain: _____ No _____
Unknown X

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes _____ Explain: _____ No X
Unknown _____

Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the property and its environmental condition)?

Yes _____ Explain: _____ No X



Signature*

____9/28/21_____

Date

____Nick Repanich_____ _____Owner_____

Printed Name

Relationship to Property

(Owner, Tennant, Purchaser, Contractor, etc.)

____530-520-2548_____

Phone Number

____5025 Malibu Dr._____

Address

* By signing, you agree this form is filled correctly and completely, to the extent of your knowledge.

APPENDIX F: SITE PHOTOGRAPHS



SITE PHOTOGRAPHS – SEPTEMBER 23, 2021
16401 Jordan Hill Magalia, CA
APNs: 058-130-035-000, 065-260-001-000



SITE PHOTOGRAPHS – SEPTEMBER 23, 2021
16401 Jordan Hill Magalia, CA
APNs: 058-130-035-000, 065-260-001-000





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SITE PHOTOGRAPHS – SEPTEMBER 23, 2021
16401 Jordan Hill Magalia, CA
APNs: 058-130-035-000, 065-260-001-000



APPENDIX G: QUALIFICATIONS

QUALIFICATIONS

John J. Lane

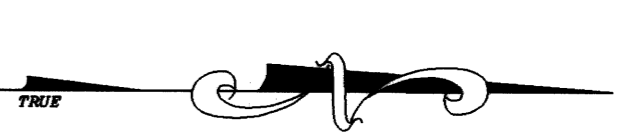
Environmental Professional

California Professional Geologist (2003 – Present)

Owner and Principal Scientist: Chico Environmental (August 2002 – Present)

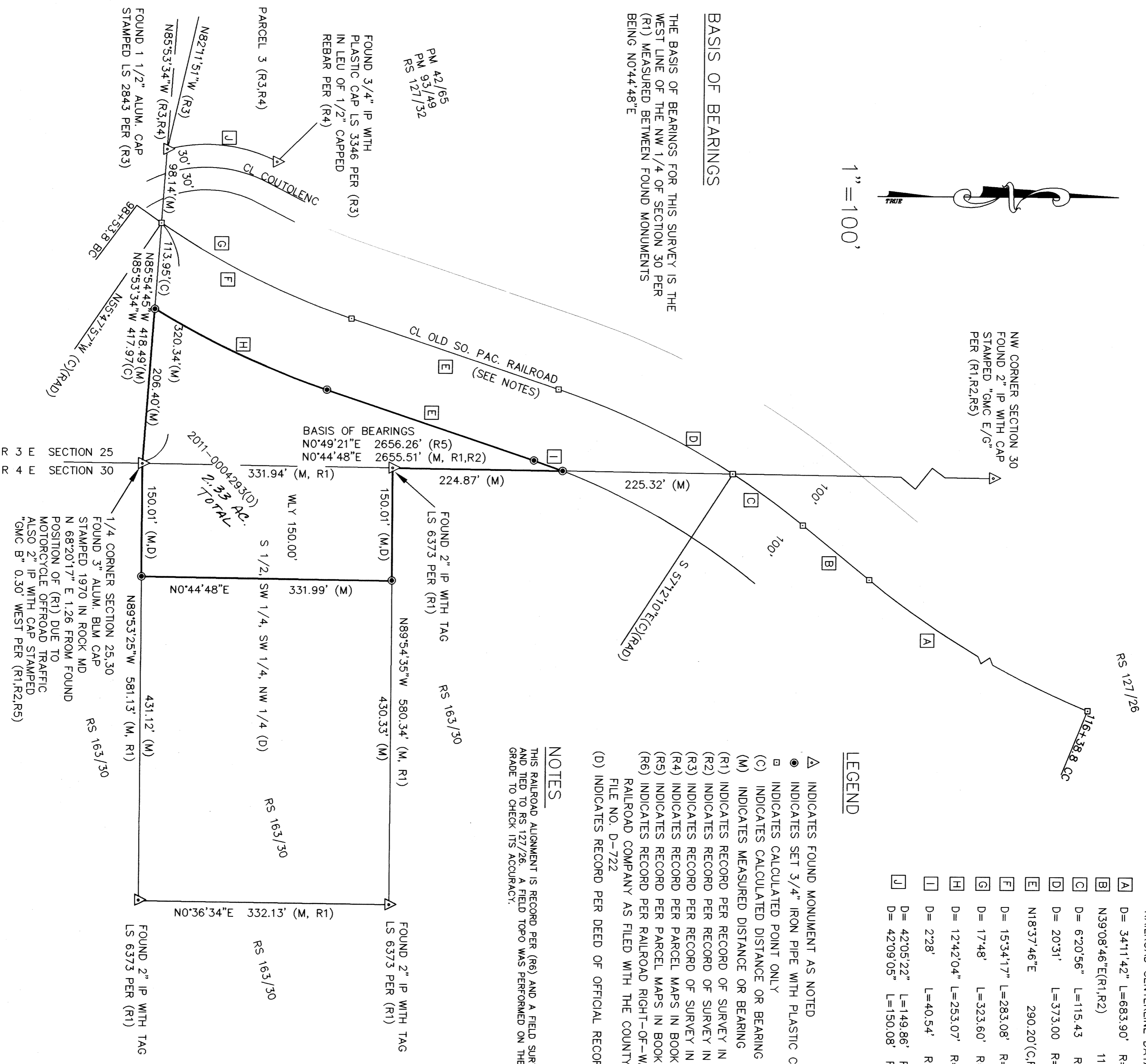
California State University, Chico: M.S., Geoscience, 2000

