



# Paradise Recreation & Park District

Agenda Prepared: 11/12/21  
Agenda Posted: 11/12/21  
Prior to: 3:30 pm

6626 Skyway  
Paradise, CA 95969  
Email: [info@ParadisePRPD.com](mailto:info@ParadisePRPD.com)

Phone: 530-872-6393  
Fax: 530-872-8619  
Website: [www.ParadisePRPD.com](http://www.ParadisePRPD.com)

## NOTICE OF BOARD OF DIRECTORS COMMITTEE MEETING

**Committee:** Finance Committee (*Rodowick/McGreehan*)

**Date:** November 15, 2021

**Time:** 3:30 pm

**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@paradisepprd.com](mailto:BODclerk@paradisepprd.com) before 1:00 p.m. on the day of the meeting and they will be read into the record.

Please use the link to join the webinar: Join Zoom Meeting  
<https://us02web.zoom.us/j/89394583808?pwd=VHZvSkVaSz11SVBmR291NllxVHc3dz09>

Or via Telephone: Dial by your location: +1 669 900 9128 US (San Jose) (or) +1 346 248 7799 US (Houston)  
Meeting ID: 893 9458 3808 Password: 948710

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### **AGENDA:**

The Committee will meet to:

1. CalPERS Medical Liability
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)

**CLOSED SESSION: None.**

### **Attachments:**

- 1.a CalPERS Health Letter
- 1.b CalPERS Resolution
- 1.c CalPERS Medical Memo
- 2.a Solar Proposal
- 2.b Solar Financing Offer
- 3.a BOD Report Lakeridge Proposal
- 3.b Lakeridge-Stimson Briefing
- 3.c Lakeridge Appraisal
- 4.a Jordan Hill Property Briefing
- 4.b Jordan Hill Appraisal Part 1
- 4.c Jordan Hill Appraisal Part 2



California Public Employees' Retirement System  
P.O. Box 942715 | Sacramento, CA 94229-2715  
888 CalPERS (or 888-225-7377) | TTY: (877) 249-7442  
[www.calpers.ca.gov](http://www.calpers.ca.gov)

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## Health Benefits

# Circular Letter

June 22, 2020

Circular Letter: 600-025-20

Distribution: Special

**To: Contracting Agency Health Benefits Officers and Assistant Health Benefits Officers**

**Subject: Contracting Agency Minimum Employer Contribution Calculation for 2021**

### Purpose

This Circular Letter informs contracting Public Agencies and Schools of the new minimum employer health contribution for 2021.

### Background

The Minimum Employer Contribution amount is prescribed by Government Code section 22892 of the Public Employees' Medical and Hospital Care Act (PEMHCA)<sup>1</sup>, and was originally established as a specific dollar value with specified increases.

As of calendar year 2009, the calculated adjustments are based upon the medical care component of the Consumer Price Index-Urban (CPI-U). This section provides that "commencing January 1, 2009, the employer contribution shall be adjusted annually by the board to reflect any changes in the medical care component of the CPI-U and shall be rounded to the nearest dollar."

### Inflation Rate Changes

In January 2020, the U.S. Bureau of Labor Statistics determined the annual percentage change in the medical care component of the CPI-U for 2019 was 2.8%.

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<sup>1</sup> California Government Code § 20000, et seq.

The table below provides an inflation comparison of medical care rates.

<b>Year</b>	<b>Index</b>	<b>Percent</b>
2015	446.752	2.6
2016	463.675	3.8
2017	475.322	2.5
2018	484.707	2.0
2019	498.413	2.8

### **Calculation of the Minimum Employer Contribution**

Using the 2.8% increase in the medical care component of the CPI-U, the minimum employer contribution for calendar year 2021 is \$143. See calculation below.

$$\$139.00 \times 2.80\% = \$3.89$$

$$\$139.00 + \$3.89 = \$142.89, \text{ rounded to } \$143.00$$

### **Minimum Employer Contribution**

The table below displays the annual amounts of the Minimum Employer Contribution for members by calendar year.

<b>Year</b>	<b>Employer Contribution</b>
2017	\$128.00
2018	\$133.00
2019	\$136.00
2020	\$139.00
2021	\$143.00

### **Contribution Change Process**

Contracting agencies that have designated the PEMHCA Minimum as their monthly employer health contribution will have their employer billing automatically updated to reflect the new amount effective January 1, 2021.

Contracting agencies do not need to act unless they wish to make a change to their current contribution method. To do so, employers must submit a change resolution. Change resolutions are effective the first day of the second month following receipt by CalPERS.

## Questions

We are committed to assisting you conduct business with the CalPERS Health Benefits Program. Call our CalPERS Customer Contact Center at **888 CalPERS** (or **888-225-7377**) and request a response from our Health Resolutions and Compliance Unit to obtain the necessary change resolution template.

Rob Jarzombek, Chief  
Health Account Management Division





700 7459

**PARADISE RECREATION AND PARK DISTRICT**

**Mike Trinca**  
District Manager

6626 Skyway  
Paradise, California 95969  
Tel: (530) 872-6393  
Fax: (530) 872-8619

**Resolution #99-8-2**

**RESOLUTION ELECTING TO BE SUBJECT TO PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT FIXING THE EMPLOYER'S CONTRIBUTION FOR EMPLOYEES AND THE EMPLOYER'S CONTRIBUTION FOR ANNUITANTS AT DIFFERENT AMOUNTS**

- WHEREAS, (1)** Government Code Section 22850 extends the benefits of the Public Employees' Medical and Hospital Care Act to employees of contracting agencies on proper application by an agency; and
- WHEREAS, (2)** Government Code Section 22754 (g) defines any Special District as a contracting agency, and
- WHEREAS, (3)** Government Code Section 22857 provides that a contracting agency may fix the amount of the employer's contribution for employees and the employer's contribution for retired employees and survivors at different amounts provided that the monthly contribution for retired employees and survivors shall be annually increased by an amount not less than 5 percent of the monthly contribution for employees, until such time as the amounts are equal; and
- WHEREAS, (4)** A Special District is hereby defined as a non-profit, self-governed public agency within the State of California, and comprised solely of public employees performing a governmental rather than proprietary function, and
- WHEREAS, (5)** The Paradise Recreation and Park District, hereinafter referred to as Special District is an entity meeting the above definition; and
- WHEREAS, (6)** The Special District desires to obtain for its active and retired employees and survivors the benefit of the Act and to accept the liabilities and obligations of an employer under the Act and Regulations; now, therefore, be it
- RESOLVED, (a)** That the Special District elect, and it does hereby elect, to be subject to the provisions of the Act; and be it further

**RESOLVED, (b)** That the employer's contribution for each employee shall be the amount necessary to pay the full cost of his enrollment, including the enrollment of his family members in a health benefits plan up to a maximum of \$20.00 per month; and be it further

**RESOLVED, (c)** That the employer's contribution for each retired employee or survivor shall be the amount necessary to pay the cost of his enrollment, including the enrollment of his family members, in a health benefits plan up to a maximum of \$10.00 per month; and be it further

**RESOLVED, (d)** That the employer's contribution for each retired employee or survivor shall be increased annually by 5 percent of the monthly contribution for employees, until such time as the contributions are equal;

And that the contributions for active and retired employees and survivors shall be in addition to those amounts contributed by the Special District for administrative fees and to the Contingency Reserve Fund; and be it further

**RESOLVED, (e)** That the executive body appoint and direct, and does hereby appoint and direct, Mike Trinca, District Manager, to file with the Board of Administration of the Public Employees' Retirement System a verified copy of this Resolution, and to perform on behalf of said Special District all functions required of it under the Act and Regulations of the Board of Administration; and be it further

**RESOLVED, (f)** That this officer appointed pursuant to section (e) will advise the Board of Administration of the Public Employees' Retirement System if the district ceases to be a public agency as defined in section (4) above; and be it further

**RESOLVED, (g)** That coverage under the Act be effective on September 1, 1999.

Adopted at a regular meeting of the Paradise Recreation and Park District Board of Directors at Paradise, California this 10<sup>th</sup> day of August 1999.

Signed

  
Ronda Hoffman, Chair

Signed

  
Al McGreehan, Secretary





22819

Mike Trinca  
District Manager

6626 Skyway  
Paradise, California 95969  
Tel: (530) 872-6393  
Fax: (530) 872-8619

## PARADISE RECREATION AND PARK DISTRICT

### Resolution #99-8-1

#### RESOLUTION ELECTING TO BE SUBJECT TO SECTION 22821 OF THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT

**WHEREAS**, Government Code Section 22850 and/or 22850.3 provides the benefits of the Public Employees' Medical and Hospital Care Act to employees of local agencies contracting with the Public Employees Retirement System; and

**WHEREAS**, The Paradise Recreation and Park District, hereinafter referred to as Contracting Agency, is a local agency contracting with the Public Employees' Retirement System under the Act; and

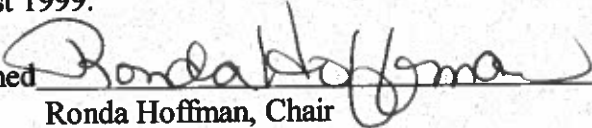
**WHEREAS**, Government Code Section 22821 provides certain additional benefits to employees of local agencies contracting under the Act upon proper application; and

**WHEREAS**, The Contracting Agency desires to obtain for its employees the benefit of Section 22821 and to accept the liabilities and obligations of a contracting agency under the Section; now, therefore, be it

**RESOLVED**, that the Contracting Agency elect, and it does hereby elect, to be subject to the provisions of Section 22821 of the Government Code.

Adopted at a regular meeting of the Paradise Recreation and Park District Board of Directors at Paradise, California this 10<sup>th</sup> day of August 1999.

Signed

  
Ronda Hoffman, Chair

Signed

  
Al McGreehan, Secretary

Res. 99-8-1

FILED: AUG. 10, 1999

EFFECTIVE DATE: SEPT. 1, 1999

APPROVED: 

PUBLIC AGENCY COORDINATOR

An Independent Special District Serving Your Community

# Memo



Date: 11/1/2021  
To: Finance Committee  
From: Catherine Merrifield, District Accountant  
Subject: **CalPERS Medical Liability**

## I. Description of CAL-Pers Medical Payment Situation

On August 10, 1999, the BOD adopted a resolution # 99-8-1 and resolution # 99-8-2 see attached.

Annually, the District agreed to up-date the employee contribution as required by CalPERS minimum employer contribution calculation, as prescribed by Government Code section 22892 of the Public Employees' Medical and Hospital Care Act (PEMHCA) and was originally established as a specific dollar value with specified increases.

At the time the resolutions were passed there was one employee grandfathered into the retiree health benefit program, whose fiscal impact at the time was less than \$20 a month.

## II. Problem Definition

GASB 45 requires all public entities that provide OPEB to measure, recognize and report their OPEB expenses, expenditures, and liabilities in a new manner. In particular, public entities that have been "reporting" the cost of their OPEB on a "pay as you go basis" no longer will be able to do this. This pronouncement became effective for PRPD in December 2008.

At the time PRPD implemented GASB 45 associated with the one grandfathered employee. However, the cost associated with all other employees covered by the new employer health reimbursement benefit into retirement was not implemented. There are two costs associated with the health benefit program.

- Per policy PRPD currently reimburses all qualifying employees \$750 a month towards the employee's health related benefit costs.
- The future cost of the actuarially estimated unfunded accrued liability (UAL) required under GASB 45 has only been implemented for the one grandfathered employee.

The current contribution may be summarized as follows:

**- Confidential -**

Table 1. Estimate of Costs

Active				Medical Allowance to Offset Employee Cost
Employee by #	ER Contribution	EE Payment	Total Payment	
1	143.00	1,330.34	1,473.34	750.00
2	143.00	881.98	1,024.98	750.00
3	143.00	1,041.78	1,184.78	750.00
4	143.00	908.08	1,051.08	750.00
5	143.00	423.68	566.68	750.00
6	143.00	1,584.86	1,727.86	750.00
7	143.00	423.68	566.68	750.00
8	143.00	881.98	1,024.98	750.00
9	143.00	512.82	655.82	750.00
10	143.00	530.42	673.42	750.00
11	143.00	2,474.96	2,617.96	750.00
<b>Total</b>	<b>1,573.00</b>	<b>10,994.58</b>	<b>12,567.58</b>	<b>8,250.00</b>

**Retired**

Employee by #	ER Contribution	EE Payment	Total Payment
12	143.00	Unknown	Unknown
13	143.00	Unknown	Unknown
14	143.00	Unknown	Unknown
15	143.00	Unknown	Unknown
16	143.00	Unknown	Unknown
17	143.00	Unknown	Unknown
18	143.00	Unknown	Unknown
<b>Total</b>	<b>1,001.00</b>	<b>Unknown</b>	<b>Unknown</b>

**Eligible**

Employee by #	ER Contribution	EE Payment	Total Payment
19	143.00	Unknown	Unknown
20	143.00	Unknown	Unknown
<b>Total</b>	<b>286.00</b>	<b>Unknown</b>	<b>Unknown</b>

Estimated total cost

**III. Potential District Exposure**

An Actuarial study has been performed to calculate the future actuarial estimated cost of the UAL.

**IV. Situation Causes**

**V. Related Documents**

- CalPERS Letter (Dated 6/22/2020)
- CalPERS Resolution (# 99-8-1 and # 99-8-2)

## VI. Recommendations

### Short-term Remedy

- Create a memo describing the situation.
- Initiate actuarial study to get a handle on long-term liability.
- Research District action and CALPERS rates.

### Long-term Suggestions

- Fund an account at California Employee Retirement Benefit Trust (CERBT)  
Recommended funding 80%

<https://paradisepdpd.sharepoint.com/sites/Finance/Shared Documents/Reports/CALPERS.Medical.Contribution.Memo.21.0222.docx>



# SOLAR

energy for the future

**A customized proposal for**

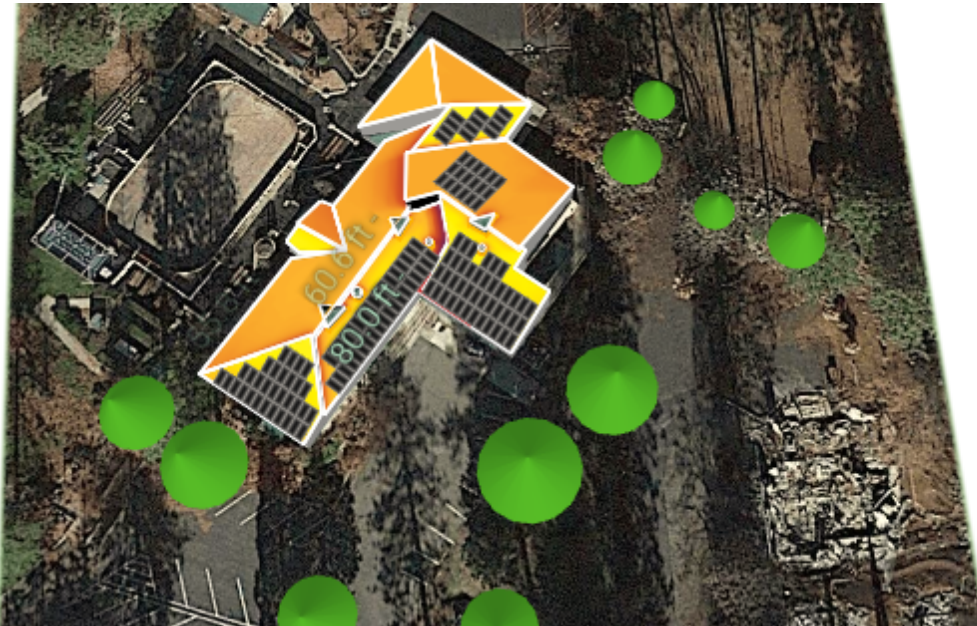
Paradise Recreation and Park District  
Terry Ashe Building  
6626 Skyway  
Paradise, CA 95969

**Contact**

Chelsea Pavone  
chelsea@savingenergyforlife.com  
530.715.8617

# Meet your business on solar

6626 Skyway  
Paradise, CA 95969



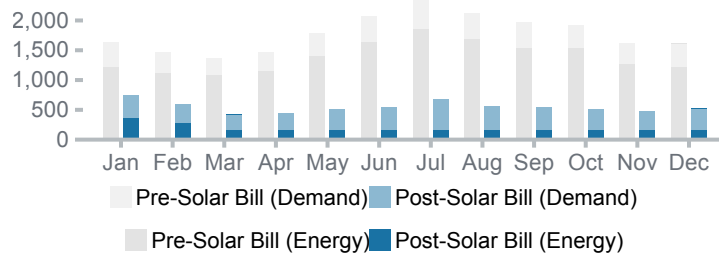
## What does a solar property do for you?

