

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

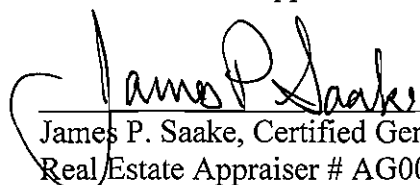
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CERTIFICATION

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

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

ASSUMPTIONS AND LIMITING CONDITIONS

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

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

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

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

SCOPE OF ASSIGNMENT

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

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

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

Finally this report was prepared documenting my analysis and conclusions.

PURPOSE AND INTENDED USE OF THE APPRAISAL

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

DEFINITION OF MARKET VALUE

Market Value is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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

DEFINITION OF FEE SIMPLE ESTATE

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

IDENTIFICATION OF CLIENT

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

INTENDED USERS OF THE APPRAISAL REPORT

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

II - FACTUAL DATA

LEGAL DESCRIPTION

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

The legal description of the Stimson property is copied below.

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

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

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

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

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

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

PROPERTY RIGHTS APPRAISED

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

EFFECTIVE DATE OF THE APPRAISAL

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

REGIONAL AND NEIGHBORHOOD DATA

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

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

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

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

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

CAMP FIRE

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

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

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

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

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

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

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

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

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

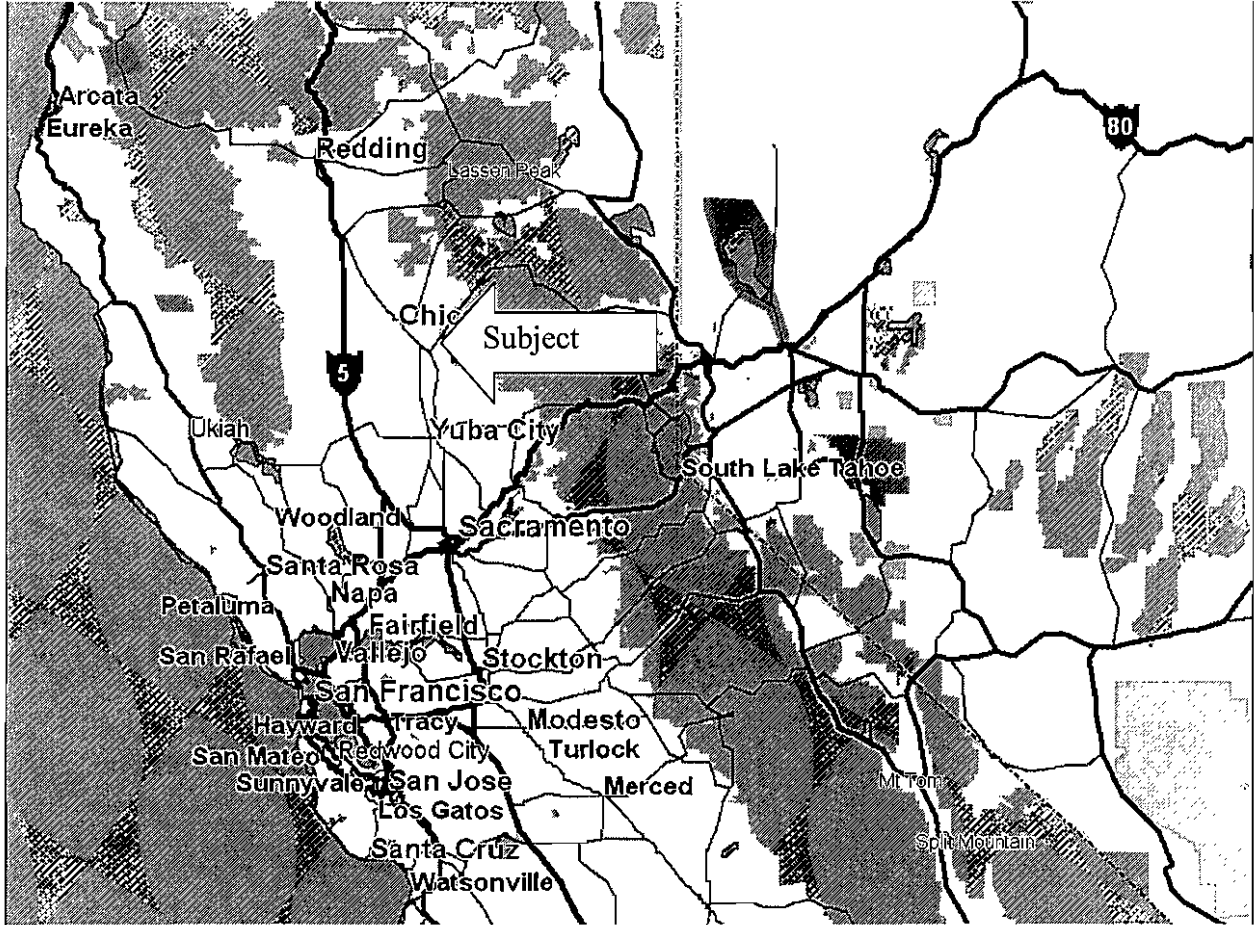
CRMLS Statistics						
Paradise closed land sales				Magalia closed land sales		
2019	Number of Sales	Sale Price, Average	Average size sf	Number of Sales	Sale Price, Average	Average size sf
February	2	\$108,250	40,075	0		
March	5	\$47,800	222,679	2	\$28,000	15,464
April	13	\$46,462	43,493	5	\$21,480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

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

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

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

AREA MAP



STIMSON PROPERTY DATA

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

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

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

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

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

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

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

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

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

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

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

MAGALIA LLC SUBJECT PROPERTY DATA

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

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

Land Use – The property is vacant and unimproved.

