



## **CITY COUNCIL REGULAR MEETING AGENDA JULY 16, 2019**

**CLOSED SESSION: 6:00P.M. – 7:00 P.M.**  
**OPEN SESSION: 7:00 P.M.**

Notice is hereby given that the City Council will hold a Regular Meeting on July 16, 2019, at the City Council Chambers, 1416 C Street, Livingston, California. Persons with disabilities who may need assistance should contact the Deputy City Clerk at least 24 hours prior to this meeting at (209) 394-8041, Ext. 121. Any writings or documents pertaining to an Open Session item provided to a majority of the members of the legislative body less than 72 hours prior to the meeting shall be made available for public inspection at Livingston City Hall, 1416 C Street. The Open Session will begin at 7:00 p.m. the Closed Session will be held in accordance with the state law prior to the Open Session beginning at 6:00 p.m. The Closed Session will be held at the City Council Chambers Located at 1416 C Street. The agenda shall be as follows:

### **CLOSED SESSION**

1. Call to Order
2. Roll Call

### **CLOSED SESSION**

*A "Closed" or "Executive" Session of the City Council may be held in accordance with state law which may include, but is not limited to, the following types of items: personnel matters, labor negotiations, security matters, providing instructions to real property negotiators, conference with legal counsel regarding pending litigation. The Closed Session will be held in the City Council Chambers located at 1416 C Street, Livingston, California. Any public comment on Closed Session items will be taken before the Closed Session. Any required announcements or discussion of Closed Session items or actions following the Closed Session will be made in the City Council Chambers, 1416 C Street, Livingston, California.*

1. Conference with Real Property Negotiator  
(Government Code Section 54956.8)  
Real Property:  
APN: 024-191-034-000  
Negotiating Parties for City: Jose Antonio Ramirez, City Manager  
Under Negotiation: Potential Property Sale
  
2. Conference with Real Property Negotiator  
(Government Code Section 54956.8)  
Real Property:  
APN: 024-154-005-000  
APN: 024-153-003-000  
APN: 024-153-011-000  
APN: 024-147-006-000  
Negotiating Parties for the City: Jose Antonio Ramirez, City Manager  
Negotiating Parties for Property Owner: Jim Snyder  
Under Negotiation: Price and Terms for Potential Property Sale
  
3. Conference with Labor Negotiator  
(Government Code Section 54957.6)  
Labor Negotiator: Jose Antonio Ramirez, City Manager  
Employee Organizations: OE3 - Police Supervisory Employees Association.  
OE3 - Management/Confidential Bargaining Unit  
OE3 - Livingston Police Officer Association  
OE3 - Clerical  
AFSCME – Public Works and Parks Unit  
All Represented and Unrepresented City Employees
  
4. Conference with Legal Counsel – Potential Litigation  
(Government Code Section 54956.9(d)(2))  
Number of Cases: 1
  
5. Conference with Legal Counsel – Existing Litigation  
(Government Code Section 54956.9(d)(1))  
Number of Cases: Livingston 75, L.P. vs. City of Livingston  
Merced County Superior Court – Case No. 19CV-00930

## **REGULAR MEETING**

### **CALL TO ORDER**

Pledge of Allegiance.

Roll Call.

Closed Session Announcements.

Changes to the Agenda.

**Next Resolution No.: 2019-40**  
**Next Ordinance No.: 640**



## **AWARDS, PRESENTATIONS, PROCLAMATIONS**

1. Introducing the new Livingston Police bicycle patrol officer by Chief Ruben Chavez and Officer Jeff Godfrey.
2. Presenting the first cut sheet of the Livingston Police Trading Cards to Mayor Gурpal Samra by Chief Ruben Chavez and Officer Jeff Godfrey.

## **ANNOUNCEMENTS AND REPORTS**

Supervisor Rodrigo Espinoza Announcements and Reports.

City Staff Announcements and Reports.

City Manager Announcements and Reports.

City Council Members' Announcements and Reports.

Mayor's Announcements and Reports.

## **PUBLIC HEARINGS**

3. (Continued) Proceedings under the Landscape and Lighting Act of 1972, California Streets and Highways Code 22500, et seq.: for the approval of levy annual assessments for the Citywide Consolidated Landscape Maintenance Assessment District No. 1 and confirming assessments for fiscal year 2019/2020.
4. (Continued) Proceedings under the Benefit Assessment Act of 1982, Government Code Section 547003, et seq., for the approval to levy annual assessments for the Livingston Benefit Assessment District, confirming assessments for fiscal year 2019/2020.