It saves

**\$1,241**

from your electric bill each month

Average monthly electric bill

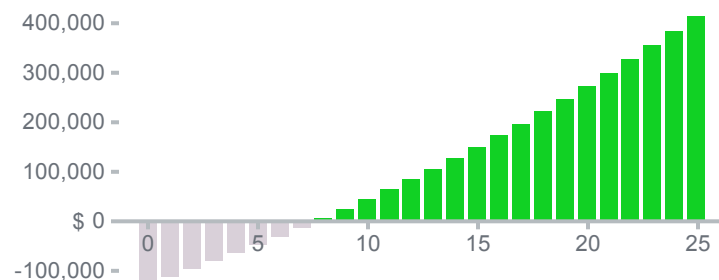


It saves

**\$156,915**

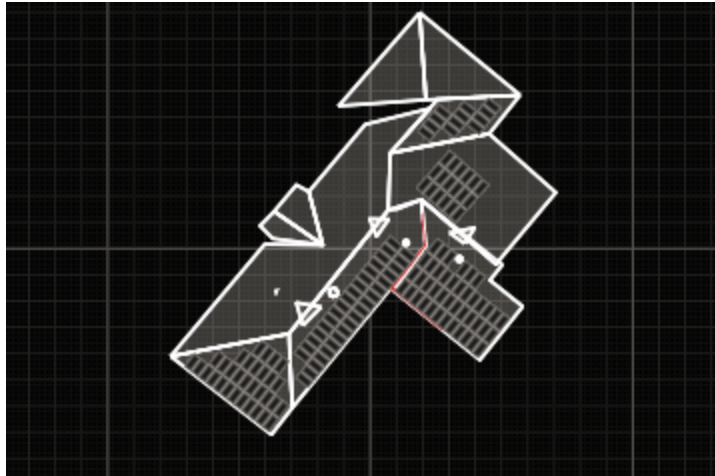
over the lifetime of the system - including purchase cost

Cashflow over time



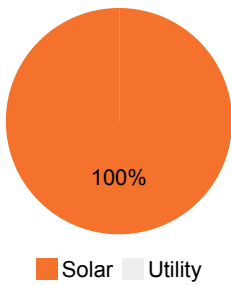


Your customized solution

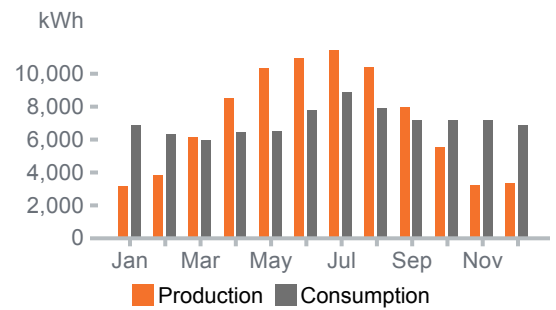


**System summary**

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
<b>With solar</b>	<b>\$548</b>	<b>\$6,581</b>

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

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**Cost to you \$126,592**

Down Payment: \$ 126,592

Payback period 7.7 years

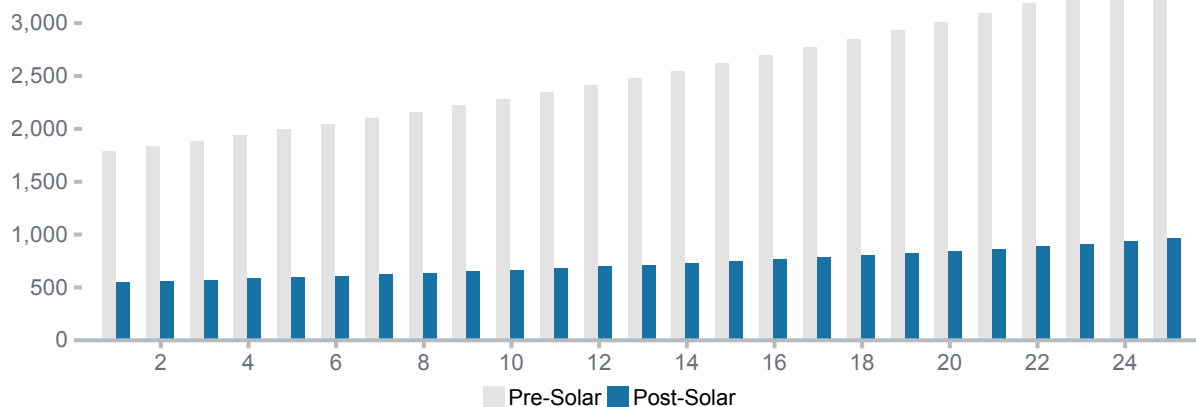
Depreciation tax benefits \$0

**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

**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:

<b>Contractor/Proposal:</b>	Alternative Energy Systems, Inc./ Estimate email dated 04/21/2021		
<b>Ratepayer:</b>	Paradise Recreation and Park District Paradise, CA 95969		
<b>Project Details<sup>1</sup></b>			
<b>Construction Cost:</b>	\$126,592.00		
<b>PV System Size:</b>	63 kW		
<b>Contract Generation:</b>	TBD kWh		
<b>SDC Financing Terms</b>	<b>Prepaid SESA<sup>2</sup></b>	<b>6-Year SESA</b>	<b>10-Year SESA</b>
<b>SESA Monthly Payments:</b>		\$1,450.00	\$1,075.00
<b>SESA Prepayment:<sup>3</sup></b>	\$111,401.00	\$0.00	\$0.00
<b>Annual Increases:</b>		1.5%	1.5%
<b>Term (months):</b>		72	120
<b>Estimated FMV:</b>	\$0.00	\$38,000.00	\$25,300.00
<b>Total out of pocket for financing:<sup>4</sup></b>	\$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](mailto:Charles@sdc-energy.com)

<sup>1</sup> 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.)

<sup>2</sup> 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 6<sup>th</sup> anniversary of the In-Service Date.

<sup>3</sup> Prepayment is calculated to consider the applicable Federal tax benefits.

<sup>4</sup> 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:
-----------------------	--------	-------

**Please submit the application and requested information to: [info@sdc-energy.com](mailto:info@sdc-energy.com) or Fax: **866-524-2848****



DATE: 11/15/2021  
TO: Finance Committee (Rodowick/McGreehan)  
FROM: Dan Efseaff, District Manager  
SUBJECT: Potential Lakeridge Addition Acquisition

## Summary

The District has an opportunity to acquire a parcel (Assessor's Parcel Number (APN): 066-340-005 adjacent to the existing Lakeridge Park property. If acquired, the property provides cost savings in long-term development costs and existing features that may allow for short-term improvements.

***Recommendation:*** Authorize the District Manager to sign a Purchase Agreement and complete due diligence to acquire parcel for \$100,000.

## 1. Background

The District has had a long-term goal of developing park amenities in Magalia. After an extensive search for properties, the District purchased a 1.27-acre parcel (14040 Lakeridge Circle, Magalia, CA Assessor's Parcel Number (APN): 066-340-004) and developed a long-term agreement with the Paradise Irrigation District (PID) (an approximately 21-acre portion of APN: 065-260-011). The majority of the site is steep slopes with a portion of the property to the west level enough for development and access.

The District conducted numerous outreach efforts starting about 2011 which resulted in conceptual designs and a long series of proposals for funding. In 2019 and in March 2021, the District submitted funding proposals under the State Parks Program. Staff is awaiting the disposition of the approximately \$6M proposal. The state anticipates decisions made later this year. The BOD supported the proposal application at the October 14, 2020 meeting (Resolution #20-10-2-488).

Staff have been cultivating conversations with the owner of the 1.24-acre parcel (14030 Lakeridge Circle, Magalia, CA 95954; APN: 066-340-005). All structures on the property burned in the 2018 Camp Fire and have since been cleaned up under the debris removal program. The landowner did not intend to rebuild the structures on site.

## 2. Fiscal Impact

The landowner has agreed to the appraised value of the property (\$100,000). The project will be covered under the District's Capital Improvement and Acquisition Reserve (1152), a fund dedicated for such purposes. While the District will incur costs in the development and long-term maintenance of the site, the District has been committed to pursuing park development in the area for many years, and the property provides options to reduce development costs in comparison to the existing property.

## 3. Permits and Environmental Review

A California Environmental Quality Act (CEQA) Initial Study review has been submitted (Mitigated Negative Declaration) as part of the conceptual park development plan in June 2021 on the existing Lakeridge property. CEQA will be forthcoming as planning for the trails project moves along.

The acquisition, sale, or other transfer of land to establish a park is exempt under CEQA. Any future development of the site will likely require Butte County Building Permits or review, but the existing infrastructure on the site may help facilitate that effort, likely at reduced costs. Informal consultation with the County, suggests that the effort is consistent with current input on the Upper Ridge Community Plan.

## 4. Discussion

If acquired and integrated into existing conceptual park designs, the Lakeridge property will reduce the overall cost of park development. The property allows the development of buildings further away from the steep slope and reduces the amount of cut and fill required for park amenities and minimizing the impacts to more natural areas.

In addition, the parcel has existing infrastructure that provides an opportunity for short-term park improvements if our current park development proposal is not funded. The property may allow for the more immediate development of



minor amenities (trailhead amenities, existing parking, trail, signs, trash, drinking fountain, picnic tables, benches, and potentially a small play structure).

During recent park development outreach, we received considerable feedback on the need for parks and the parcel would bring this closer to reality. We also received some scattered concern about “removing land from commercial development” (we should also note that we also received enthusiastic comments about the prospect of the park fostering economic development). Approximately 14 acres of commercially zoned parcels have been for sale for about 2 years on Lakeridge Circle. The area has been zoned commercial for over 35 years without much development.

Upon completion of due diligence on the property (Preliminary Title Search, Survey, Review of Appraisal, and Phase I Environmental Report), Staff will review with the Parks Committee. Staff may return with a BOD resolution to authorize the District Manager signatory authority to purchase the parcel.

**Attachments:**

- A. Land briefing memo
- B. Vacant Land Purchase Agreement (VLPA)

[https://paradisepd.sharepoint.com/sites/BODMeeting/Shared Documents/\\_BOD/2021/21.1013/2021.1005.BOD.Report.Lakeridge.Purchase.Agreement.21.1005.docx](https://paradisepd.sharepoint.com/sites/BODMeeting/Shared Documents/_BOD/2021/21.1013/2021.1005.BOD.Report.Lakeridge.Purchase.Agreement.21.1005.docx)  
11/12/2021

# 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

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.

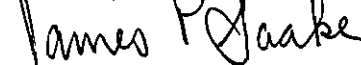
The attached documentation describes the investigation and reasoning that enabled me to form an opinion of the market value of the fee simple interest of the subject properties. Based on my inspection and analysis it is my opinion that the market value is:

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

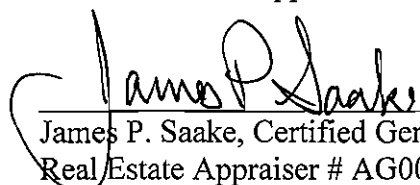
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## CERTIFICATION

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

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

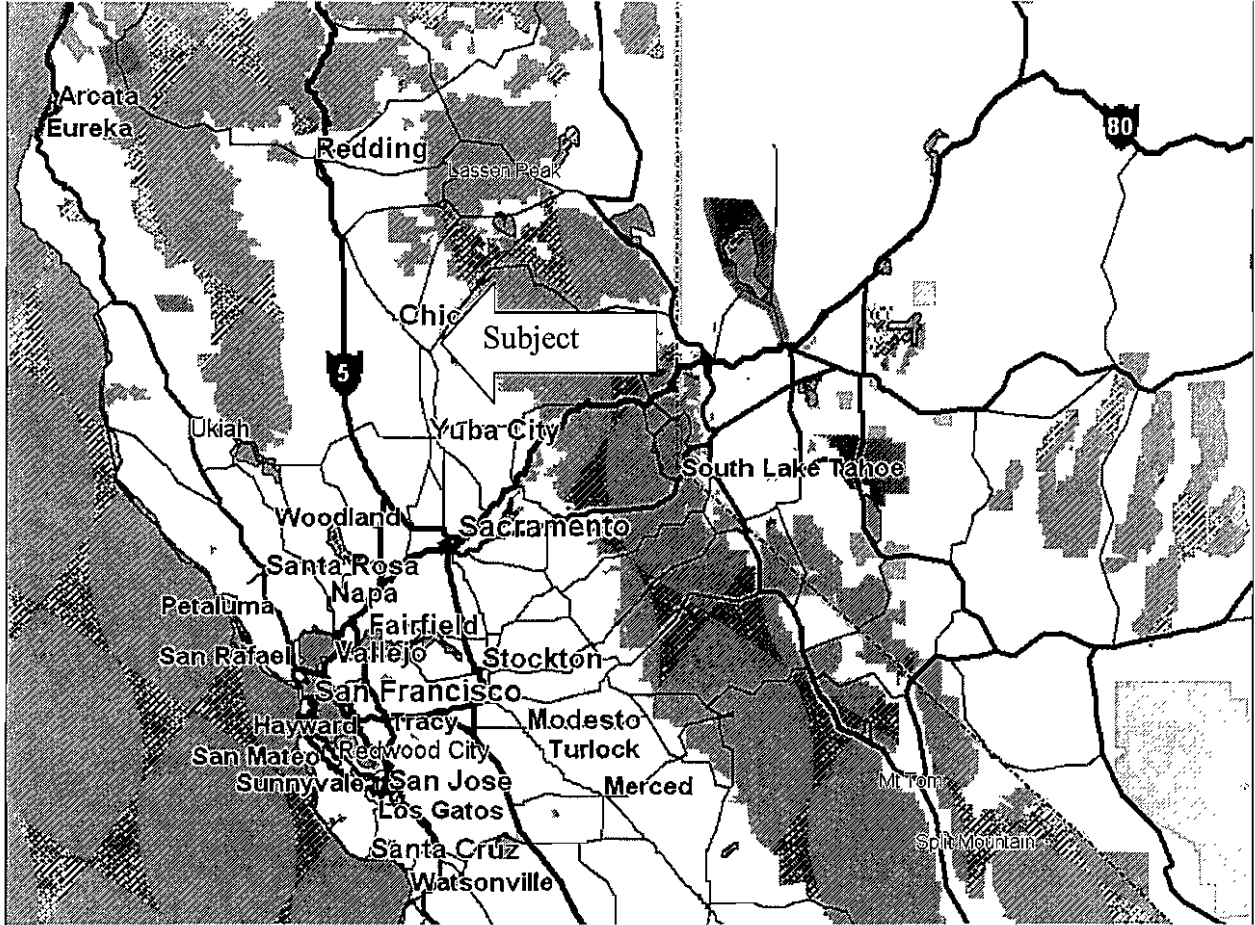
CRMLS Statistics						
Paradise closed land sales				Magalia closed land sales		
2019	Number of Sales	Sale Price, Average	Average size sf	Number of Sales	Sale Price, Average	Average size sf
February	2	\$108,250	40,075	0		
March	5	\$47,800	222,679	2	\$28,000	15,464
April	13	\$46,462	43,493	5	\$21,480	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.

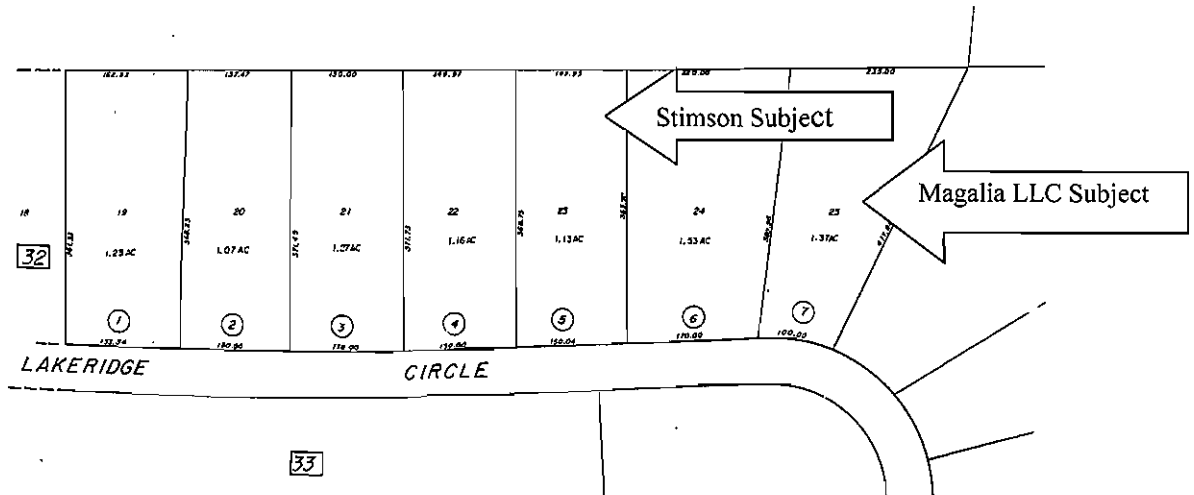
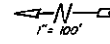
*Hazards* – The lot has been cleared of the ashes and debris.