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

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

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

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

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

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

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

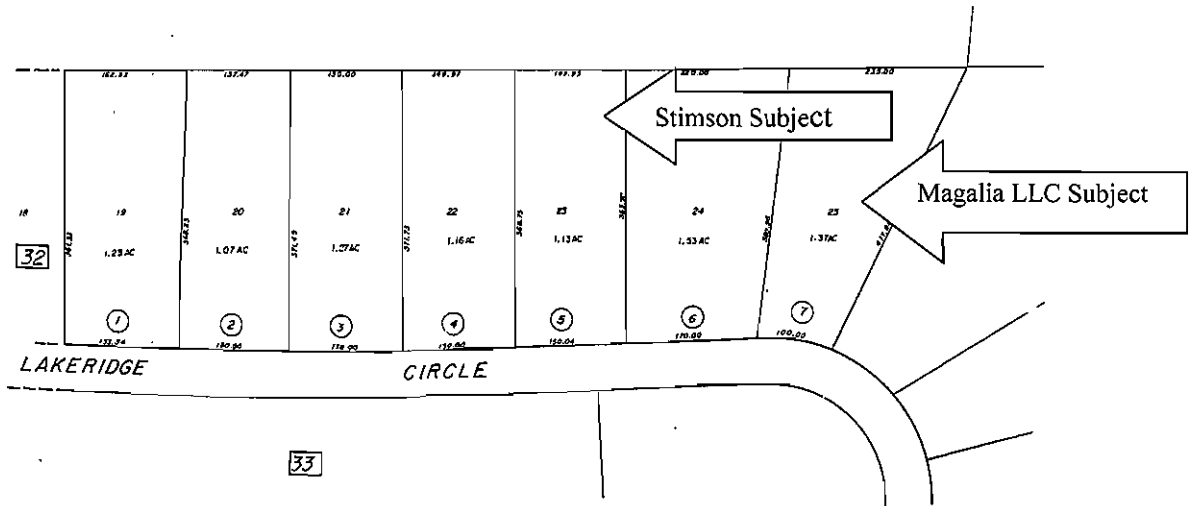
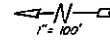
Hazards – The lot has been cleared of the ashes and debris.

ASSESSORS MAPS

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

T.A. 93-22

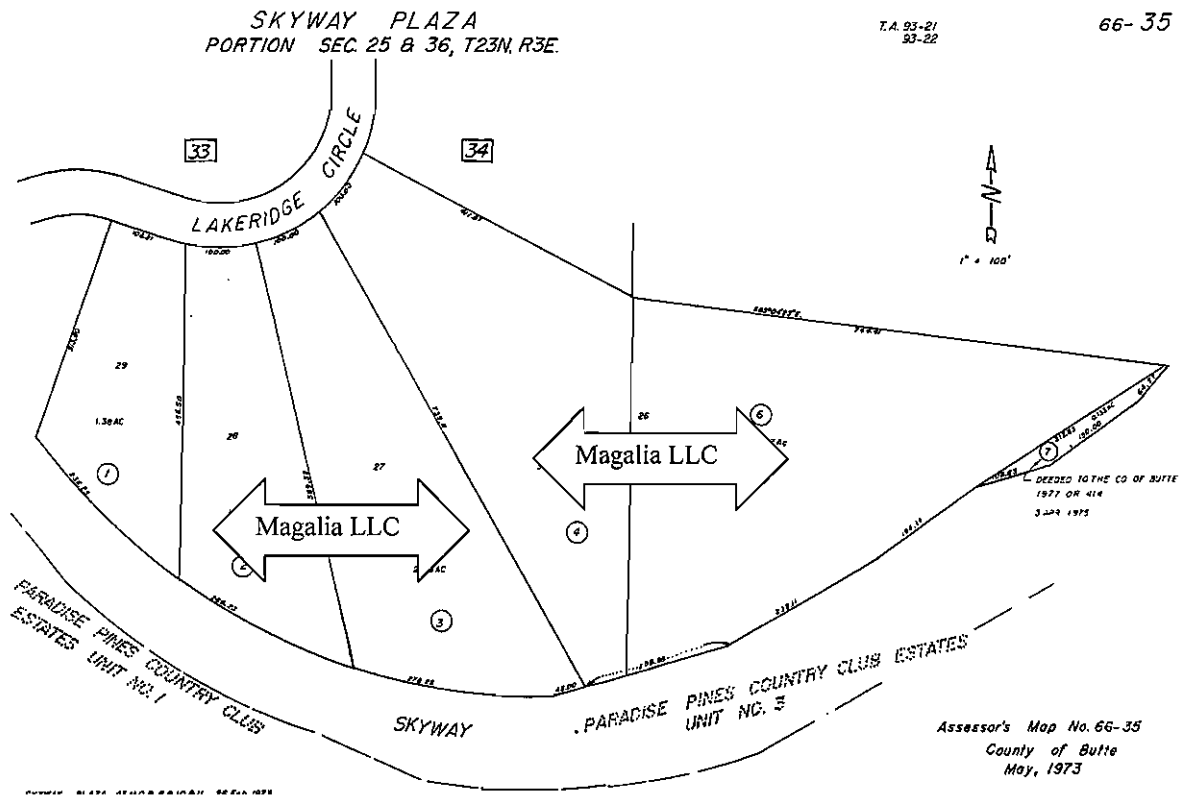
66-34



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

SKYWAY PLAZA 43M.D.R. 8,9,10 & 11 26F10-1973

ASSESSORS MAPS, Continued



III – ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE

Highest and Best Use may be defined as;