## **CITIZEN COMMENTS**

*This section of the agenda allows members of the public to address the City Council on any item NOT otherwise on the agenda. Members of the public, when recognized by the Mayor, should come forward to the lectern, and identify themselves. Comments are normally limited to three (3) minutes. In accordance with State Open Meeting Laws, no action will be taken by the City Council this evening. For items which are on the agenda this evening members of the public will be provided an opportunity to address the City Council as each item is brought up for discussion.*

## **CONSENT AGENDA**

*Items on the Consent Calendar are considered routine or non-controversial and will be enacted by one vote, unless separate action is requested by the City Manager or City Council Member. There will be no separate discussion of these items unless members of the City Council or City Manager request that specific items be removed.*

5. Approval of Minutes of Meeting Held on July 2, 2019.
6. Approval of Minutes of Meeting Held on June 18, 2019.
7. Approval of Warrant Register Dated July 10, 2019.

## **DISCUSSION AND POTENTIAL ACTION ITEMS**

8. Resolution of the City Council of the City of Livingston to Name the Soccer Field at the Max Foster Sports Complex the “Odi Ortiz Memorial Soccer Field.”
9. Ordinance Amending Livingston Municipal Code Chapter 2-4, “Parks, Recreation and Arts Commission,” Section 2-4-2(B), to Increase the Commissioner Terms from Two (2) Years to Four (4) Years.
10. Resolution Accepting Completion for the 1-Million Gallon Tank Rehabilitation Project, Authorizing the Deputy City Clerk to file a Notice of Completion with Merced County, and Authorizing the City Manager to Make Final Payment of Retention Monies to Unified Field Service Corporation.
11. Resolution of the City Council of the City of Livingston Approving a Three Year Contract with F & M Bank for Banking Services.
12. Resolution Approving the Purchase and Sale Agreement and Joint Escrow Instructions for Livingston Farmers Association Properties.

## **ADJOURNMENT**

# STAFF REPORT

**AGENDA ITEM:** (Continued) Proceedings under the Landscape and Lighting Act of 1972, California Streets and Highways Code 22500, et. seq.: for the approval to levy annual assessments for the Citywide Consolidated Landscape Maintenance Assessment District No. 1 and confirming assessments for fiscal year 2019/2020.

**MEETING DATE:** July 16, 2019

**PREPARED BY:** Willdan Financial Services

**REVIEWED BY:** Jose Antonio Ramirez, City Manager

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## RECOMMENDATION:

It is recommended that the City Council consider:

1. Opening the Public Hearing and take any testimony given
2. Closing the Public Hearing and consider comments from the public; and,
3. Adopting Resolution No. 2019- \_\_\_\_\_, approving the Engineer's Report and the Levy and Collection of Assessments and Confirming the Diagrams and Assessments for Fiscal Year 2019/2020 for the Consolidated Landscape Maintenance Assessment District No.1.

## BACKGROUND:

The City of Livingston annually levies and collects special assessments in the Citywide Consolidated Landscape Maintenance Assessment District No. 1 (the District) to offset the cost of providing the maintenance of landscape improvements within specific areas of the City. There are currently twenty-six Benefit Zones (the "Zones") within the District as follows:

Almond Glen	Monte Cristo Estates
Country Glen	Vinewood Estates II (Briarwood)
Country Roads	Monte Cristo Estates II (Briarwood)
Harvest Manor	Kensington Park South (Vineyard Estates)
Vinewood Estates	Bridgeport Village
Vintage West	Davante Villas
North Residential	Country Lane I (Liberty Square)
South Residential	Country Lane II (Country Lane, Kishi)
Central Residential	Parkside-Forecast
North Commercial	Sundance IV (Country Villas IV)
Downtown Commercial	Strawberry Fields
South Commercial	La Tierra (Rancho Estrada)
	Somerset (Sun Valley Estates)
	Sundance (Country Villas 1, 2, and 3)

**DISCUSSION:**

This resolution approves the Engineer’s Report, orders the levy and collection of assessments and confirms the diagrams and assessments for fiscal year 2019/2020 for the District and Zones.

Since no cost of living adjustments are allowed in the twelve (12) original Zones, the proposed FY 2019/2020 assessments in these Zones will remain unchanged from the previous year’s assessment rates.