# ASSESSORS MAPS

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

T.A. 93-22

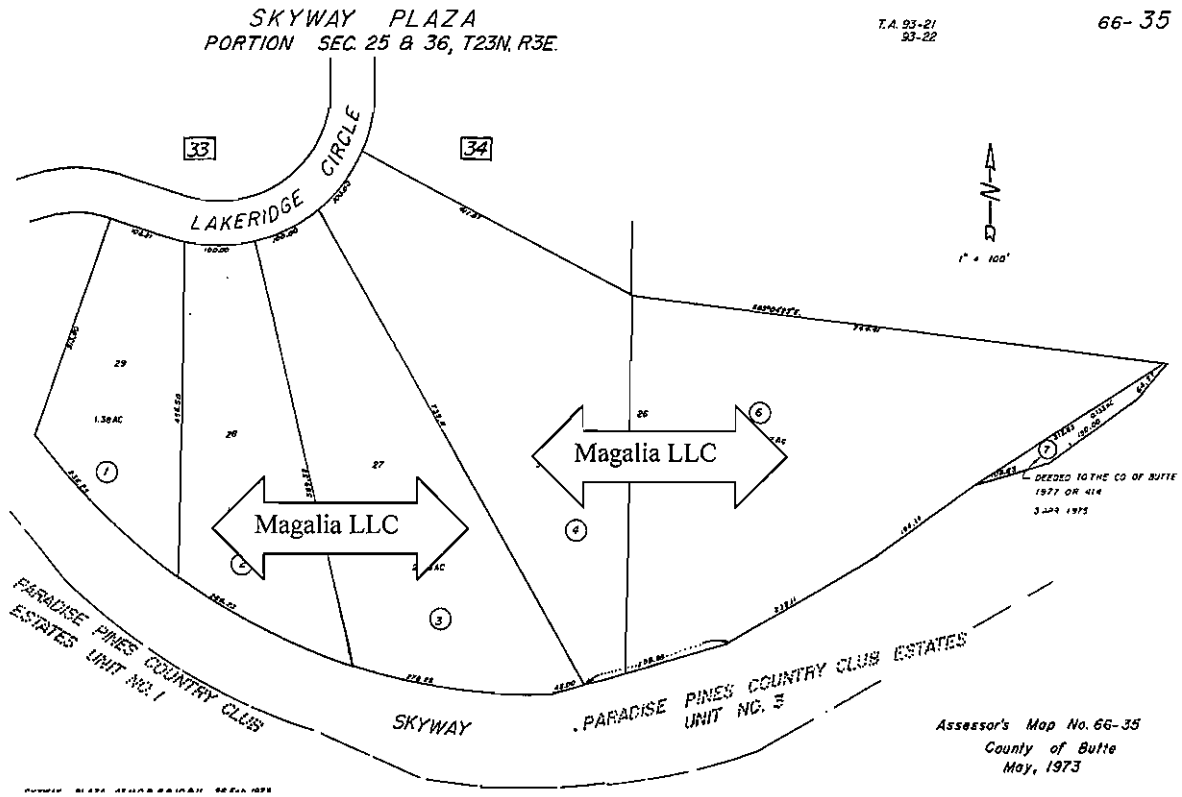
66-34



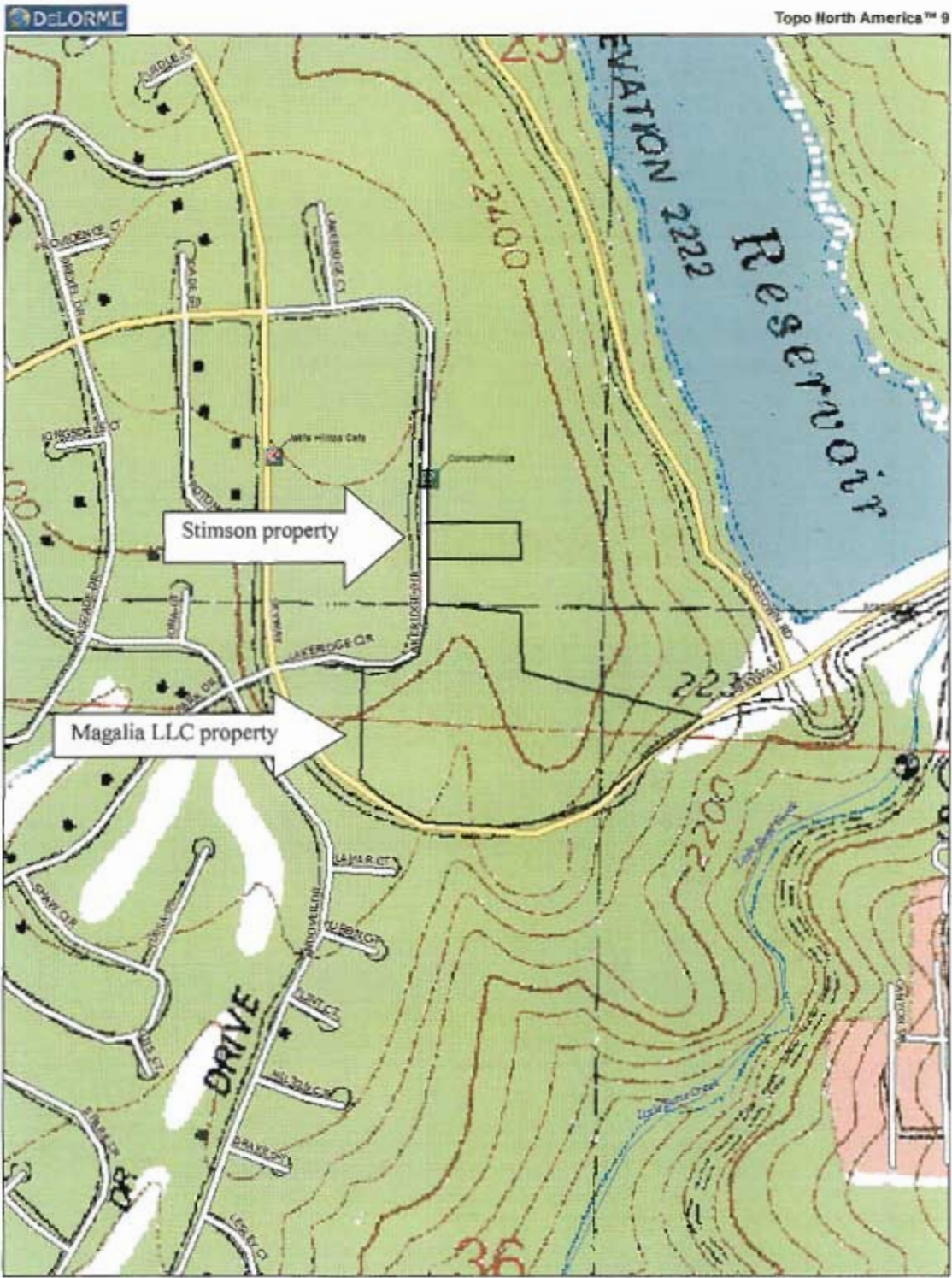
Assessor's Map No. 66-34  
County of Butte  
May, 1973

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

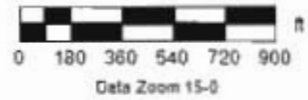
ASSESSORS MAPS, Continued



# SUBJECT PROPERTY TOPOGRAPHIC MAP



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## 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.

**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.

## 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.

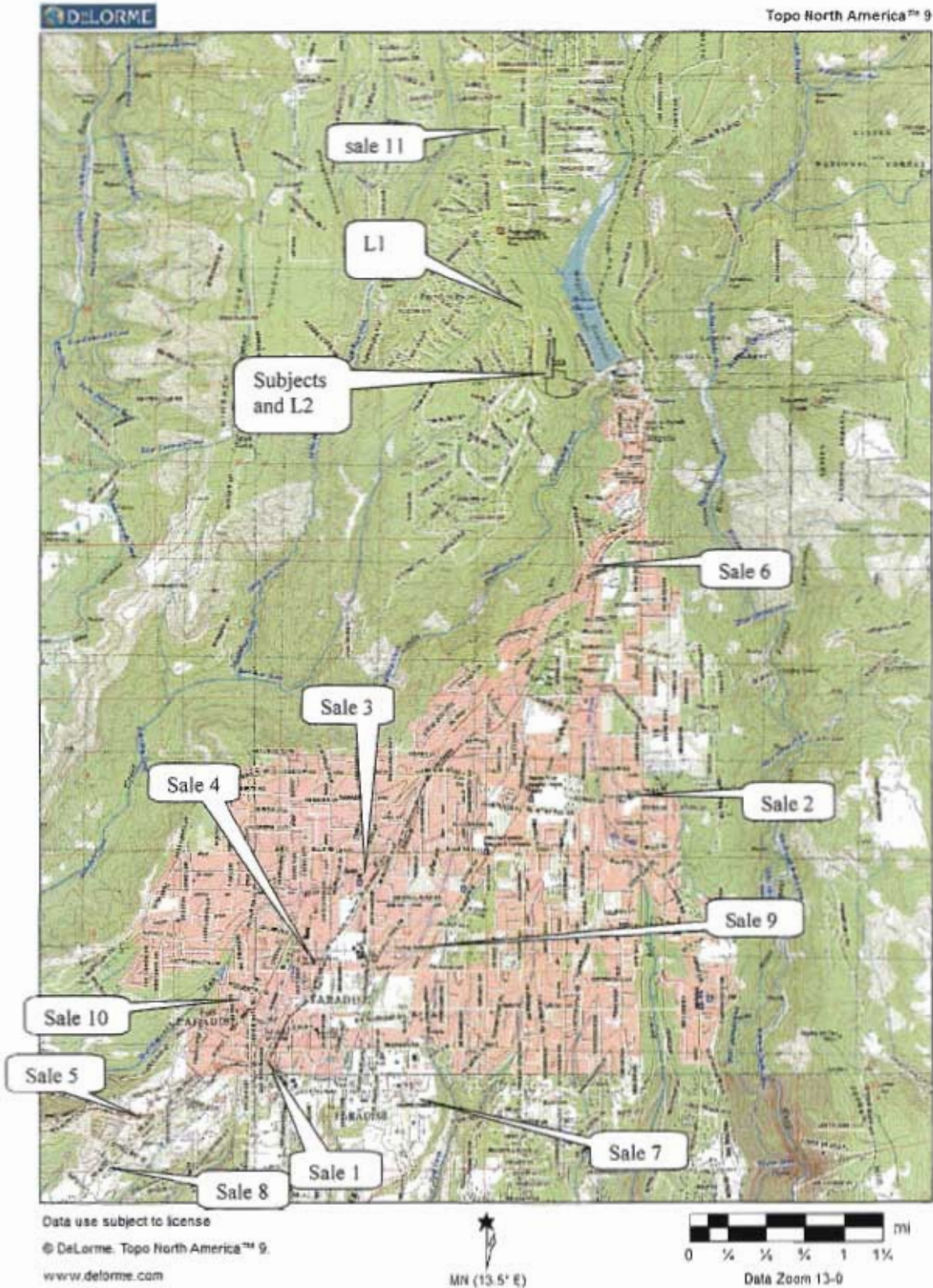
Sale 10 is the February 2019 sale of a vacant lot on Boquest zoned CB. It is 0.3 acres in size and sold for \$35,000, or \$2.68/sf. It had been listed before the fire for \$55,000 but was cancelled. It is one lot off the Skyway, and across the street from the Bank of America. It has some fencing and 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.

<b>Summary of per lot Value indications</b>		
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 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	
<b>Agriculture Uses</b>							
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	
<b>Natural Resource Uses</b>							
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	-	-	-	-	-	-	
<b>Residential Uses</b>							
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	
<b>Community Uses</b>							
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	-	
<b>Commercial Uses</b>							
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						
<b>Industrial Uses</b>							
Composting Facilities	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	
Manufacturing, Light	C	-	C	-	-	-	
Research and Development	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	C	-	-	-	-	-	
<b>Transportation, Communication, and Utility Uses</b>							
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
<b>Other Uses</b>							
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

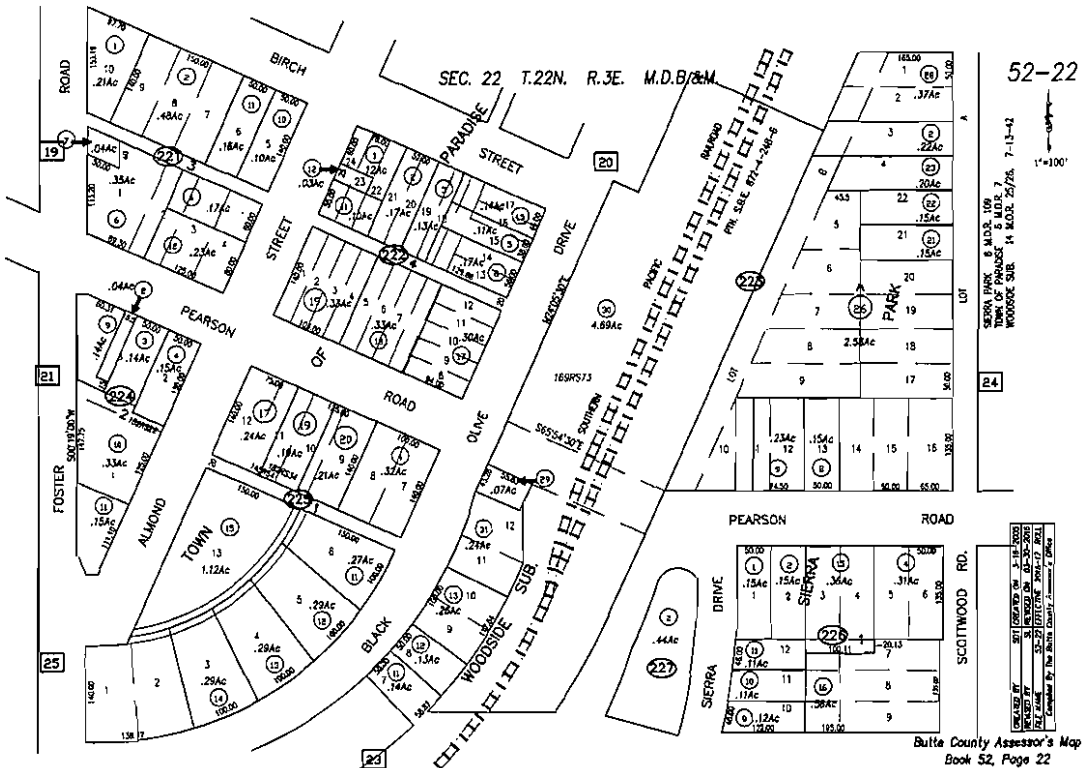
			<b>Sale No.</b>	1
<b>County:</b>	Butte	<b>Area:</b>	Paradise	
<b>A.P.N.:</b>	052-225-011			
<b>Lot size:</b>	0.27 acres	<b>Use Code:</b>		
<b>Location/Frontage:</b>	5435 Black Olive			
<b>Legal Description:</b>	Por Section 22, T22N, R3E			

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

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







### COMPARABLE SALE SHEET

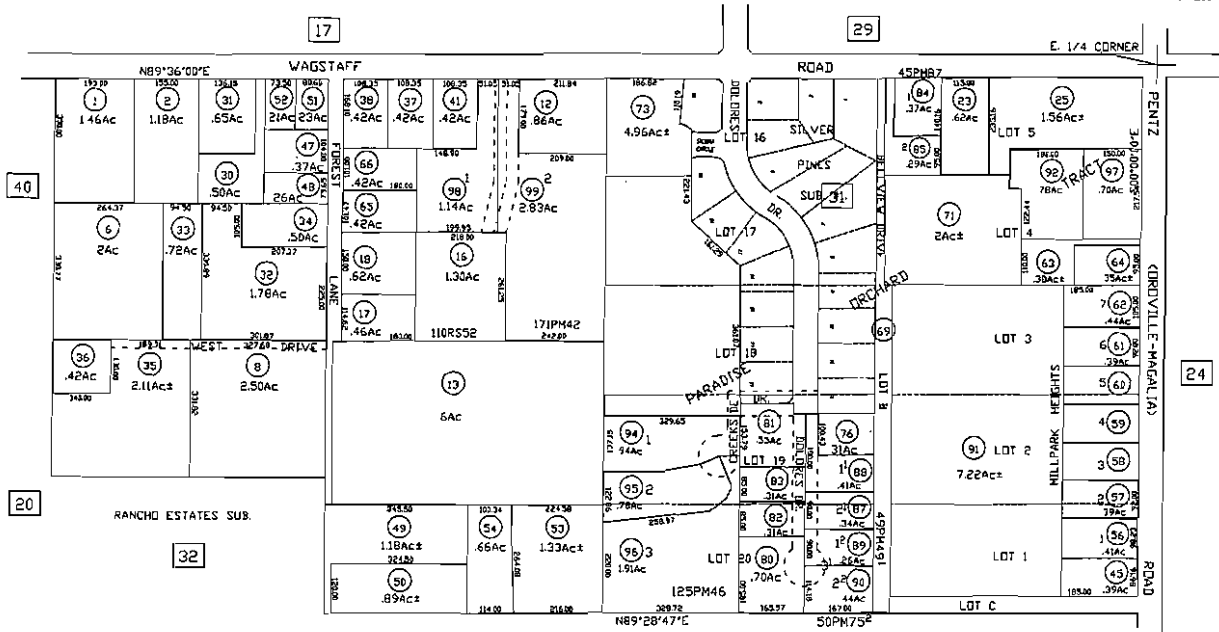
		<b>Sale No.</b>	2
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	050-180-063		
<b>Lot size:</b>	0.38 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	6623 Pentz Road		
<b>Legal Description:</b>	T22N, R3E, MDBM, Portion south half Section 12		

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

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



1"=200'



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 RECORDS SYSTEMS ONLY.