California State University, Chico: B.S., Physical Science, 1992



1" = 100'

NW CORNER SECTION 30
FOUND 2" IP WITH CAP
STAMPED "GMC E/C"
PER (R1,R2,R5)



RAILROAD CENTERLINE DATA

A	D = 34°11'42" L=683.90' R=1145.92'(R2,R6)
B	N39°08'46"E(R1,R2) 114.3(C,R6)
C	D = 6°20'56" L=115.43 R=1041.66'(C,R6)
D	D = 20°31' L=373.00 R=1041.66'(C,R6)
E	N18°37'46"E 290.20'(C,R6)
F	D = 15°34'17" L=283.08' R=1041.62'(C,R6)
G	D = 17°48' L=323.60' R=1041.62'(C,R6)
H	D = 12°42'04" L=253.07' R=1141.62'(C)
I	D = 2°28' L=40.54' R=941.66'(C)
J	D = 42°05'22" L=149.86' R=204.00'(M) D = 42°09'05" L=150.08' R=204.00'(R4)

LEGEND

- ▲ INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED LS 6373
- INDICATES CALCULATED POINT ONLY
- INDICATES CALCULATED DISTANCE OR BEARING
- (M) INDICATES MEASURED DISTANCE OR BEARING
- (R1) INDICATES RECORD PER RECORD OF SURVEY IN BOOK 163 PAGE 30
- (R2) INDICATES RECORD PER RECORD OF SURVEY IN BOOK 127 PAGE 26
- (R3) INDICATES RECORD PER RECORD OF SURVEY IN BOOK 127 PAGE 32
- (R4) INDICATES RECORD PER PARCEL MAPS IN BOOK 93 PAGE 48 & 49
- (R5) INDICATES RECORD PER PARCEL MAPS IN BOOK 42 PAGE 65
- (R6) INDICATES RECORD PER RAILROAD RIGHT-OF-WAY FOR BUTTE CO. RAILROAD COMPANY AS FILED WITH THE COUNTY SURVEYOR UNDER FILE NO. D-722
- (D) INDICATES RECORD PER DEED OF OFFICIAL RECORDS 2011-0004293

NOTES

THIS RAILROAD ALIGNMENT IS RECORD PER (R6) AND A FIELD SURVEY WAS PERFORMED AND TIED TO RS 127/26. A FIELD TOPO WAS PERFORMED ON THE EXISTING RAILROAD GRADE TO CHECK ITS ACCURACY.

SURVEYOR'S STATEMENT

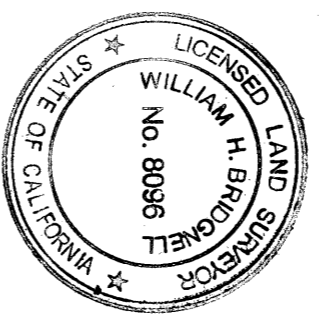
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF TROY DAVIS DURING MARCH 2011.



William H. Bridgnell
WILLIAM H. BRIDGNEILL L.S. 8096
DEPUTY COUNTY SURVEYOR, BUTTE COUNTY

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 15th DAY OF JULY, 2011.



CANDACE J. GRUBBS
COUNTY CLERK-RECORDER

RECORDER'S STATEMENT

FILED THIS 5th DAY OF July, 2011
AT 9:01 A.M. IN BOOK 181 OF MAPS AT PAGES 85
SERIAL NO. 2011-0021725
AT THE REQUEST OF HOLLIS LUNDY.