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

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

Stimson Property

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

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

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

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

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

Magalia LLC Property

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

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

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

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

APPROACHES TO VALUE

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

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

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

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

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

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

DISCUSSION OF SALES

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

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

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

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

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

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

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

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

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

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

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

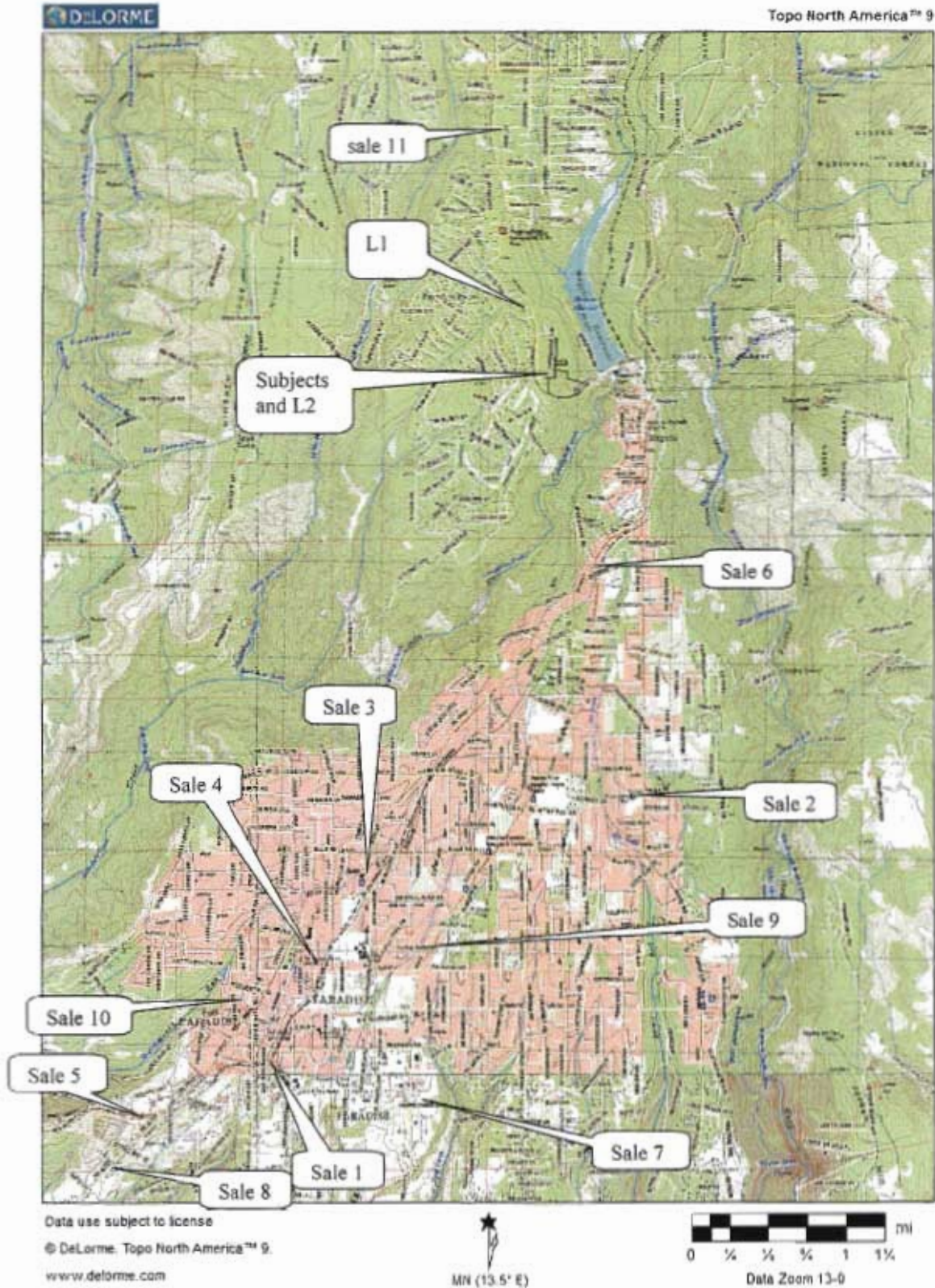
Sale 10 is the February 2019 sale of a vacant lot on Boquest zoned CB. It is 0.3 acres in size and sold for \$35,000, or \$2.68/sf. It had been listed before the fire for \$55,000 but was cancelled. It is one lot off the Skyway, and across the street from the Bank of America. It has some fencing and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

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

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

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

COMPARABLE SALES LOCATION MAP



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

ELEMENTS AFFECTING VALUE

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

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

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

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

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

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

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

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

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

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

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

SALES ANALYSIS

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

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

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

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

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

VALUATION - STIMSON PROPERTY

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

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

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

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

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

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

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

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

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

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

FINAL CONCLUSION OF VALUE - STIMSON PROPERTY

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

ONE HUNDRED THOUSAND DOLLARS (\$100,000)

as of October 17, 2019.

Exposure time is estimated to be 6 to 18 months.

VALUATION - MAGALIA CENTER LLC PROPERTY

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

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

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

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

Sup -superior; Sim - similar; Inf- Inferior

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

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

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

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

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

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

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

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

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

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

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

FINAL CONCLUSION OF VALUE - MAGALIA CENTER LLC PROPERTY

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

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

as of October 16th, 2019.

Exposure time is estimated at 6 to 18 months

ADDENDA

Subject Property Photos

SUBJECT PROPERTY PHOTOGRAPHS -STIMSON



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



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

SUBJECT PROPERTY PHOTOGRAPHS - STIMSON



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



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

SUBJECT PROPERTY PHOTOGRAPHS - MAGALIA CENTER LLC



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



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

SUBJECT PROPERTY PHOTOGRAPHS - MAGALIA CENTER LLC



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



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

SUBJECT PROPERTY PHOTOGRAPHS - MAGALIA CENTER LLC



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



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

SUBJECT PROPERTY PHOTOGRAPHS - MAGALIA CENTER LLC



View north from Skyway towards Lot 26. (299)



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

Zoning Ordinances

TOWN OF PARADISE ZONING ORDINANCE

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

17.20.100 - Specific purposes.

The following purposes apply to the specific commercial zones.

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

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

17.20.200 - Permitted and conditional uses.

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

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

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

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

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

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

* Refer to Chapter 17.40.

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

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

17.20.300 - Accessory uses—Commercial.

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

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

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

17.20.400 - Site development regulations.

The following site development regulations apply within the commercial zones:

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

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

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

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

17.20.500 - Drive-in services.

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

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

17.20.600 - Other provisions.

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

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

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

Article 7. COMMERCIAL AND MIXED USE ZONES

Sections:

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

24-21 Purpose of the Commercial and Mixed Use Zones

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

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

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

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

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

Key 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	
Agriculture Uses							
Agricultural Processing	-	-	-	-	-	-	
Animal Grazing	P [4]	P [4]	P [4]	P [4]	P [4]	P [4]	Section 24-158
Animal Processing	-	-	-	-	-	-	
Animal Processing, Custom	-	-	-	-	-	-	
Crop Cultivation	P [4]	P [4]	P [4]	P [4]	P [4]	P [4]	
Feed Store	P	P	P	-	-	-	
Intensive Animal Operations	-	-	-	-	-	-	
Stables, Commercial	-	-	P	C	-	C [4]	
Stables, Private	-	-	-	-	-	A [4]	
Stables, Semiprivate	-	-	-	M	-	A [4]	

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

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

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

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

Notes:

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

24-23 Development Standards for Commercial and Mixed Use Zones

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

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

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

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

Notes:

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

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

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

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

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

Note:

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

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

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

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

24-24 Additional Standards for the Sports and Entertainment Zone

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

Comparable Sales

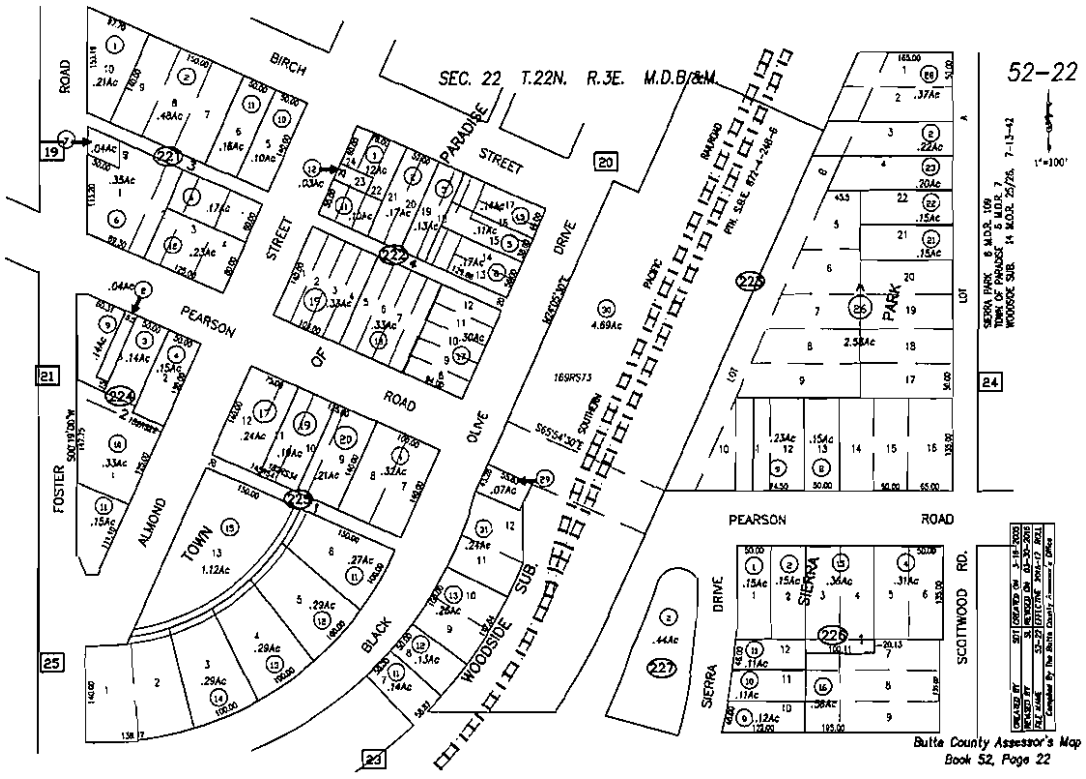
COMPARABLE SALE SHEET

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

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

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





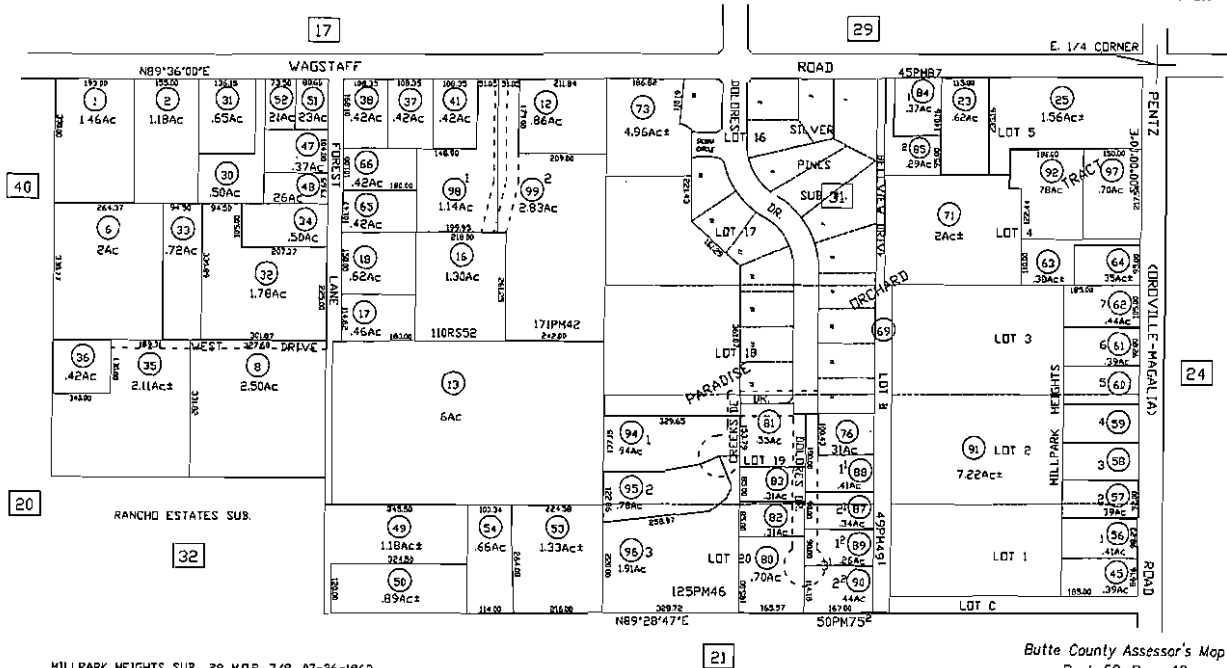
COMPARABLE SALE SHEET

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

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

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





MILLPARK HEIGHTS SUB., 28 M.D.R. 7/8, 07-26-1962
 PARADISE ORCHARD TRACT, 7 M.D.R. 16, 09-25-1911

All Assessor's maps are prepared for local property assessment purposes ONLY. Parcels shown therein 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			