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

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

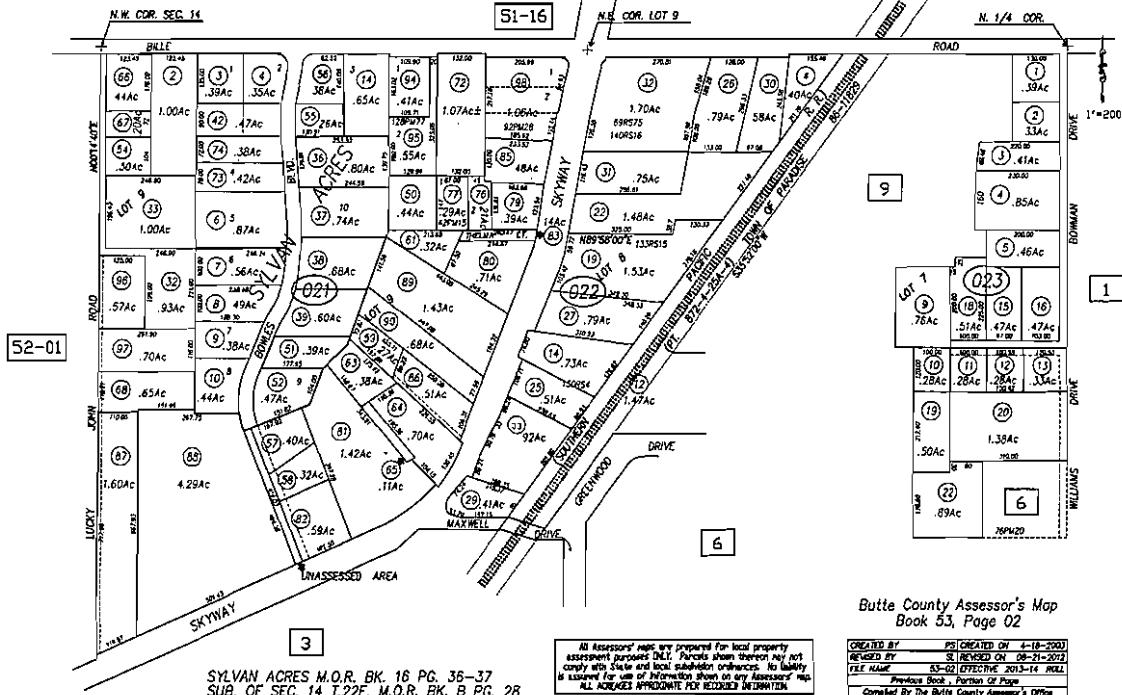
<b>Deed Date</b>	9/5/2019	<b>Recorded</b>	9/6/2019	<b>Doc No.</b>	39799
<b>Grantor</b>	Dunlap	<b>Grantee</b>	Garcia et al		
<b>Indicated \$</b>	\$100,000	<b>Verified \$</b>	\$100,000	<b>Source</b>	Bilotti
<b>Terms</b>	Cash				
<b>Prior Sale</b>					
<b>Assessed</b>		<b>Land</b>		<b>Improvement</b>	
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

<b>Present Use:</b>	vacant	<b>Zoning:</b>	CC
<b>Topography:</b>	Gentle	<b>Access:</b>	Paved
<b>Utilities:</b>	Available	<b>Amenities:</b>	
<b>Vegetative Cover:</b>		<b>Stream Lake frontage:</b>	none
<b>Comments:</b> 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



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

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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

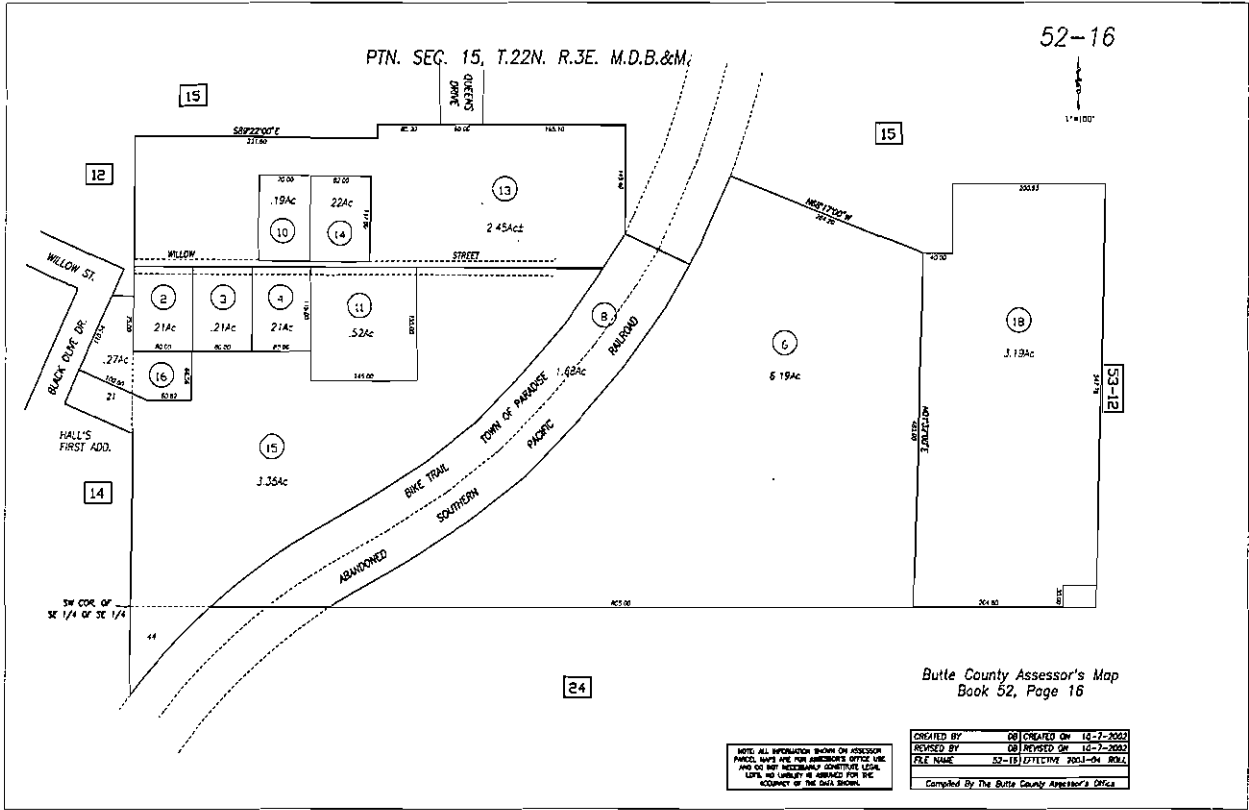
		<b>Sale No.</b>	4
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	052-160-011		
<b>Lot size:</b>	0.52 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	780 Willow St Paradise		
<b>Legal Description:</b>	T22N, R3E, MDM, Portion Section 15		

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

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

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





### COMPARABLE SALE SHEET

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

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

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

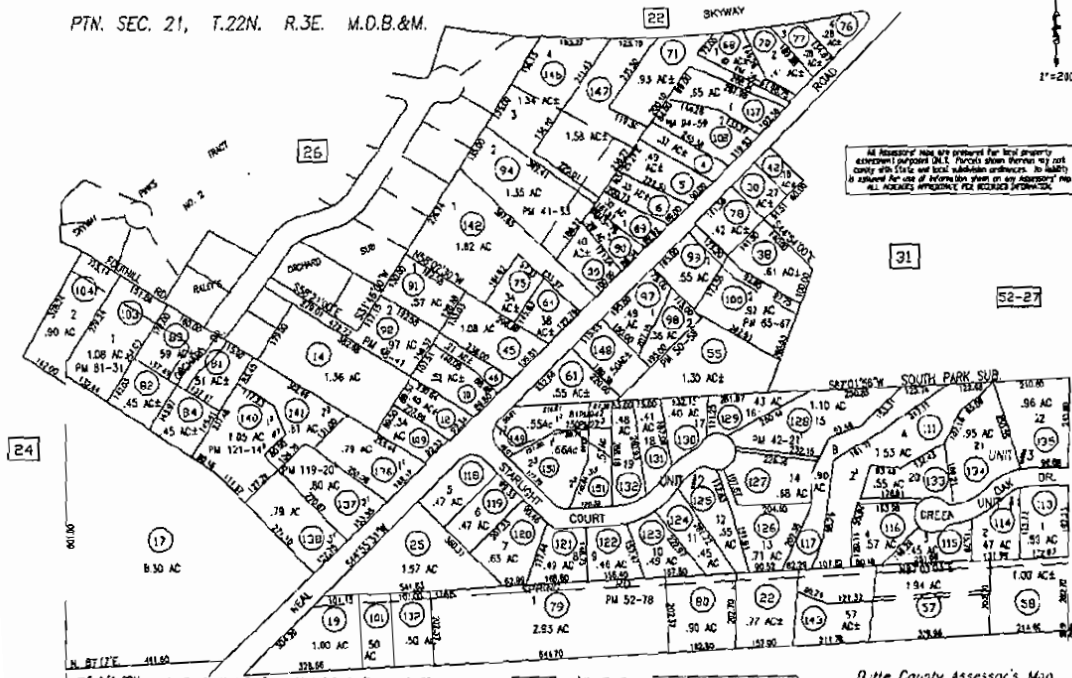
**Comments:** This parcel has been cleared and hooked up to water and septic.





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

51-25



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

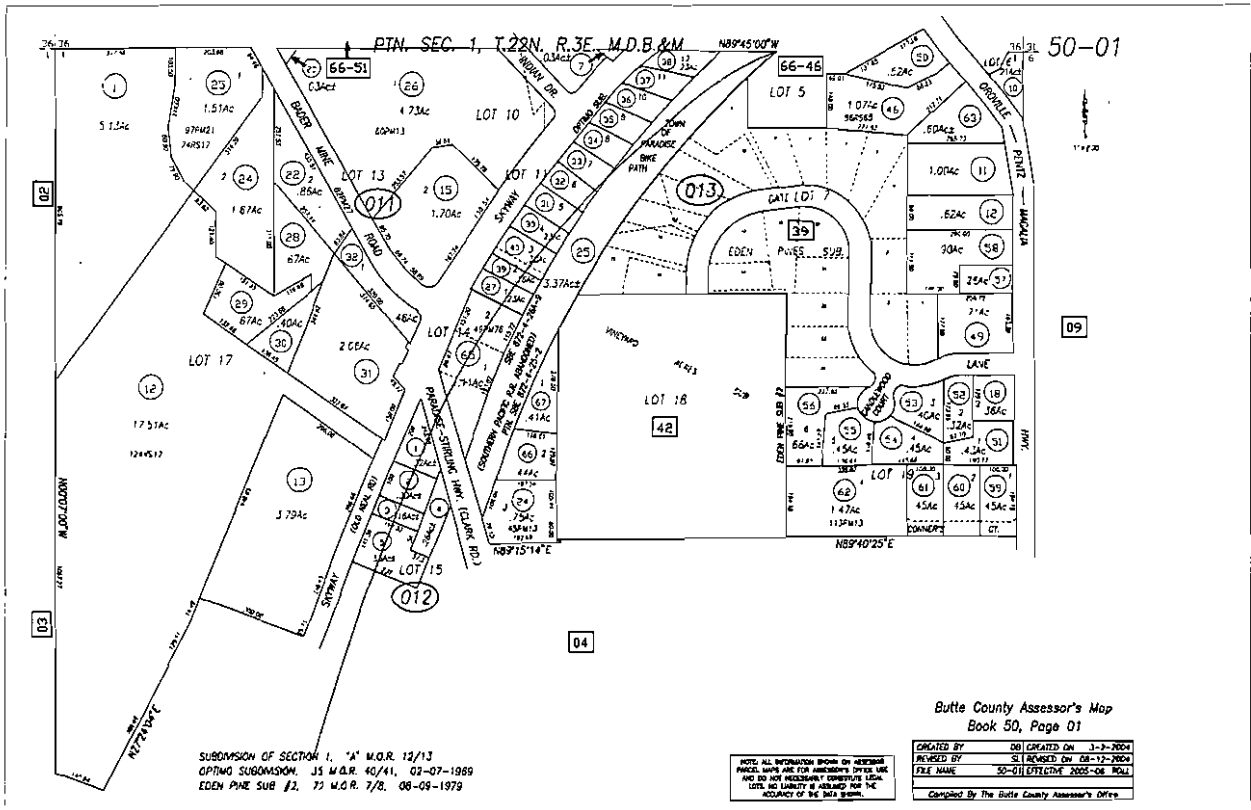
### COMPARABLE SALE SHEET

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

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

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	C2
<b>Topography:</b>	gentle	<b>Access:</b>	paved
<b>Utilities:</b>	On site	<b>Amenities:</b>	
<b>Vegetative Cover:</b>		<b>Stream Lake frontage:</b>	None
<b>Comments:</b> 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. 40/41, 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 WARRANTY OF  
 ACCURACY OR LIABILITY FOR 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			

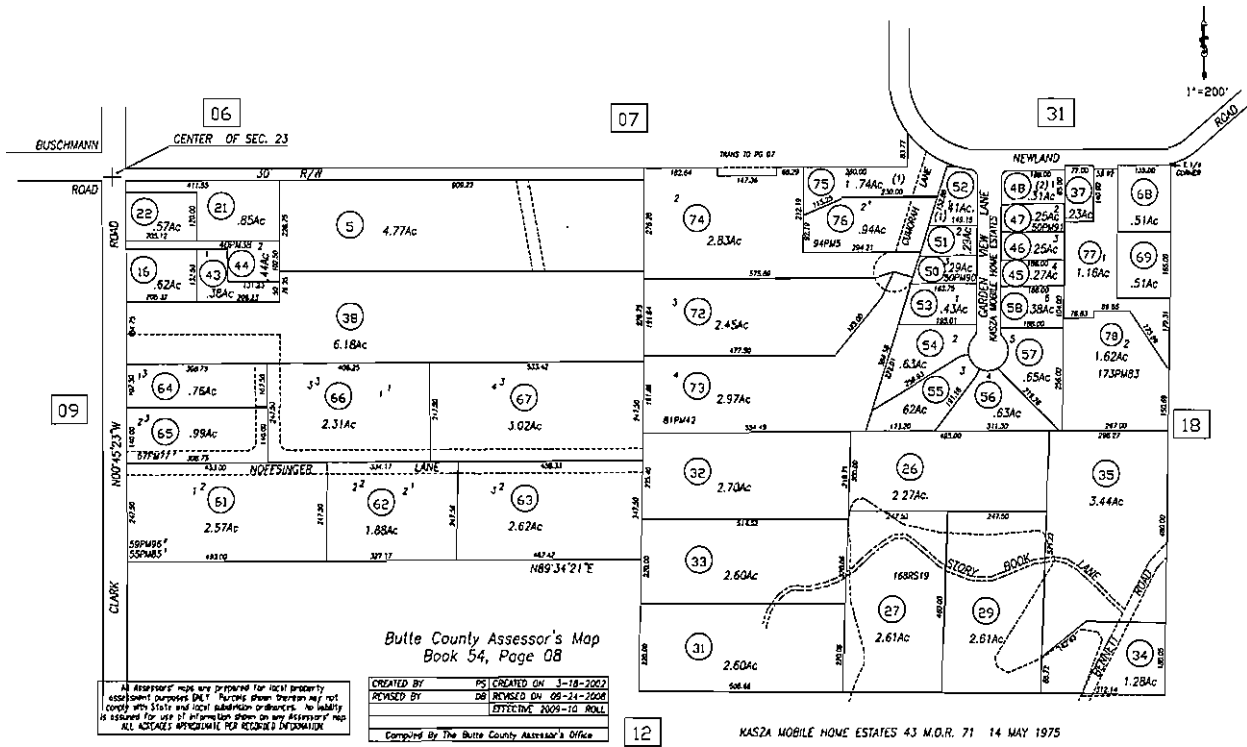
### COMPARABLE SALE SHEET

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

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

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







### COMPARABLE SALE SHEET

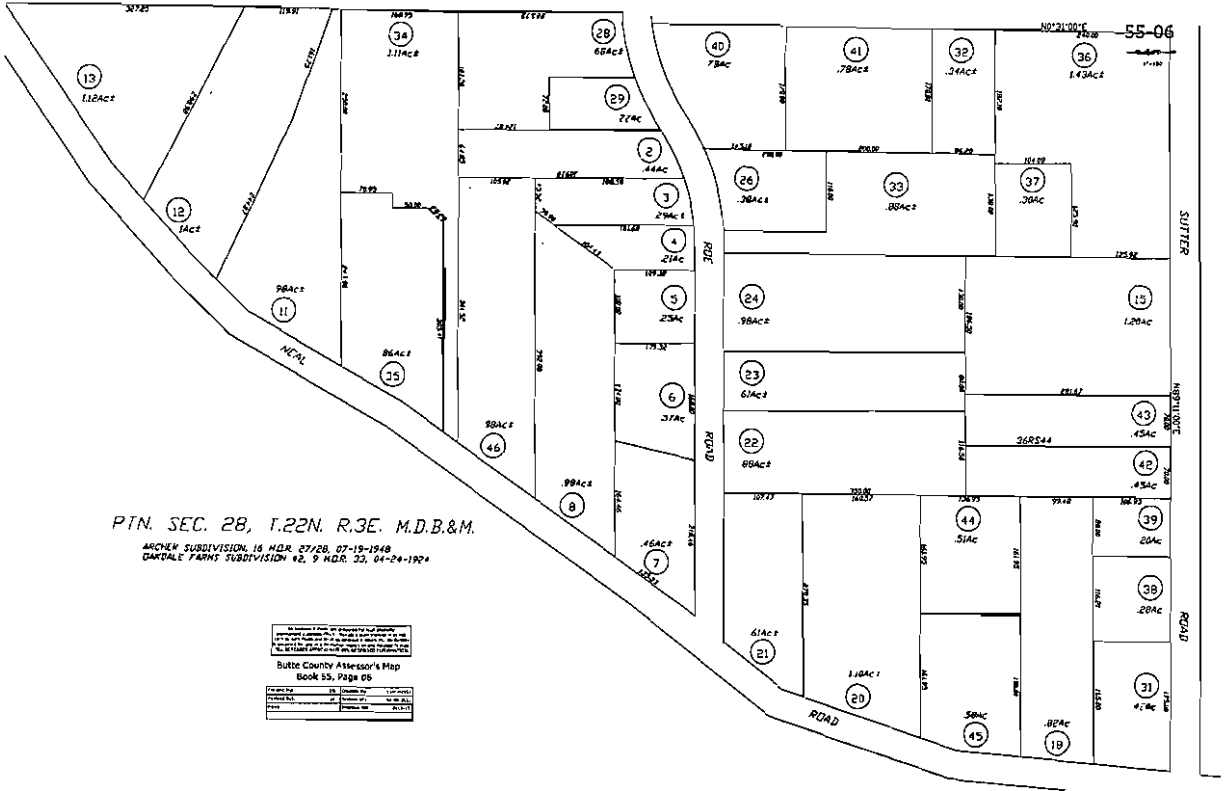
		<b>Sale No.</b>	8
<b>County:</b>	Butte	<b>Area:</b>	Paradise
<b>A.P.N.:</b>	055-060-035		
<b>Lot size:</b>	0.86 acres	<b>Use Code:</b>	
<b>Location/Frontage:</b>	3752 Neal Road		
<b>Legal Description:</b>	T22N, R3E, MDM; portion Section 28		