RECORD OF SURVEY

FOR
TROY DAVIS

BEING IN THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30, T 23 N, R 4 E, AND A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 25, T 23 N, R 3 E, MDM. BUTTE COUNTY, CALIFORNIA

04-04-081
L & L SURVEYING
MAR. 2011



First American Title

Guarantee

CLTA Guarantee Form No. 28 -
Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5026900-6704685

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

FIRST AMERICAN TITLE INSURANCE COMPANY

a Nebraska corporation, herein called the Company

GUARANTEES

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

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EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or, (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- a. the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- b. "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- c. "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- d. "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- e. "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- f. "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- a. The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- b. If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- c. Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- d. In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by

GUARANTEE CONDITIONS (Continued)

the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

- a. In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- b. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonable necessary information from third parties, as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims:

Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- a. To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

- b. To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- c. To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. Limitation Liability.

- a. This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.
- b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- c. In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- d. The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. Payment of Loss.

- a. No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- b. When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

GUARANTEE CONDITIONS (Continued)

10. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. Arbitration.

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. Liability Limited to This Guarantee; Guarantee Entire Contract.

- a. This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- b. Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- c. No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Severability.

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. Choice of Law; Forum.

- a. Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United State of America or its territories having appropriate jurisdiction.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com).**



First American Title

Schedule A

CLTA Guarantee Form No. 28 - Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5026900-6704685

File No.: 6704685

Guarantee No. 6704685

Amount of Liability: \$2,500.00

Date of Guarantee: October 22, 2021 at 7:30 A.M. Fee: \$500.00

1. Name of Assured:

Paradise Recreation and Park District

2. The estate or interest in the Land which is covered by this Guarantee is:

Fee

3. The Land referred to in this Guarantee is described as follows:

Real property in the unincorporated area of the County of Butte, State of California, described as follows:

THE WEST 150 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 4 EAST, M.D.B. & M.; AND ALL THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 23 NORTH, RANGE 3 EAST, M.D.B. & M., LYING SOUTHEASTERLY OF THAT CERTAIN RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED TO FRED M. CLOUGH, RECORDED APRIL 23, 1903, IN BOOK 70 OF DEEDS, PAGE 219, BUTTE COUNTY RECORDS.

EXCEPTING THEREFROM ALL MINERALS AND MINERAL RIGHTS BELOW THE DEPTH OF 200 FEET BENEATH THE SURFACE OF SAID LAND, AS RESERVED IN DEED FROM MAGALIA MINING COMPANY RECORDED OCTOBER 29, 1951, IN BOOK 609, PAGE 524, OFFICIAL RECORDS, AND AS QUITCLAIMED TO A DEPTH OF 200 FEET IN DEED TO PAUL SHAW, ET UX, RECORDED JULY 15, 1964, IN BOOK 1325, PAGE 2, OFFICIAL RECORDS.

APN: 058-130-035 and 065-260-001

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

Nicholas G. Repanich and Susan M. Repanich, Trustees of the Nicholas G. and Susan M. Repanich Trust dated November 16, 1999

- b. Title to the estate or interest is subject to defects, liens, or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.



First American Title

Schedule B

CLTA Guarantee Form No. 28 - Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5026900-6704685

File No.: 6704685

1. General and special taxes and assessments for the fiscal year 2021-2022.
First Installment: \$132.27, PAYABLE
Penalty: \$0.00
Second Installment: \$132.27, PAYABLE
Penalty: \$0.00
Tax Rate Area: 093-025
A. P. No.: 058-130-035

2. General and special taxes and assessments for the fiscal year 2021-2022.
First Installment: \$132.27, PAYABLE
Penalty: \$0.00
Second Installment: \$132.27, PAYABLE
Penalty: \$0.00
Tax Rate Area: 093-025
A. P. No.: 065-260-001

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

RE-CHECK SUPPLEMENTAL TAXES PRIOR TO THE CLOSE OF ESCROW.

4. Easement And Right Of Way, With Right Of Ingress And Egress Thereto For Irrigation Ditch And Canal, 40 Feet In Width As Contained In Order For Immediate Possession In That Certain Action Entitled, "Paradise Irrigation District, Plaintiff, Vs. Ginii Consolidated Mines Company Ltd., A Corporation, Et Al", Case No. 17186 Butte County, California, A Certified Copy Of Said Order Being Recorded November 9, 1938, In Book 211, Page 378, Official Records. Said Ditch Is Known As The Hendrix Ditch, According To Said Action In The Butte County Clerk's Office.

5. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed July 5, 2011 in book 181, page 85 .

6. The lack of a right of access to and from the land.

7. The subject property lies in or near an area with recent wide-spread damage to real property and structures. Prior to the issuance of a Policy of Title Insurance, additional review and requirements may be necessary. Contact your closing office for information.

8. With respect to the trust referred to in the vesting:
 - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

9. The Vestee herein acquired Title by Document (s) Recorded June 29, 2011, Serial No. 2011-0021143.

HMD:md



Mid Valley Title & Escrow Company
6848 Skyway Road, Ste D
Paradise, CA 95969

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.