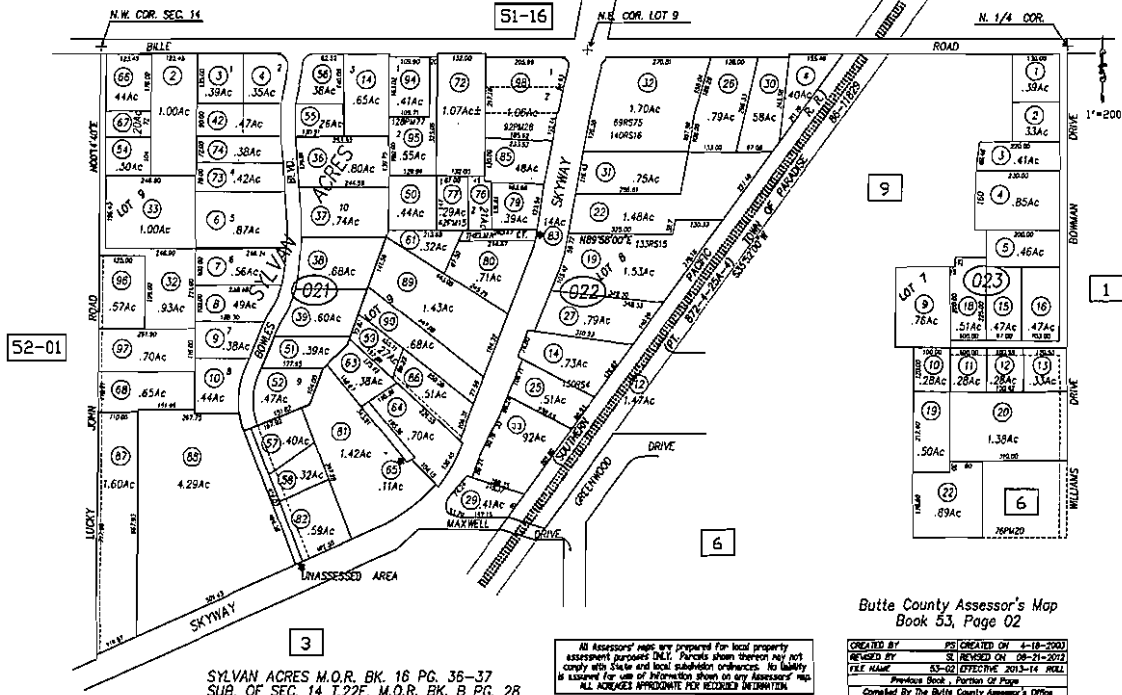
COMPARABLE SALE SHEET

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

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

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





52-01

51-16

9

1

6

3

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

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

Butte County Assessor's Map
 Book 53, Page 02

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

COMPARABLE SALE SHEET

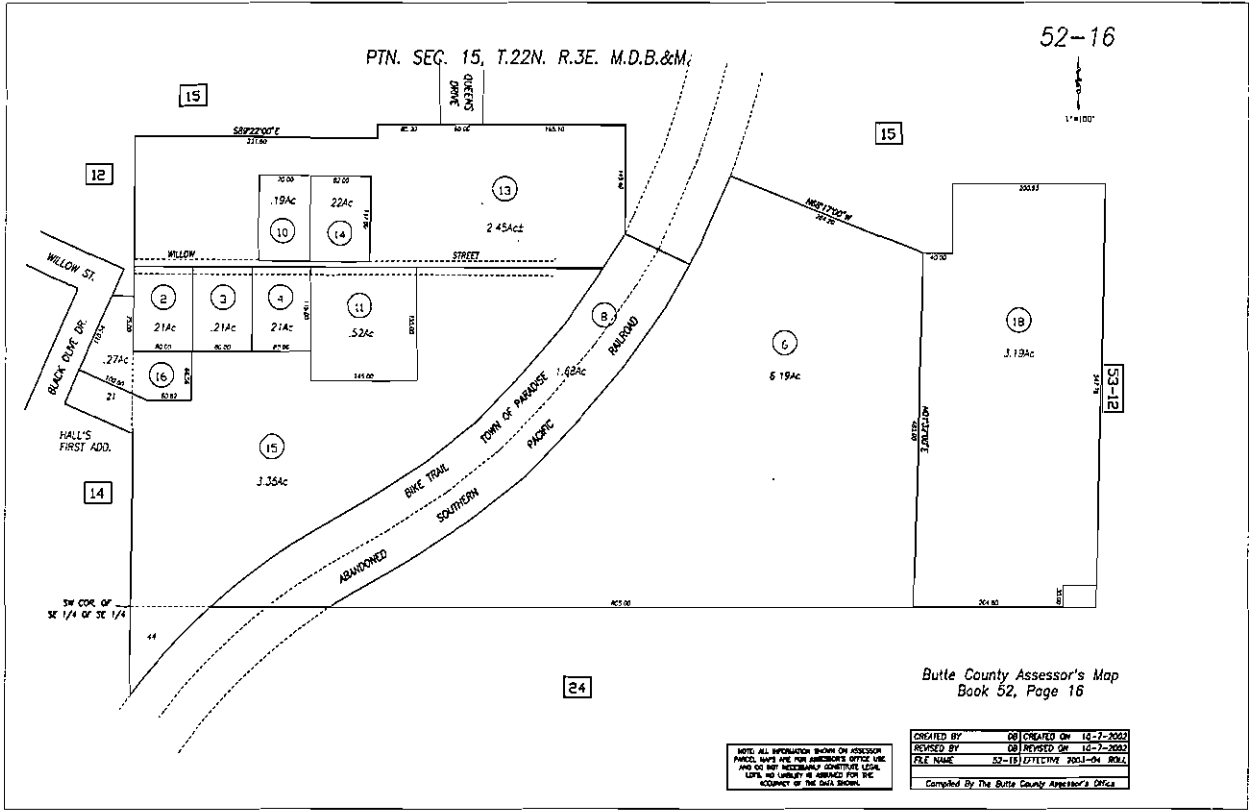
			Sale No. 4
County:	Butte	Area:	Paradise
A.P.N.:	052-160-011		
Lot size:	0.52 acres	Use Code:	
Location/Frontage:	780 Willow St Paradise		
Legal Description:	T22N, R3E, MDM, Portion Section 15		

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

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

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





COMPARABLE SALE SHEET

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

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

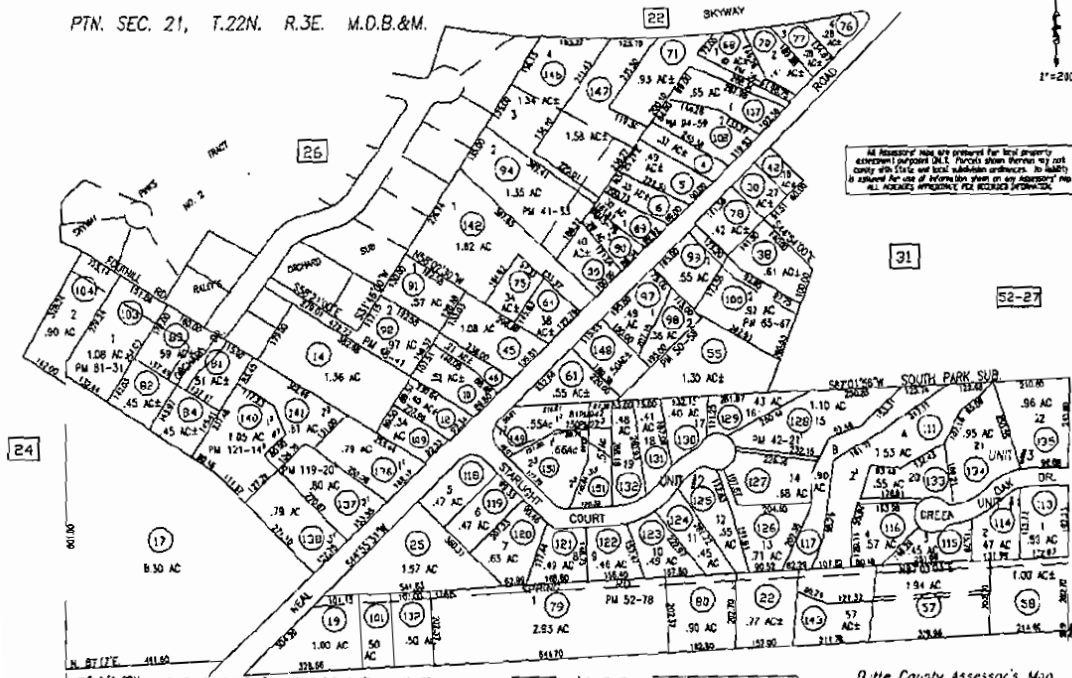
Present Use:	residential	Zoning:	NC
Topography:	Gentle	Access:	paved
Utilities:	On site	Amenities:	
Vegetative Cover:		Stream Lake frontage:	none