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

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	C1
<b>Topography:</b>	Gentle	<b>Access:</b>	paved
<b>Utilities:</b>	On site	<b>Amenities:</b>	pool
<b>Vegetative Cover:</b>		<b>Stream Lake frontage:</b>	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  
 DAKOTA FARMS SUBDIVISION #2, 9 M.D.R. 33, 04-24-1904

Butte County Assessor's Map	
Book 55, Page 08	
Map No.	55
Sheet No.	08
Scale	1" = 200'
Date	11/1/11

### COMPARABLE SALE SHEET

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

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

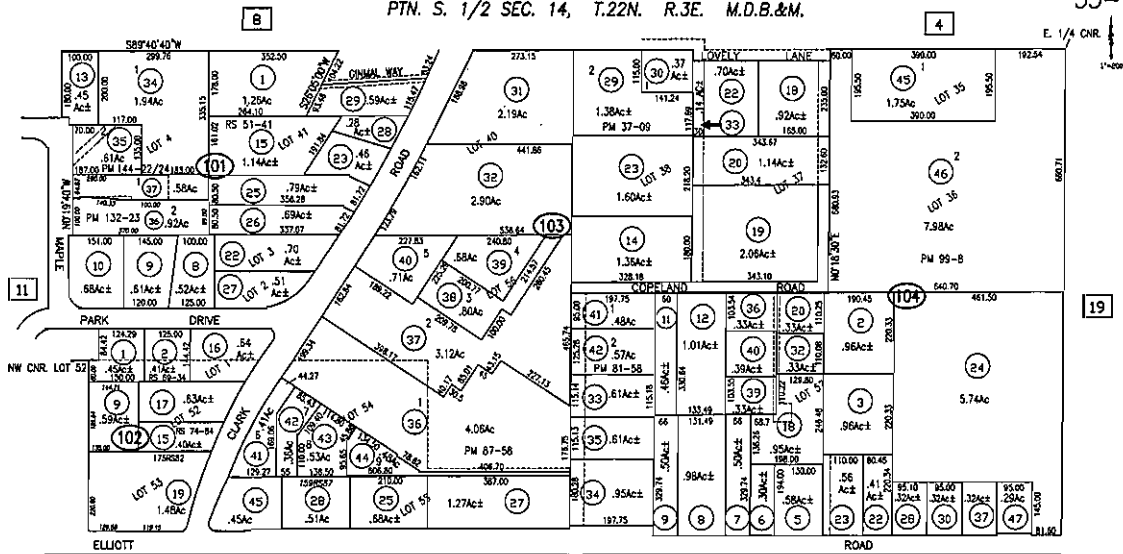
<b>Present Use:</b>	Vacant	<b>Zoning:</b>	CI
<b>Topography:</b>	Gentle to steep	<b>Access:</b>	paved
<b>Utilities:</b>	Adjacent	<b>Amenities:</b>	
<b>Vegetative Cover:</b>	Trees shrubs	<b>Stream Lake frontage:</b>	creek
<b>Comments:</b> Had been listed since before the fire for \$175,000, and dropped 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

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taxation purposes only. Purchasers should not  
rely on this map for legal advice. No liability  
is assumed for use of information from an Assessor's map  
unless specifically approved by the Assessor.

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		

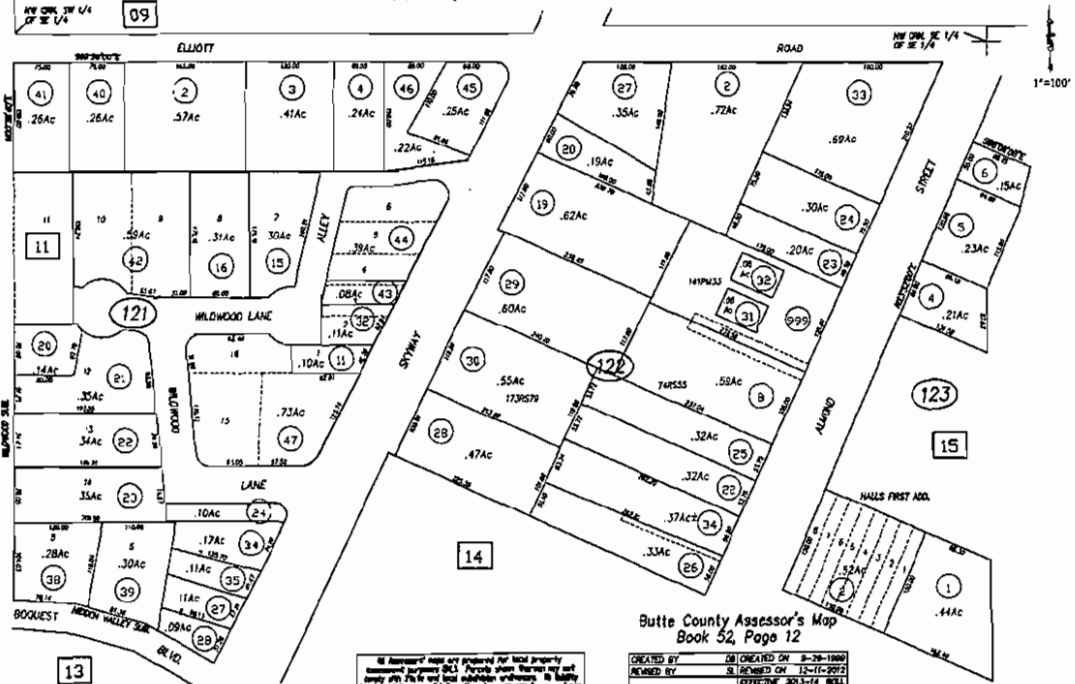
### COMPARABLE SALE SHEET

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

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

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	CB
<b>Topography:</b>	Gentle	<b>Access:</b>	paved
<b>Utilities:</b>	Adjacent	<b>Amenities:</b>	
<b>Vegetative Cover:</b>	Trees shrubs	<b>Stream Lake frontage:</b>	
<b>Comments:</b> 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

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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

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

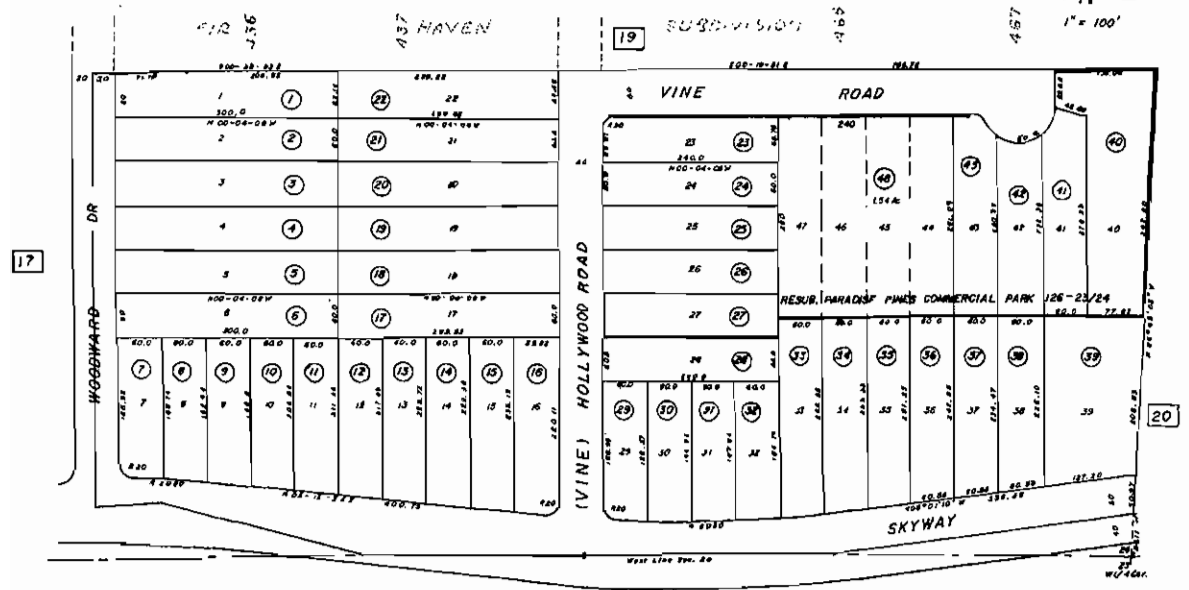
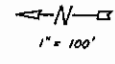
<b>Deed Date</b>	1/25/2019	<b>Recorded</b>	1/31/2019	<b>Doc No.</b>	24286
<b>Grantor</b>	Moritz CA IV TR	<b>Grantee</b>	Fuller IV Tr		
<b>Indicated \$</b>	\$20,000	<b>Verified \$</b>	\$20,000	<b>Source</b>	buyer
	<b>Terms</b>				
<b>Prior Sale Assessed</b>		<b>Land</b>		<b>Improvement</b>	
	<b>Unit Price: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

<b>Present Use:</b>	Vacant	<b>Zoning:</b>	CC
<b>Topography:</b>	Gentle	<b>Access:</b>	paved
<b>Utilities:</b>	Adjacent	<b>Amenities:</b>	
<b>Vegetative Cover:</b>	Trees shrubs	<b>Stream Lake frontage:</b>	creek
<b>Comments:</b> 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.



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

As Assessors' maps are prepared for local property assessment purposes ONLY and the parcels shown therein 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

# 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: Finance Committee (Rodowick, McGreehan)  
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)

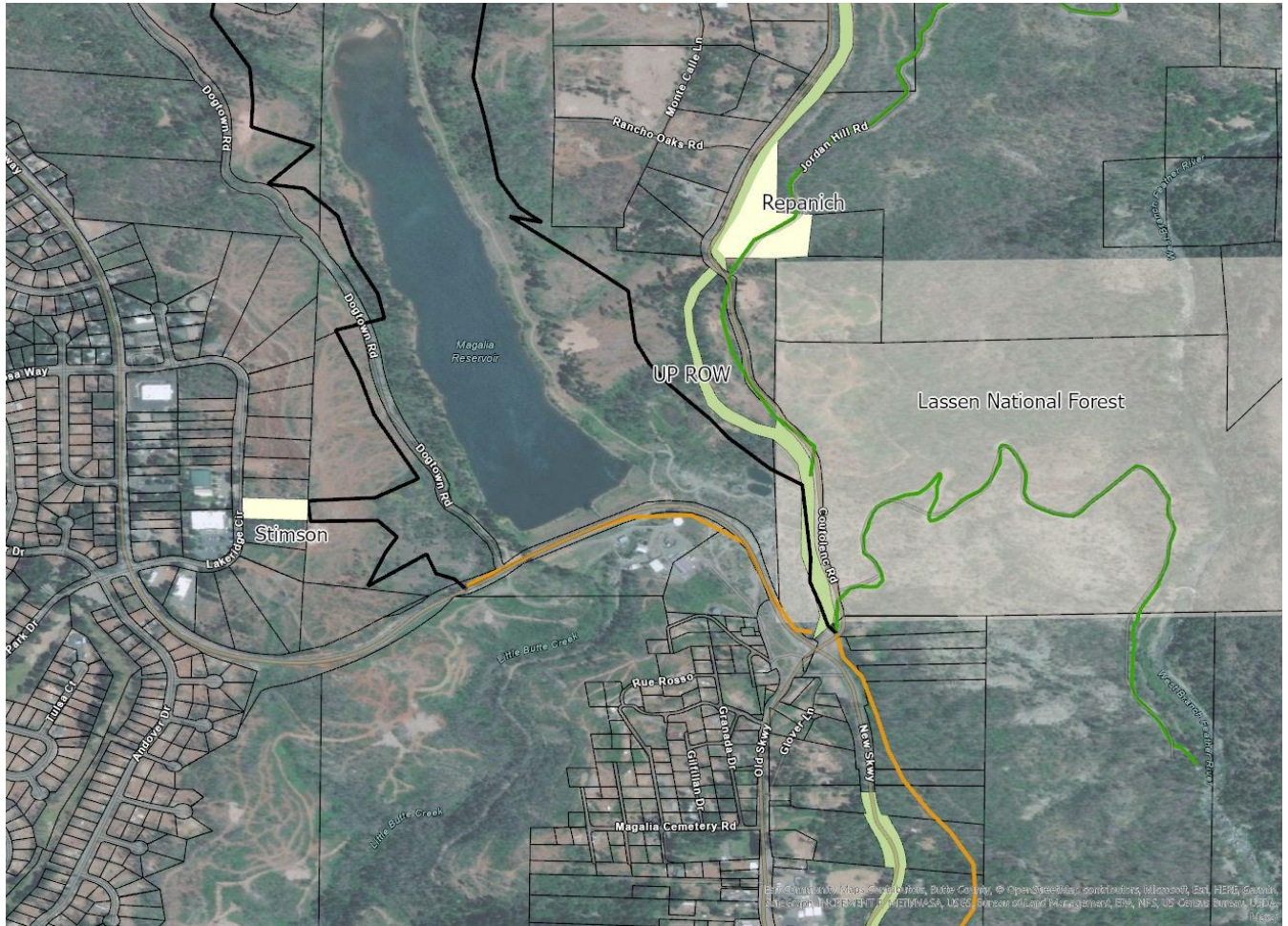
**Phase 1 Environmental Report** Completed

**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.

P.O. Box 863

Chico, CA 95927

(530)895-1212 / FAX (530) 342-4453

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.



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





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**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:**

<b>SALES COMPARISON APPROACH</b>	<b>\$36,000</b>
<b>COST APPROACH</b>	<b>NOT APPLICABLE</b>
<b>INCOME APPROACH</b>	<b>NOT APPLICABLE</b>

**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.<sup>1</sup>

## **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.

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<sup>1</sup> The Appraisal of Real Estate, 12<sup>th</sup> 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.

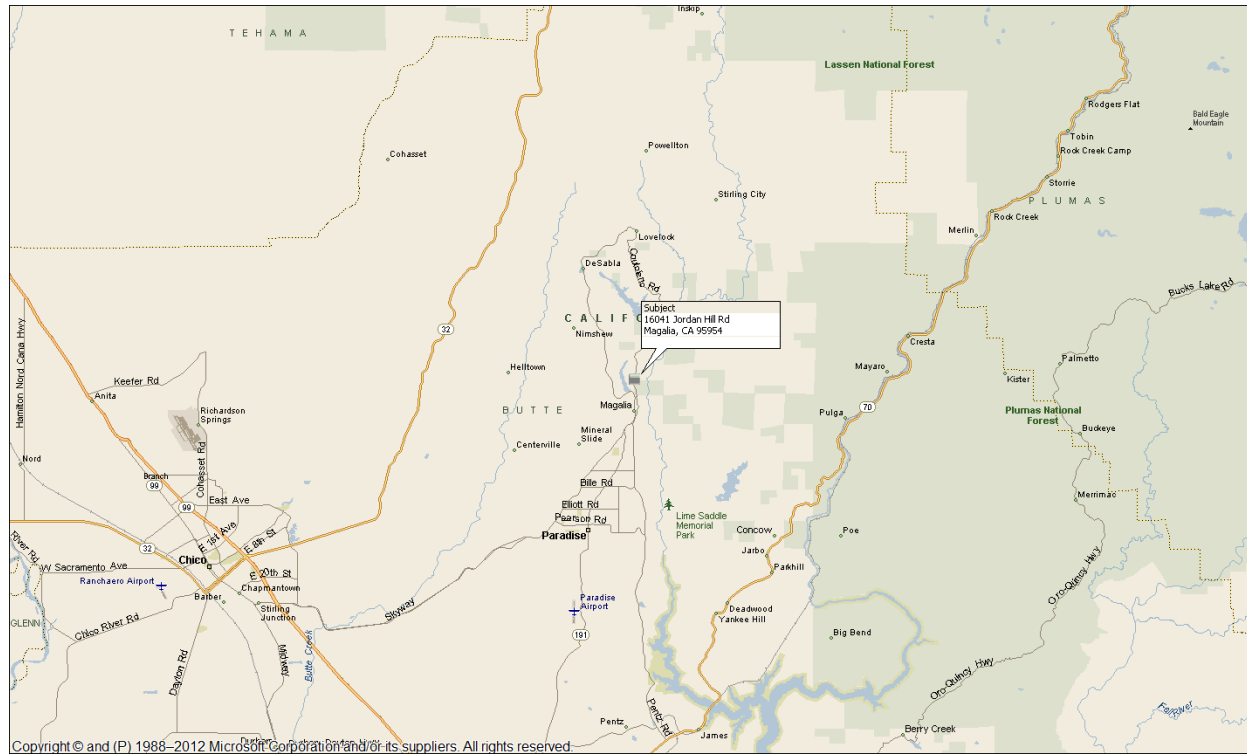
11) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect 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		<a href="http://www.labormarketinfo.edd.ca.gov">http://www.labormarketinfo.edd.ca.gov</a>		
<b>Historical Civilian Labor Force</b>				
<b>Chico MSA</b>				
<b>(Butte County)</b>				
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.				
<b>2021</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemp. Rate</b>
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				
<b>2020</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemp. Rate</b>
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%

<b>2019</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemp. Rate</b>
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%
<b>2018</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemp. Rate</b>
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
	<b>Total Employment</b>	84,800	97,900	13,100	15.4%	1.5%
	<b>Self Employment (A)</b>	5,800	6,800	1,000	17.2%	1.7%
	<b>Private Household Workers (B)</b>	100	100	0	0.0%	0.0%
	<b>Total Farm</b>	2,900	3,200	300	10.3%	1.0%
	<b>Total Nonfarm</b>	76,000	87,800	11,800	15.5%	1.6%
1133,21,23	<b>Mining, Logging, and Construction</b>	3,200	3,800	600	18.8%	1.9%
31-33	<b>Manufacturing</b>	4,000	4,200	200	5.0%	0.5%
22,42-49	<b>Trade, Transportation, and Utilities</b>	13,300	14,800	1,500	11.3%	1.1%
42	<b>Wholesale Trade</b>	1,800	2,100	300	16.7%	1.7%
44-45	<b>Retail Trade</b>	10,000	11,100	1,100	11.0%	1.1%
22,48-49	<b>Transportation, Warehousing, and Utilities</b>	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%
	<b>Government</b>	<b>16,100</b>	<b>17,700</b>	<b>1,600</b>	<b>9.9%</b>	<b>1.0%</b>
	<b>Federal Government</b>	<b>500</b>	<b>600</b>	<b>100</b>	<b>20.0%</b>	<b>2.0%</b>
	<b>State and Local Government</b>	<b>15,600</b>	<b>17,100</b>	<b>1,500</b>	<b>9.6%</b>	<b>1.0%</b>
	<b>State Government</b>	<b>4,100</b>	<b>4,200</b>	<b>100</b>	<b>2.4%</b>	<b>0.2%</b>
	State Government Education	3,200	3,400	200	6.3%	0.6%
	<b>Local Government</b>	<b>11,500</b>	<b>12,900</b>	<b>1,400</b>	<b>12.2%</b>	<b>1.2%</b>
	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.

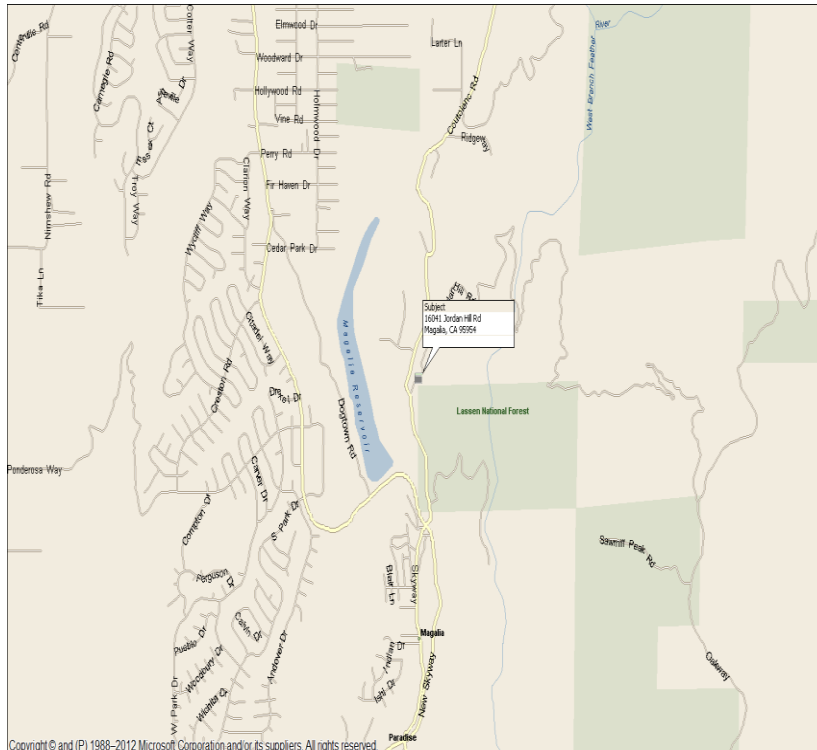
Fox Canyon Groundwater Management Agency: Strict water conservation measures protect the Oxnard Plain from over pumping by agricultural users and local water agencies. The Fox Canyon Groundwater Management Agency (FCGMA) was created by the California Legislature in 1982 as an independent special district, 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 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**



**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
	<b>\$111,000</b>	<b>2.24</b>	<b>97,683</b>	<b>\$54,875.43</b>			<b>200</b>

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.

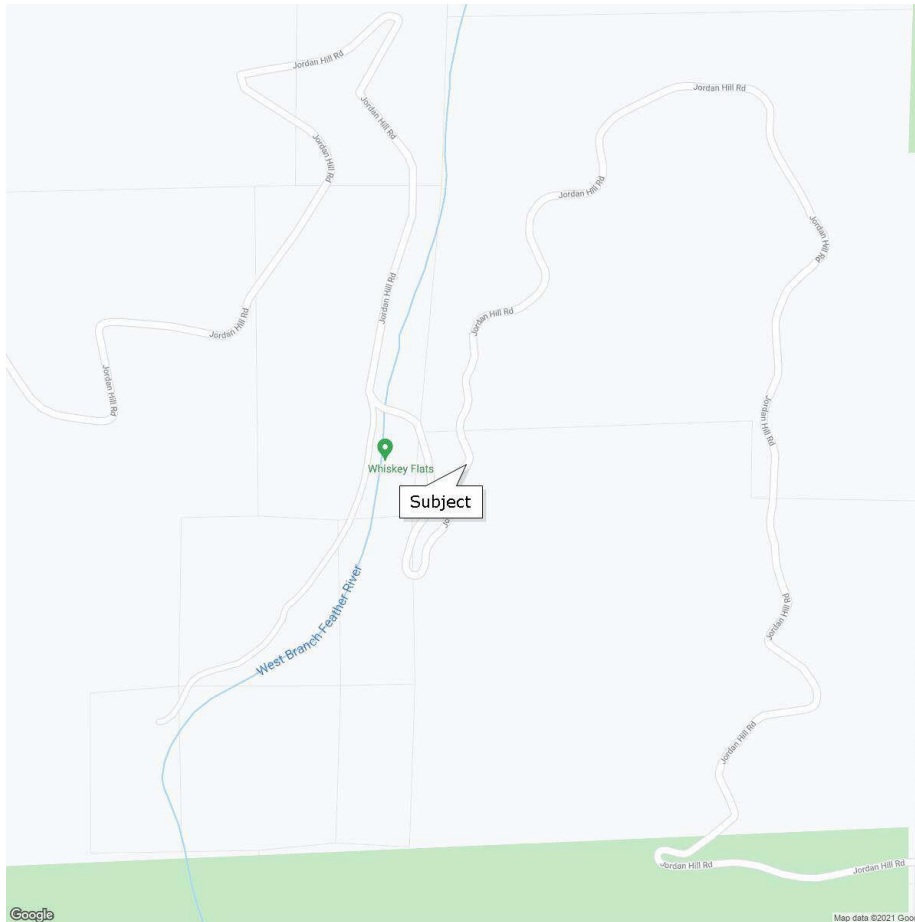
However, it is my opinion that overall, considering the market statistics, the economic impact within the local agricultural, commercial and residential real estate markets will be realized primarily in predominate marketing times.

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	
<b>P</b> Permitted use, subject to Zoning Clearance												
<b>A</b> Administrative Permit required												
<b>M</b> Minor Use Permit required												
<b>C</b> Conditional Use Permit required												
<b>-</b> Use not allowed												
<b>Agriculture Uses</b>												
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	-	-	-	-	-	-
<b>Natural Resource Uses</b>												
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	-	-	-	-	-	-	-	-	-	-	-	-
<b>Residential Uses</b>												
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	-	-	-	-	-	-	-	-	-	-	-	
<b>Commercial Uses</b>												
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				-	-	-	-	-	-	-	
<b>Industrial Uses</b>												
Composting Facilities	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	-	-	-	-	-	-	
Research and Development	-	-	-	-	-	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	
<b>Transportation, Communication and Utility Uses</b>												
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
<b>Other Uses</b>												
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	
<b>Primary Structure Setbacks (min.)</b>										
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**

<b>Assessor's Parcel Number</b>	<b>Acres</b>	<b>Land</b>	<b>Improvements</b>	<b>Personal Property</b>	<b>Taxes</b>	<b>Tax Rate</b>
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





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.

<b>Map Unit Symbol</b>	<b>Map Unit Name</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
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%
<b>Totals for Area of Interest</b>		<b>1.6</b>	<b>100.0%</b>

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.<sup>2</sup>

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<sup>2</sup> The Dictionary of Real Estate Appraisal, 12<sup>th</sup> 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:

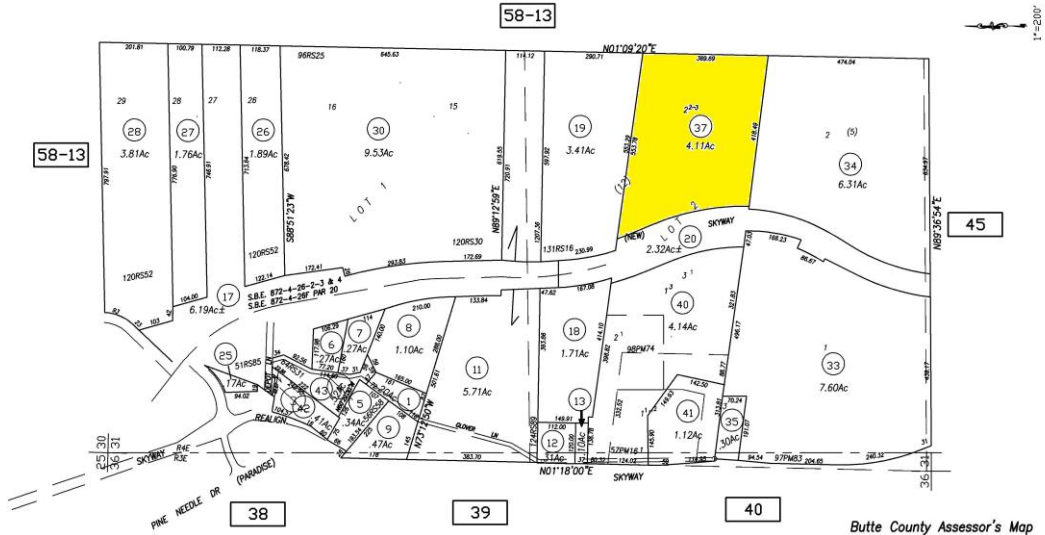
- A) Property rights conveyed
- B) Financing terms
- C) Conditions of sale
- D) Market conditions
- E) Location
- F) Physical characteristics
- G) Economic characteristics
- H) Non-realty components

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.**



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

**SALE DATA:**

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

<b>Totals</b>	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

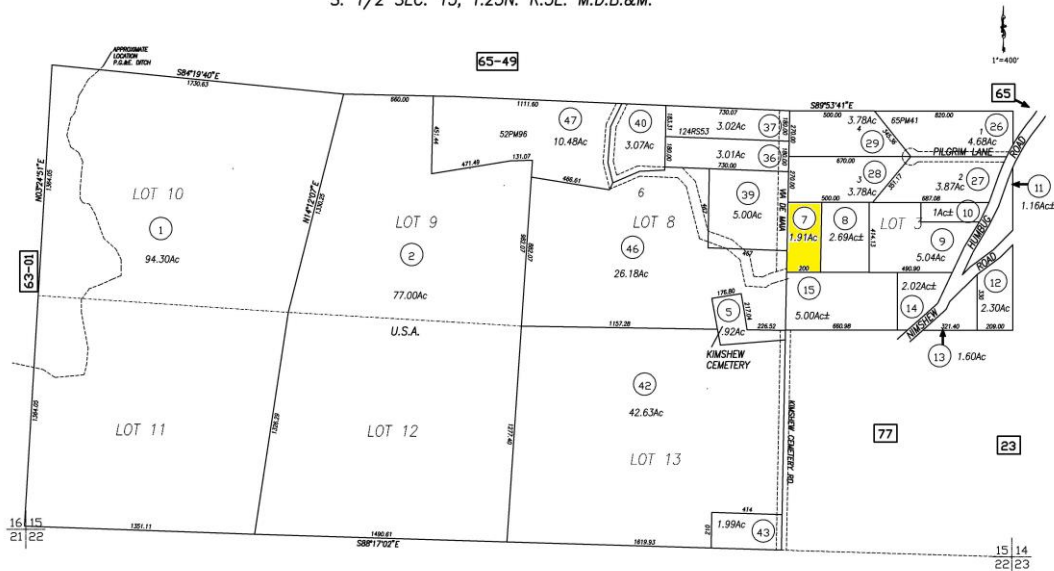
**Analysis:**

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: CB 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.**



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

**SALE DATA:**

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

**PROPERTY DATA:**

Gross Ac:

Topography:

**Buildings and Improvement**

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

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

<b>Totals</b>	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

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

**INCOME ANALYSIS:**

Type of Operation:

Other Information:

**COMPANY INFORMATION:**

Appraiser:

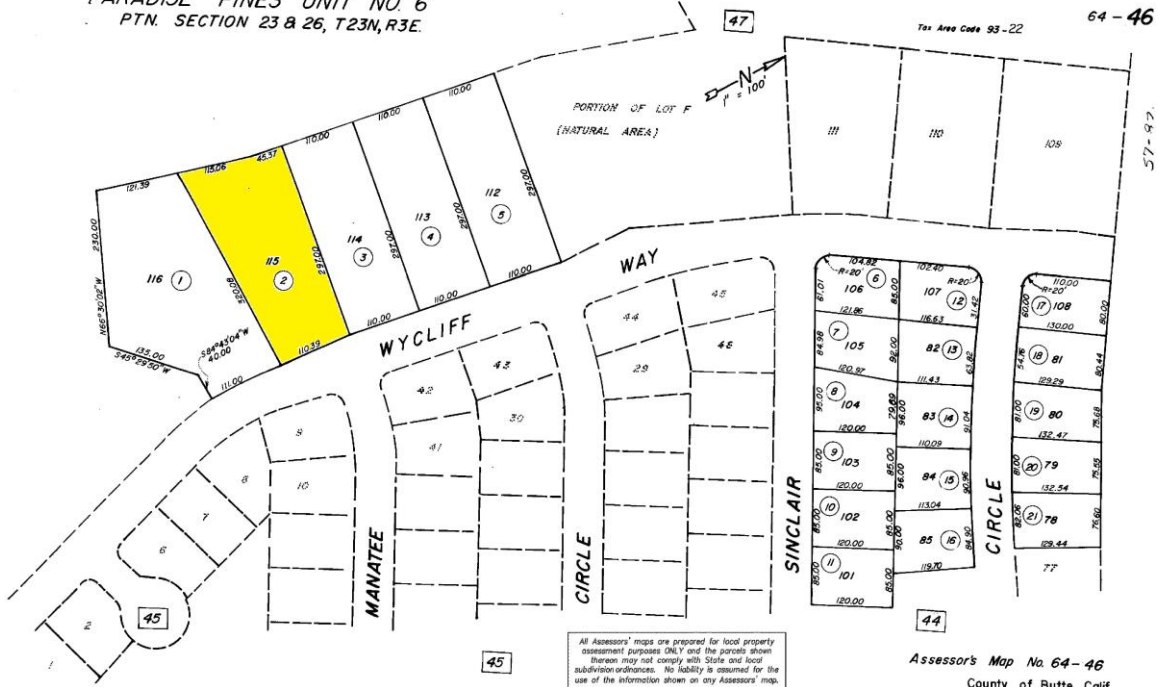
Analysis:

**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.**



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

**SALE DATA:**

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

<b>Totals</b>	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:**

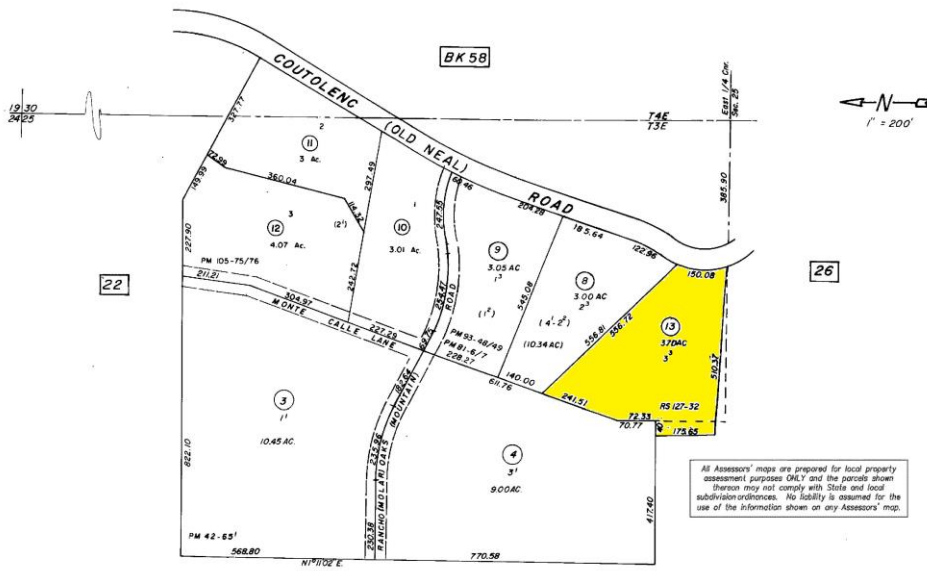
Due to the smaller size of the acreage, the land value indicated by this sale is deemed to be slightly superior on the dollar per square foot of land unit of comparison basis.