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



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

51-25



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

SOUTH PARK SUB. #1. 108 M.D.R. 10/73. 2-8-88
SOUTH PARK SUB. #2. 112 M.D.R. 12/15. 7-29-88
SOUTH PARK SUB. #3. 118 M.D.R. 05/67. 9-27-89 LOTS 70/72

3K 53

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

Butte County Assessor's Map
Book 51, Page 25

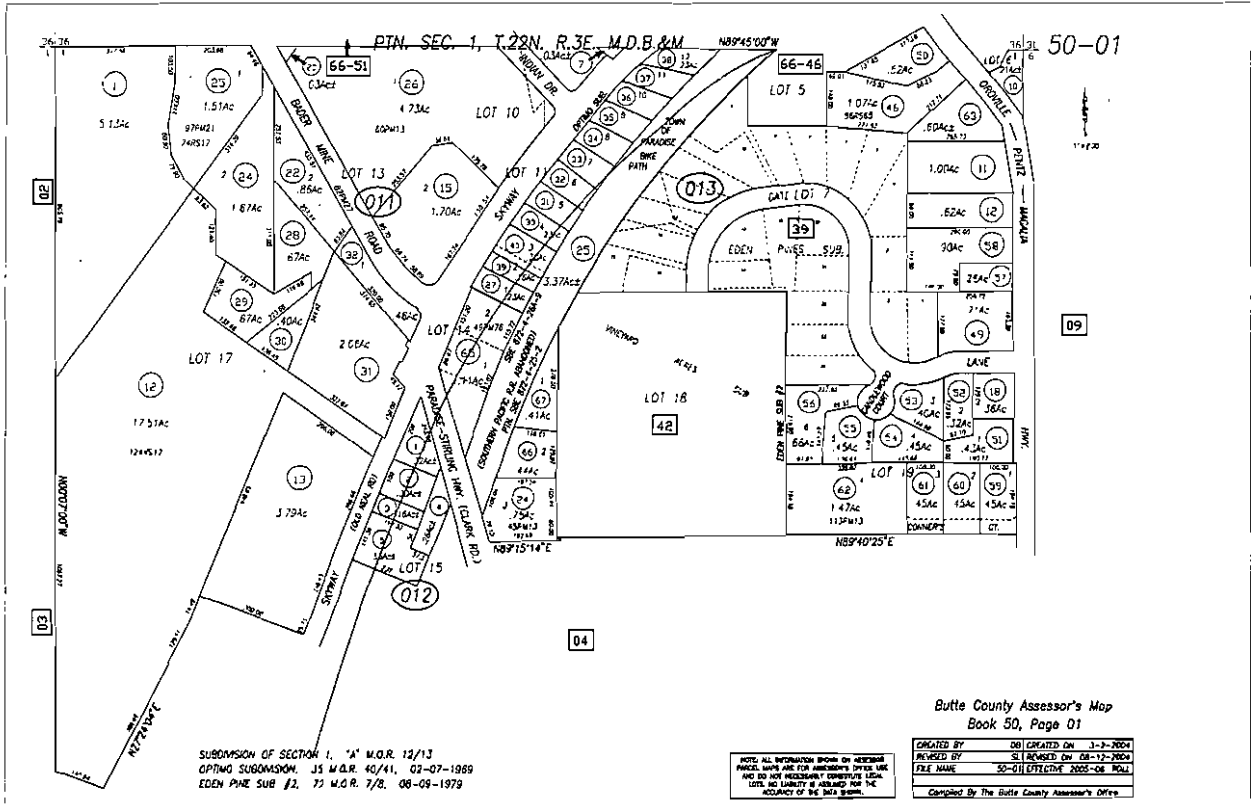
COMPARABLE SALE SHEET

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

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

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





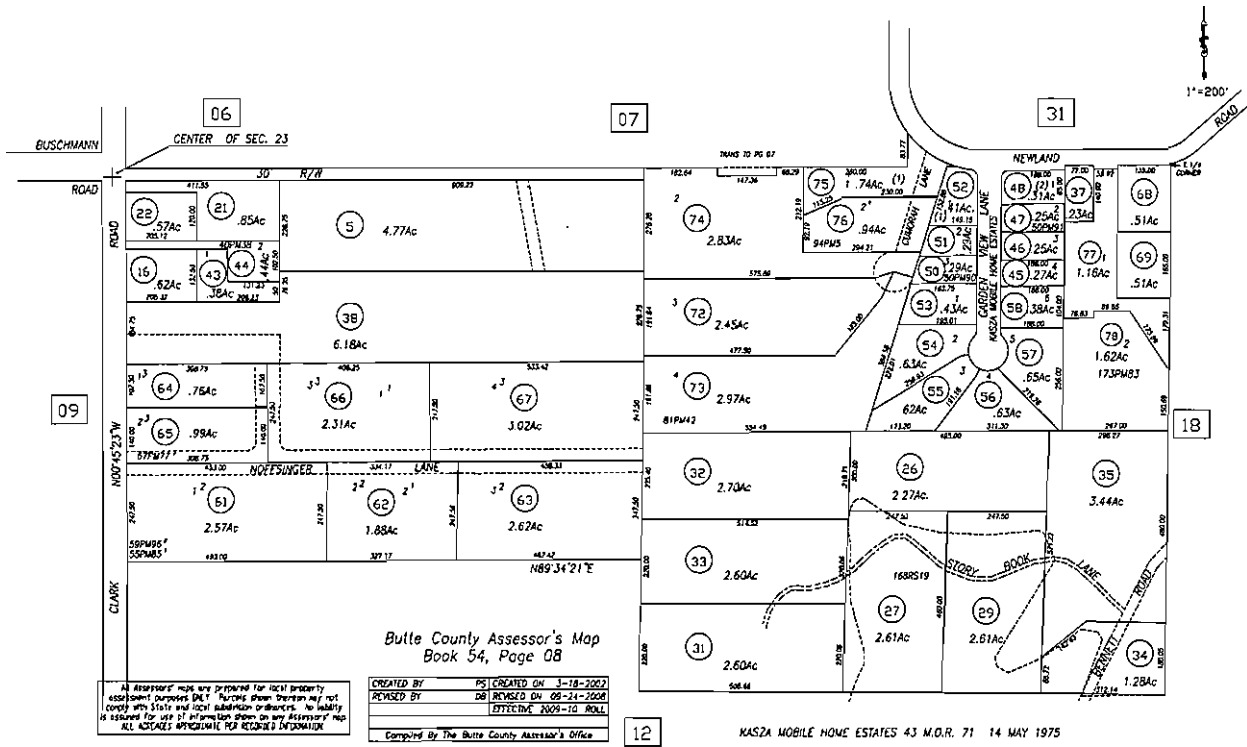
COMPARABLE SALE SHEET

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

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

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





COMPARABLE SALE SHEET

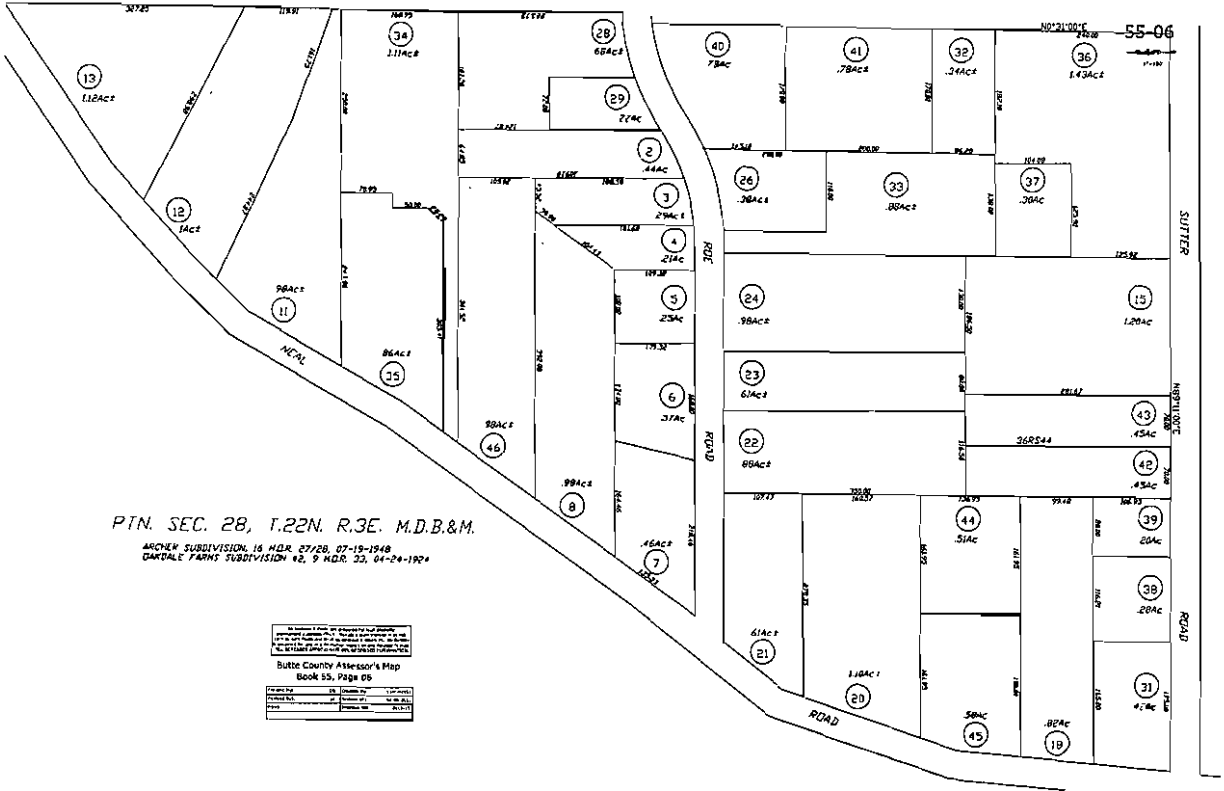
		Sale No.	8
County:	Butte	Area:	Paradise
A.P.N.:	055-060-035		
Lot size:	0.86 acres	Use Code:	
Location/Frontage:	3752 Neal Road		
Legal Description:	T22N, R3E, MDM; portion Section 28		