**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.**



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

**SALE DATA:**

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

<b>Totals</b>	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:**

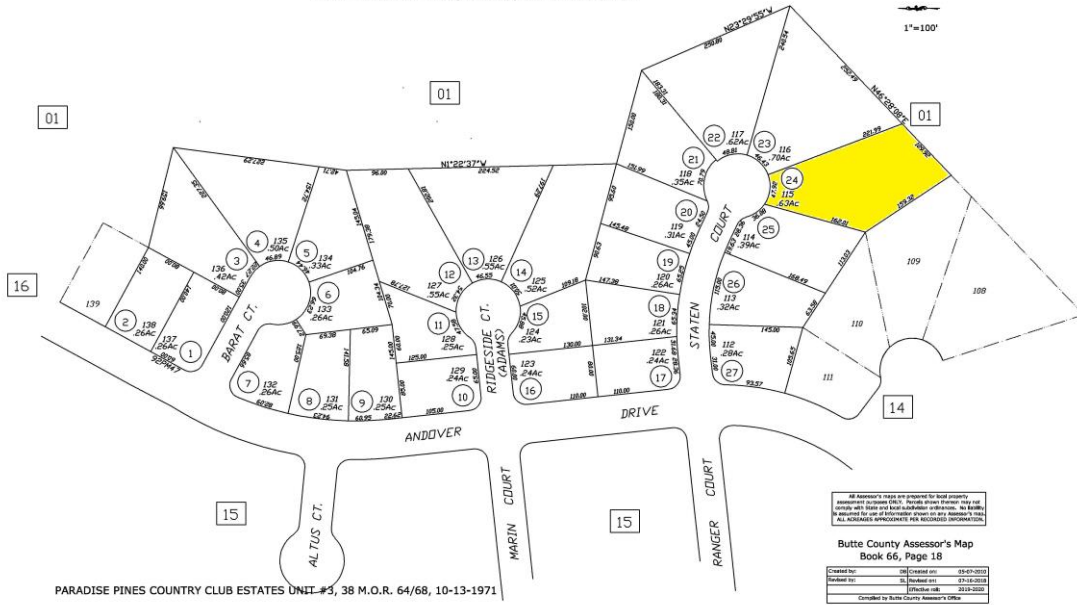
Due to the superior amenities of this site, and considering all other market indicators, noting that this comparable is the best one to the subject, the land value indicated by this sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

# 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.**



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

**SALE DATA:**

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

<b>Totals</b>	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**

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

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:

<b>SALES COMPARISON APPROACH</b>	<b>\$36,000</b>
<b>COST APPROACH</b>	<b>NOT APPLICABLE</b>
<b>INCOME APPROACH</b>	<b>NOT APPLICABLE</b>

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**

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**

**\$36,000**

**Respectfully submitted,**



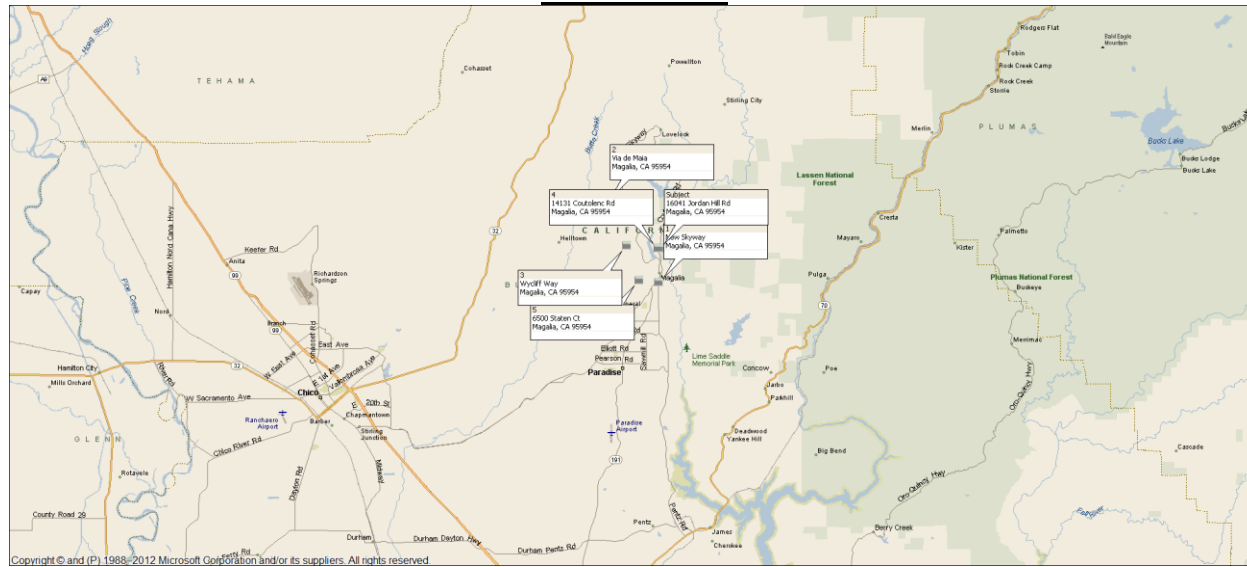
---

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

**SALES SUMMARY****Sales Chart**

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

# 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
- 1<sup>st</sup> 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, 3<sup>rd</sup> 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, 12<sup>th</sup> 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](http://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.

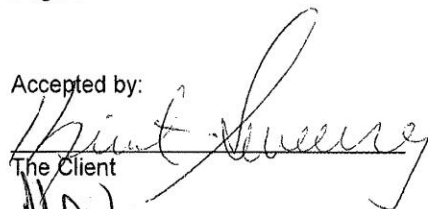
4. The Client agrees to pay for the report as follows: \$20,250.00 due upon signing of contract.
  
  5. It is further agreed and understood that if any portion of the compensation or costs due to the Appraisal Company becomes delinquent, the Client will pay interest thereon at the rate of 10% per annum 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

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.**

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**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

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

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



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**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:**

<b>SALES COMPARISON APPROACH</b>	<b>\$161,000</b>
<b>COST APPROACH</b>	<b>NOT APPLICABLE</b>
<b>INCOME APPROACH</b>	<b>NOT APPLICABLE</b>

**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.<sup>1</sup>

## **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.

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<sup>1</sup> The Appraisal of Real Estate, 12<sup>th</sup> 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		<a href="http://www.labormarketinfo.edd.ca.gov">http://www.labormarketinfo.edd.ca.gov</a>		
<b>Historical Civilian Labor Force</b>				
<b>Chico MSA</b>				
<b>(Butte County)</b>				
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.				
<b>2021</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemp. Rate</b>
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				
<b>2020</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemp. Rate</b>
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%

<b>2019</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemp. Rate</b>
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%
<b>2018</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemp. Rate</b>
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		<b>2014-2024 Industry Employment Projections</b>				
Labor Market Information Division		<b>Chico Metropolitan Statistical Area</b>				
Published: April 2017		<b>(Butte County)</b>				
NAICS Code*	Industry Title	Estimated Employment 2014**	Projected Employment 2024	Numeric Change 2014- 2024	Percent Change 2014-2024	Annual Average Percent Change
	<b>Total Employment</b>	<b>84,800</b>	<b>97,900</b>	<b>13,100</b>	<b>15.4%</b>	<b>1.5%</b>
	<b>Self Employment (A)</b>	<b>5,800</b>	<b>6,800</b>	<b>1,000</b>	<b>17.2%</b>	<b>1.7%</b>
	<b>Private Household Workers (B)</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0.0%</b>	<b>0.0%</b>
	<b>Total Farm</b>	<b>2,900</b>	<b>3,200</b>	<b>300</b>	<b>10.3%</b>	<b>1.0%</b>
	<b>Total Nonfarm</b>	<b>76,000</b>	<b>87,800</b>	<b>11,800</b>	<b>15.5%</b>	<b>1.6%</b>
<b>1133,21,23</b>	<b>Mining, Logging, and Construction</b>	<b>3,200</b>	<b>3,800</b>	<b>600</b>	<b>18.8%</b>	<b>1.9%</b>
<b>31-33</b>	<b>Manufacturing</b>	<b>4,000</b>	<b>4,200</b>	<b>200</b>	<b>5.0%</b>	<b>0.5%</b>
<b>22,42-49</b>	<b>Trade, Transportation, and Utilities</b>	<b>13,300</b>	<b>14,800</b>	<b>1,500</b>	<b>11.3%</b>	<b>1.1%</b>
<b>42</b>	<b>Wholesale Trade</b>	<b>1,800</b>	<b>2,100</b>	<b>300</b>	<b>16.7%</b>	<b>1.7%</b>
<b>44-45</b>	<b>Retail Trade</b>	<b>10,000</b>	<b>11,100</b>	<b>1,100</b>	<b>11.0%</b>	<b>1.1%</b>
<b>22,48-49</b>	<b>Transportation, Warehousing, and Utilities</b>	<b>1,500</b>	<b>1,600</b>	<b>100</b>	<b>6.7%</b>	<b>0.7%</b>

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%
	<b>Government</b>	<b>16,100</b>	<b>17,700</b>	<b>1,600</b>	<b>9.9%</b>	<b>1.0%</b>
	<b>Federal Government</b>	<b>500</b>	<b>600</b>	<b>100</b>	<b>20.0%</b>	<b>2.0%</b>
	<b>State and Local Government</b>	<b>15,600</b>	<b>17,100</b>	<b>1,500</b>	<b>9.6%</b>	<b>1.0%</b>
	<b>State Government</b>	<b>4,100</b>	<b>4,200</b>	<b>100</b>	<b>2.4%</b>	<b>0.2%</b>
	State Government Education	3,200	3,400	200	6.3%	0.6%
	<b>Local Government</b>	<b>11,500</b>	<b>12,900</b>	<b>1,400</b>	<b>12.2%</b>	<b>1.2%</b>
	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.

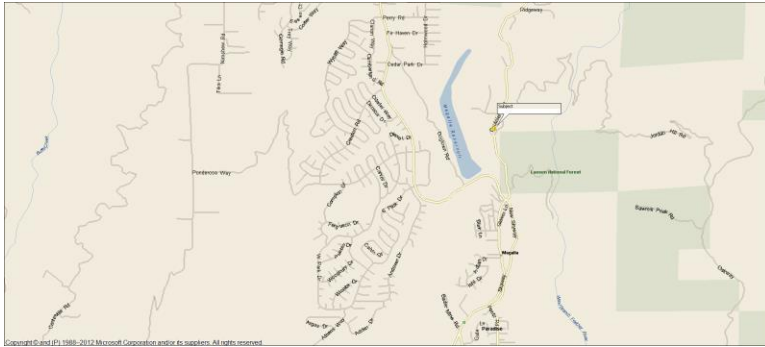
Fox Canyon Groundwater Management Agency: Strict water conservation measures protect the Oxnard Plain from over pumping by agricultural users and local water agencies. The Fox Canyon Groundwater Management Agency (FCGMA) was created by the California Legislature in 1982 as an independent special district, 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
	<b>\$111,000</b>	<b>2.24</b>	<b>97,683</b>	<b>\$54,875.43</b>			<b>200</b>

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.

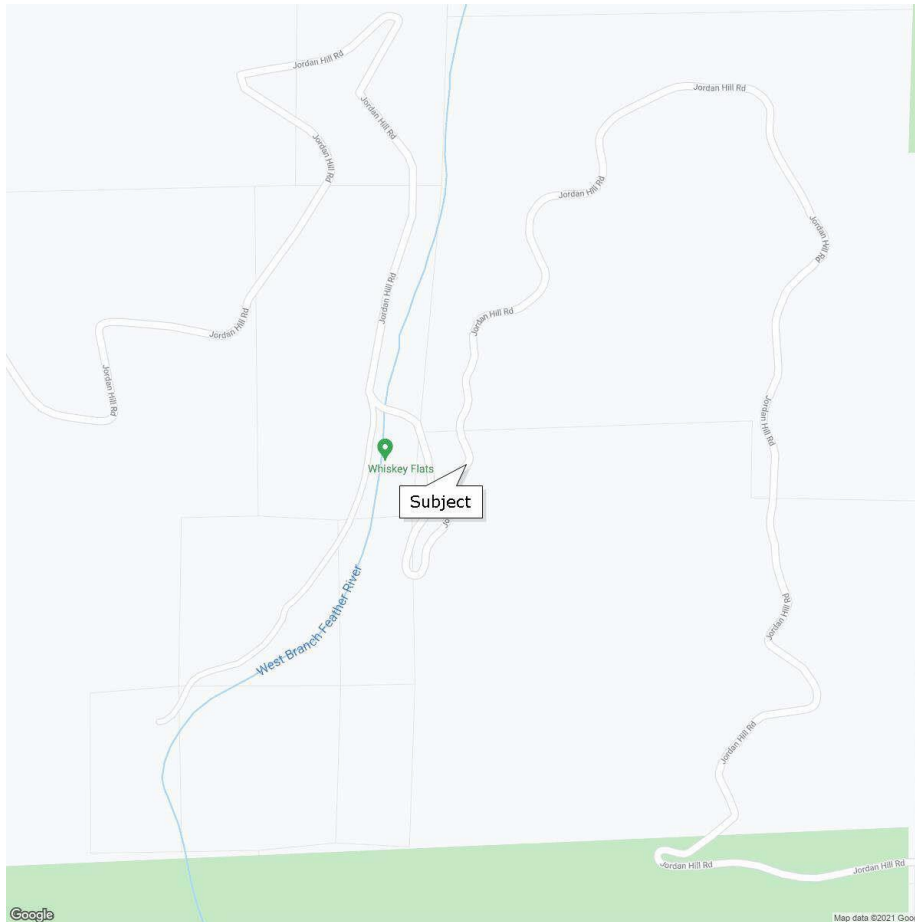
Consequently, as of the effective date of the report, marketing times for properties similar to the subject will likely experience an additional marketing time of 30 to 90 days (or no additional marketing time if that is the case). Exposure time, as reflective of the time exposed to the market prior 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	
<b>P</b> Permitted use, subject to Zoning Clearance												
<b>A</b> Administrative Permit required												
<b>M</b> Minor Use Permit required												
<b>C</b> Conditional Use Permit required												
<b>-</b> Use not allowed												
<b>Agriculture Uses</b>												
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	-	-	-	-	-	-
<b>Natural Resource Uses</b>												
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	-	-	-	-	-	-	-	-	-	-	-	-
<b>Residential Uses</b>												
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	
<b>Community Uses</b>												
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	-	-	-	-	-	-	-	-	-	-	-	
<b>Commercial Uses</b>												
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				-	-	-	-	-	-	-	
<b>Industrial Uses</b>												
Composting Facilities	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, General	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Heavy	-	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Light	-	-	-	-	-	-	-	-	-	-	-	
Research and Development	-	-	-	-	-	-	-	-	-	-	-	
Warehousing, Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	-	
<b>Transportation, Communication and Utility Uses</b>												
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
<b>Other Uses</b>												
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	
<b>Primary Structure Setbacks (min.)</b>										
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**

<b>Assessor's Parcel Number</b>	<b>Acres</b>	<b>Land</b>	<b>Improvements</b>	<b>Personal Property</b>	<b>Taxes</b>	<b>Tax Rate</b>
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

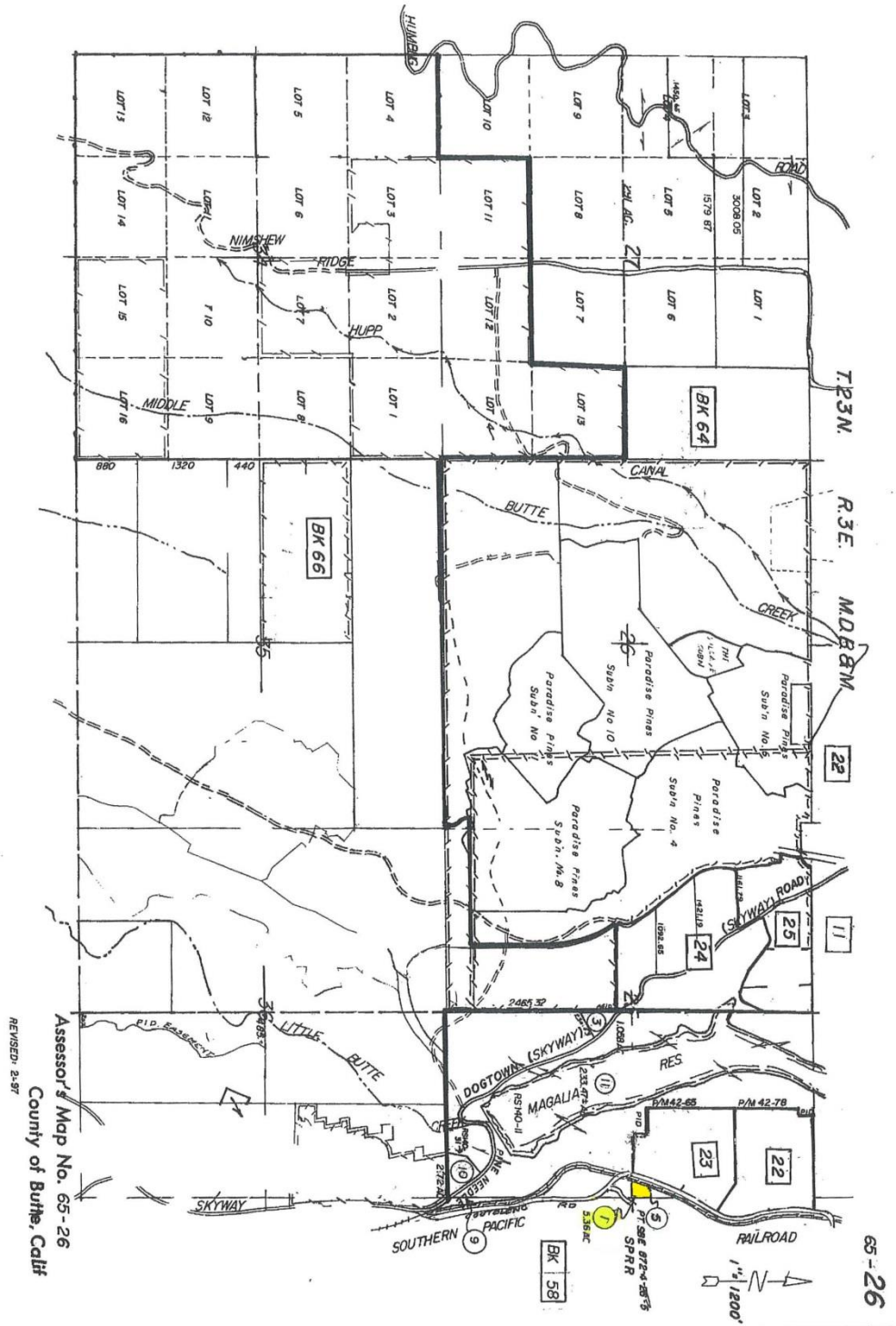


View of dirt clearing looking north



View of southwest corner looking north

# ASSESSOR'S PLAT





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.

<b>Map Unit Symbol</b>	<b>Map Unit Name</b>	<b>Acres in AOI</b>	<b>Percent of AOI</b>
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		<b>5.3</b>	<b>100.0%</b>

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				<b>5.3</b>	<b>100.0%</b>

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.<sup>2</sup>

### **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).

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<sup>2</sup> The Dictionary of Real Estate Appraisal, 12<sup>th</sup> 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:

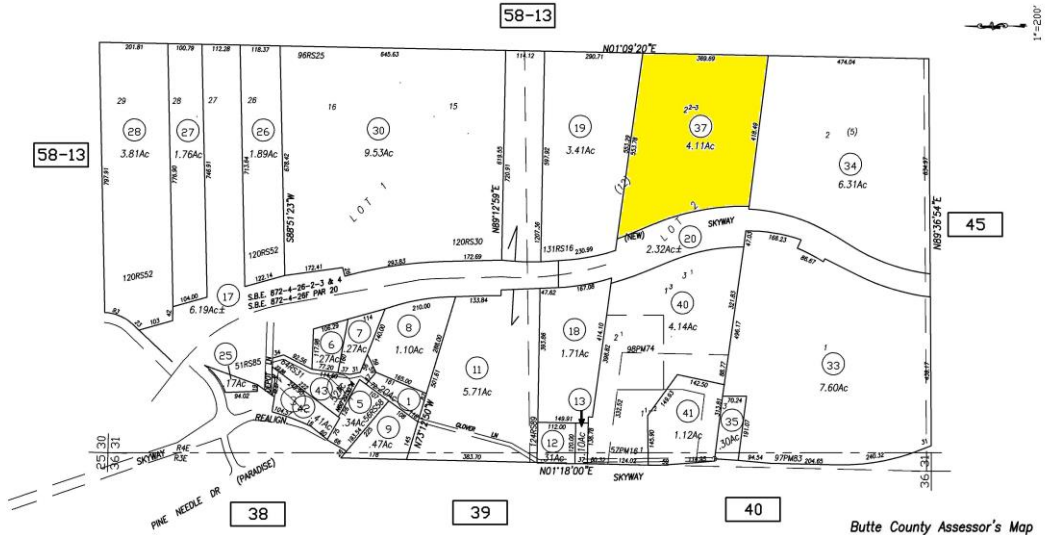
- A) Property rights conveyed
- B) Financing terms
- C) Conditions of sale
- D) Market conditions
- E) Location
- F) Physical characteristics
- G) Economic characteristics
- H) Non-realty components

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	SDI	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.**



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

**SALE DATA:**

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

<b>Totals</b>	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

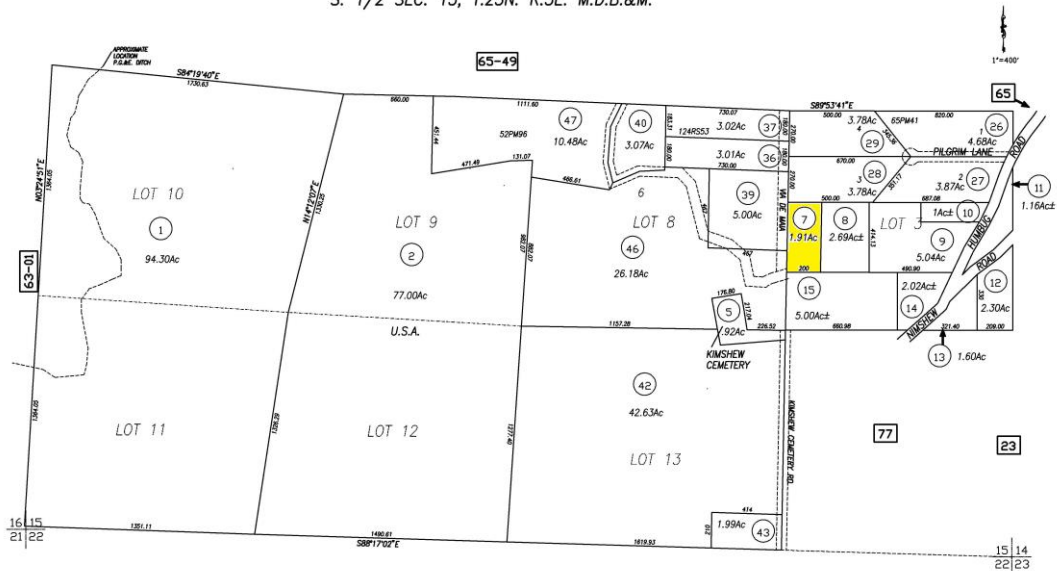
**Analysis:**

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 USE. LOTS, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.	CREATED BY: DB REVISIONS BY: DB FILE NAME: 64-63 EFFECTIVE 2003-08 ROLL CREATED ON: 2-18-2003 REVISIONS ON: 2-18-2003 Compiled By The Butte County Assessor's Office
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**SALE NO. 2**

**EVANS APPRAISAL SERVICE, INC.**



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

**SALE DATA:**

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



**PROPERTY DATA:**

Gross Ac:

Topography:

**Buildings and Improvement**

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

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

<b>Totals</b>	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/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:**

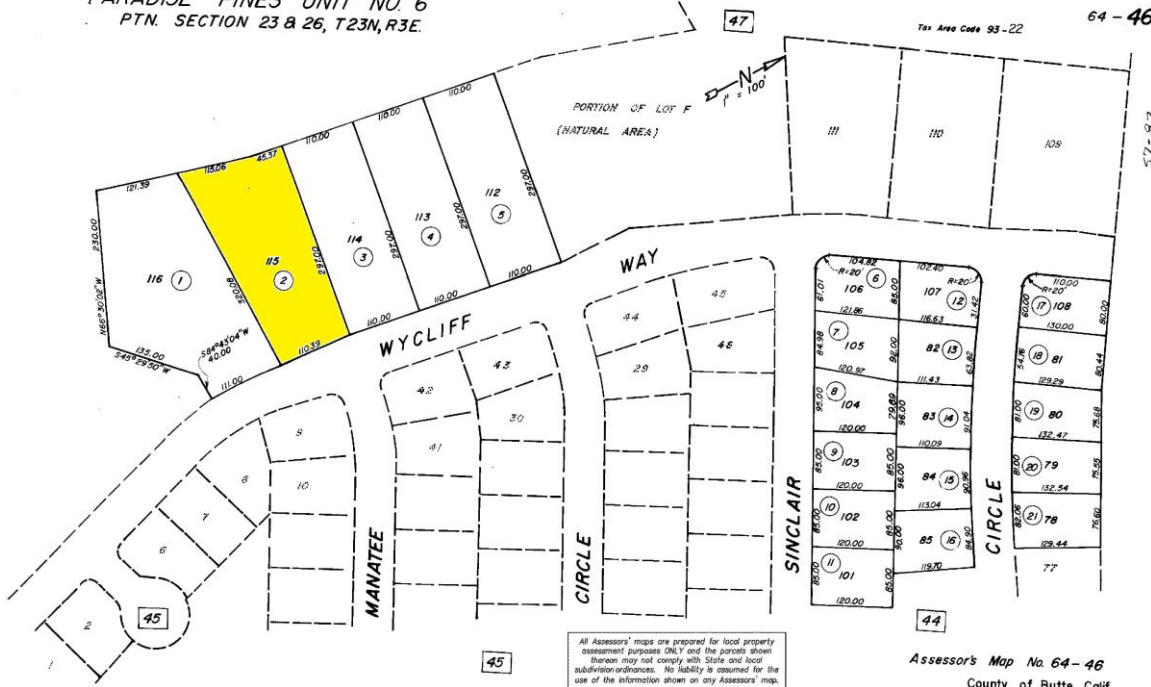
Due to the smaller size and lack of fire effects on this site, the land value indicated by this sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

**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.**



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

**SALE DATA:**

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

<b>Totals</b>	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

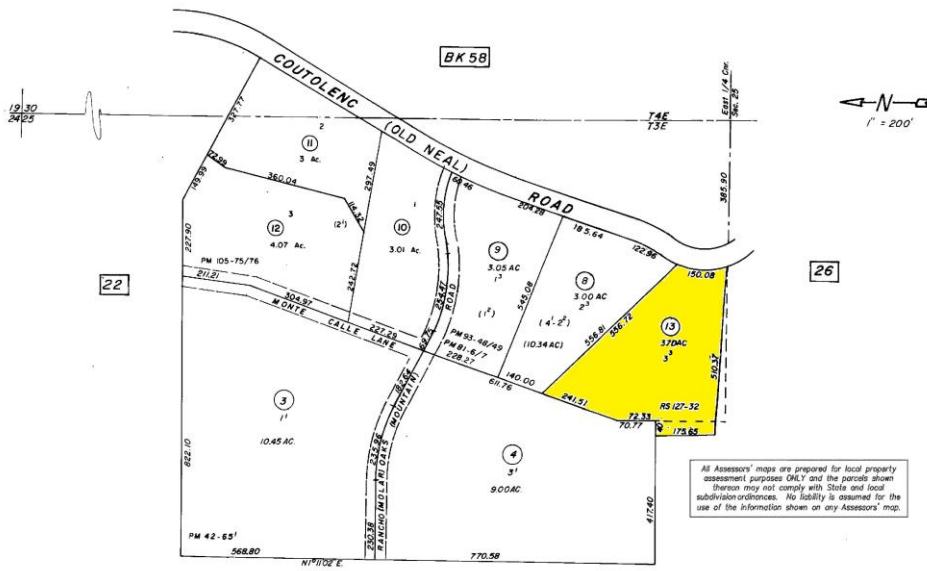
**Analysis:**

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.**



<b>County:</b>	Butte	<b>Sale Number:</b>	2021RES00012
<b>Use:</b>	Residential lo	<b>Exposure Time:</b>	99 DOM
<b>Location:</b>	14131 Coutolenc Road, Magalia	<b>MLS:</b>	LISTING ID: SN21038637

**SALE DATA:**

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

**PROPERTY DATA:**

Gross Ac:

3.70

Topography:

Gentle slope

**Buildings and Improvement**

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

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

<b>Totals</b>	Not Available	Not Available	Not Available
---------------	---------------	---------------	---------------

\$/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:

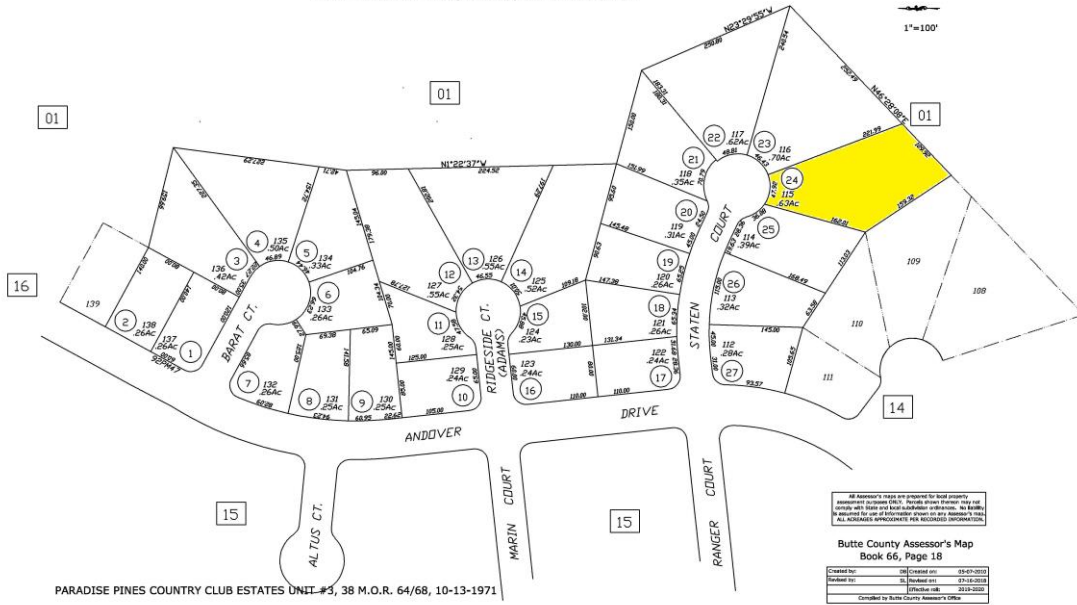
Due to the smaller size noting that this comparable is the best one to the subject, the land value indicated by this sale is deemed to be superior on the dollar per square foot of land unit of comparison basis.

# 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.**



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

**SALE DATA:**

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

<b>Totals</b>	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:

Analysis:



**SALES SUMMARY**

**SALES CHART**

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

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:

<b>SALES COMPARISON APPROACH</b>	<b>\$161,000</b>
<b>COST APPROACH</b>	<b>NOT APPLICABLE</b>
<b>INCOME APPROACH</b>	<b>NOT APPLICABLE</b>

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**

# 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,**

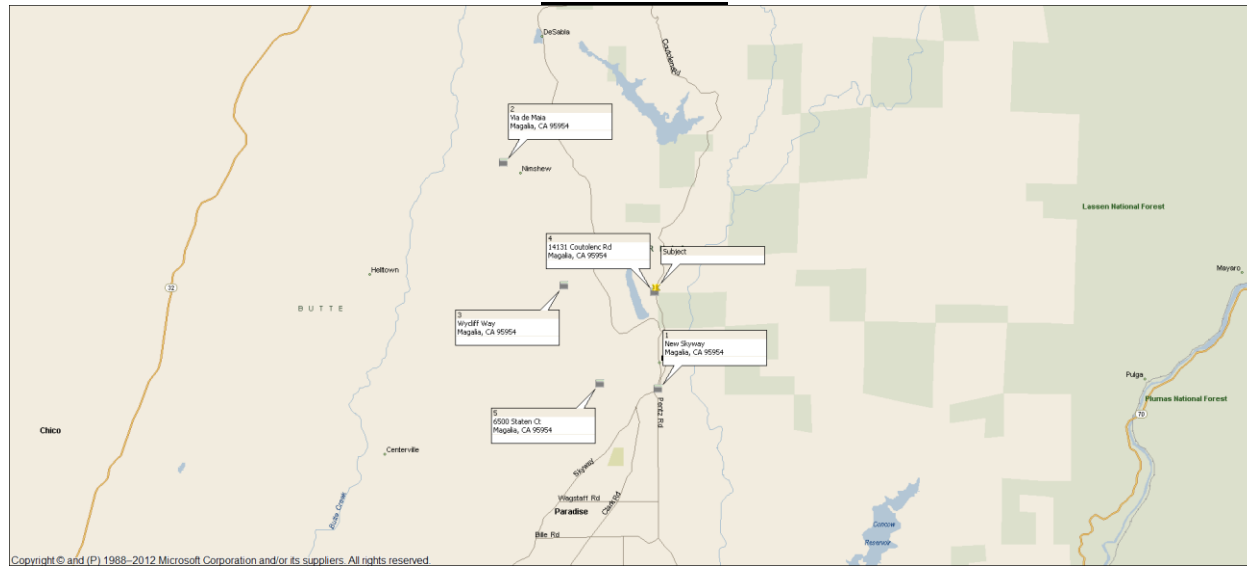


**Michael H. Evans, FASA, FRICS  
California State Certified General  
Real Estate Appraiser # AG002019  
Recertified until October 28, 2022**

**SALES SUMMARY****Sales Chart**

<b>SALE#</b>	<b>ADDRESS</b>	<b>SALE PRICE</b>	<b>SALE DATE</b>	<b>ACRES</b>	<b>\$/ SF LAND ONLY</b>	<b>COMMENTS</b>
1	13736 New Skyway	\$99,000	3/18/2021	4.11	\$0.55	<b>Inferior</b>
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5	6500 Staten Ct	\$20,000	N/A	0.63	\$0.73	<b>Superior</b>

# 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
- 1<sup>st</sup> 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, 3<sup>rd</sup> 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, 12<sup>th</sup> 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](http://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 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.

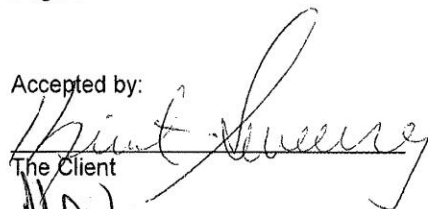
4. The Client agrees to pay for the report as follows: \$20,250.00 due upon signing of contract.
  
  5. It is further agreed and understood that if any portion of the compensation or costs due to the Appraisal Company becomes delinquent, the Client will pay interest thereon at the rate of 10% per annum 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

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.**

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