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

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

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





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

This document is a true and correct copy of the original as recorded in the public records of Butte County, Oregon, and is subject to the provisions of the Oregon Land Use Code, ORS 227.010 through 227.080, and the Oregon Land Use Rules, OAR 590.000 through 590.100.	
Butte County Assessor's Map Book 55, Page 06	
Map No.	55
Page No.	06
Date	01/15/11

COMPARABLE SALE SHEET

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

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

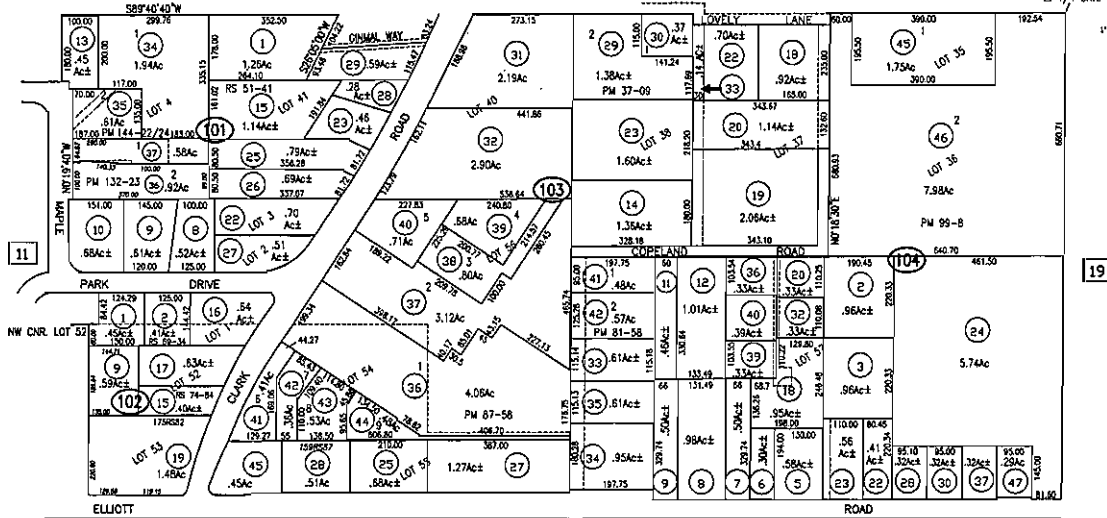
Present Use:	Vacant	Zoning:	CI
Topography:	Gentle to steep	Access:	paved
Utilities:	Adjacent	Amenities:	
Vegetative Cover:	Trees shrubs	Stream Lake frontage:	creek

Comments: Had been listed since before the fire for \$175,000, and dropped to \$125,000 after, but it expired and the adjoiner offered \$36,000 and it sold. Has sidewalk curb and gutter on Maple Park but set back from creek and some steep portion.



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

53-10



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

All Assessors' maps are prepared for local property
assessment purposes ONLY. Parcels shown hereon may not
comply with State and local subdivision ordinances. No liability
is assumed for use of information shown on any Assessor's map
ALL AGENCIES APPROVED PER REQUIRED BY LAW.

Butte County Assessor's Map
Book 53, Page 10

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

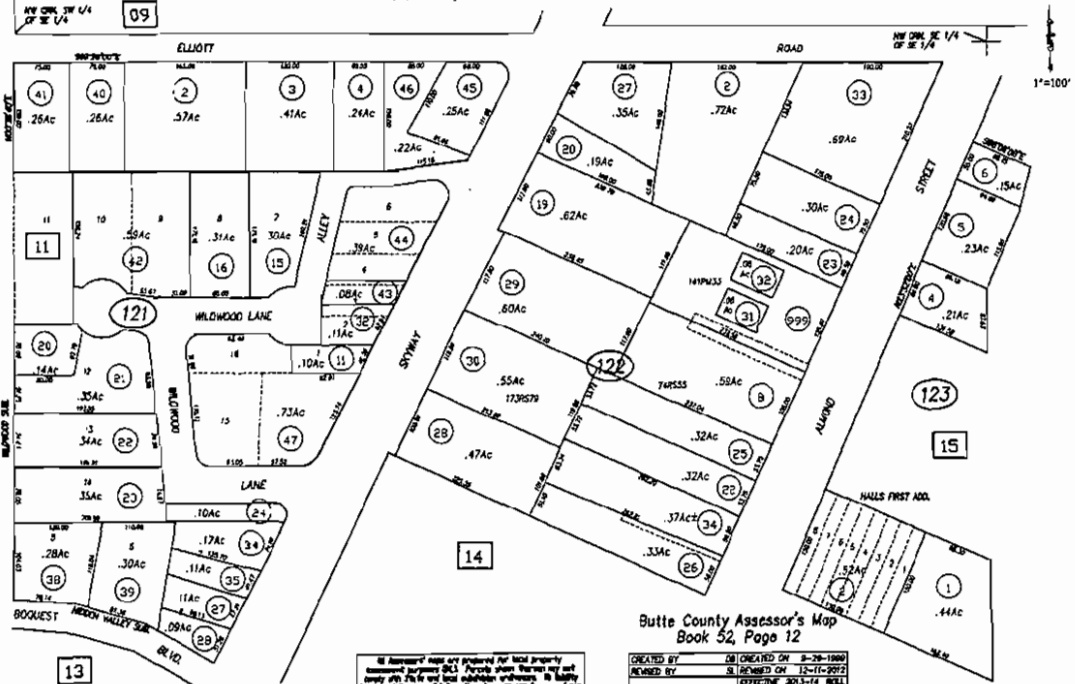
COMPARABLE SALE SHEET

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

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

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





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

All Assessor's maps are prepared for local property assessment purposes only. Parcels shown thereon are not thereby shown to be legal subdivisions or otherwise. It is the responsibility of the owner to verify the accuracy of all information shown on this Assessor's map. ALL RIGHTS RESERVED FOR RECORDS BY SECTION.

Butte County Assessor's Map
 Book 52, Page 12

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

Compiled By: The Butte County Assessor's Office

COMPARABLE SALE SHEET

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

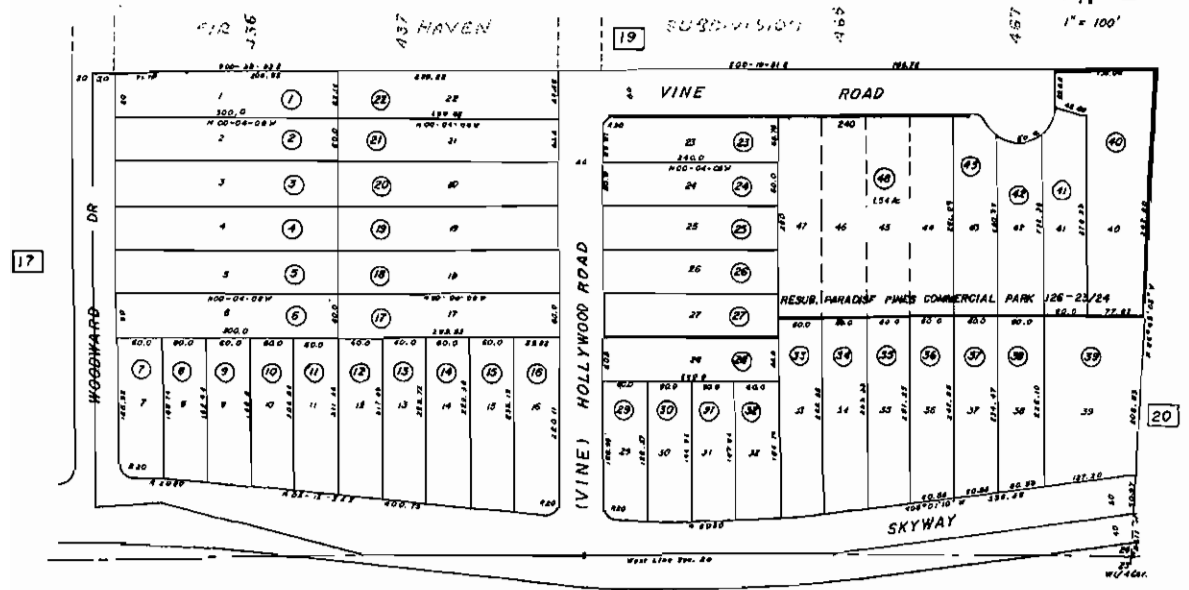
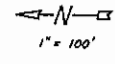
Deed Date	1/25/2019	Recorded	1/31/2019	Doc No.	24286
Grantor	Moritz CA IV TR	Grantee	Fuller IV Tr		
Indicated \$	\$20,000	Verified \$	\$20,000	Source	buyer
	Terms				
Prior Sale Assessed		Land		Improvement	
	Unit Price:	\$	Structure	sf	

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



PARADISE PINES COMMERCIAL PARK

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



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

BK 64

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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