The assessments within the Zones known as Bridgeport Village, Country Lane I (Liberty Square), Country Lane II (Country Lane, Kishi), Sundance (Country Villas 1, 2, and 3), Davante Villas, Kensington Park South (Vineyard Estates), La Tierra (Rancho Estrada), Parkside-Forecast, Monte Cristo, Monte Cristo II (Briarwood), Strawberry Fields, Somerset (Sun Valley Estates), Sundance IV (Country Villas IV), and Vinewood Estates II (Briarwood) were approved by the property owners pursuant to a mailed ballot election conducted in accordance with Article XIII D of the California Constitution.

In each fiscal year following these balloted elections, the City Council may impose the assessments in these Zones at a rate or amount that is less than or equal to the amount authorized for the previous fiscal year after being increased by the approved annual escalation factor, without conducting another mailed ballot election. The approved annual escalation factor for these Zones is based upon the Consumer Price Index, All Urban Consumers, for the San Francisco-Oakland-San Jose Area (“CPI”). The fiscal year 2019/2020 assessment rates within these Zones are proposed to be increased over last year’s rates by 3.865%, which is the percentage increase in the CPI, All Urban Consumers, for the San Francisco-Oakland-San Jose Area Annual 2018 calculated from Annual 2017.

Pursuant to Proposition 218, The Right to Vote on Taxes Act, new or increased assessments must be approved by a balloting (vote) of the owners of the property to be assessed. Since the assessment rates are not to be increased by any amount other than the approved CPI increase, there is no balloting or property owner vote to be considered in approving this year’s assessments.

**FISCAL IMPACT:**

All funding of costs applicable to the benefiting District parcels are borne by the property owners within the above referenced zones, except as noted below. The following zone shows a projected negative beginning fund balance and/or a projected deficit for fiscal year 2019/2020.

<b>LMD District</b>	<b>Projected Beg Reserve Balance (7-1-19)</b>	<b>Projected General Fund (Contribution) / Repayment (FY 2019-20)</b>	<b>Total Projected Deficit (6-30-20)</b>
Monte Cristo	(\$892)	(\$2,950)	(\$3,842)

**ATTACHMENTS:**

1. Resolution 2019- \_\_\_\_\_
2. Engineer’s Report and Budget

**RESOLUTION NO. 2019-\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVINGSTON, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE CITYWIDE CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 1 AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS WITHIN SUCH DISTRICT FOR FISCAL YEAR 2019/2020 AND CONFIRMING DIAGRAMS AND ASSESSMENTS PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE AND AS PROVIDED BY ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION**

The City Council of the City of Livingston, California (hereinafter referred to as the "City Council") does resolve as follows:

**WHEREAS**, the City Council by its Resolution No. 2019-29 initiated proceedings, and declared its intention to levy annual assessments for the Citywide Consolidated Landscape Maintenance Assessment District No. 1 (the "District") and Benefit Zones (the "Zones") and to levy and collect assessments against lots and parcels of land within such District and Zones pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (the "Act"), to pay for the costs and expenses of operating, maintaining and servicing ornamental structures, landscaping and appurtenant facilities located within public places within the boundaries of the District and Zones; and

**WHEREAS**, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented (or amended) to the City Council, an Engineer's Report prepared by Willdan Financial Services in connection with the annual levy of assessments against lots and parcels of land within the District and Zones (the "Engineer's Report" or "Report") and the City Council did by previous Resolution amend or approve the Report presented at that time; and

**WHEREAS**, there has now been presented to this City Council the Report as required by Chapter 3, Section 22623 of said Act, and as previously directed by Resolution; and

**WHEREAS**, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the proposed assessments have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and

**WHEREAS**, the City Council desires to levy and collect assessments against lots and parcels of land within the District and Zones for the fiscal year commencing July 1, 2019 and ending June 30, 2020, to pay for the costs and expenses of operating, maintaining and servicing ornamental structures, landscaping and appurtenant facilities located within public places within the boundaries of the District and Zones; and

**WHEREAS**, the City Council and its legal counsel have reviewed Proposition 218 and found that

these assessments comply with applicable provisions of Articles XIII C and XIII D of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF LIVINGSTON CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 1, AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. That the Report as presented or amended is hereby approved and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3. Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the Engineer's Report prepared in connection with the District and Zones and the proposed levy and collection of assessments and the City Council has considered all oral and written statements, protests, objections and communications made or filed by interested persons.

Section 4. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, and other reports and information, the City Council hereby finds and determines with respect to the District and Zones included in the Engineer's Report, that:

- (i) the land within the District and Zones will be specially benefited by the operation, maintenance and servicing of ornamental structures, landscaping, including trees, shrubs, grass and other ornamental vegetation, and appurtenant facilities, including irrigation systems, drainage devices, and drywells, located in public places within the boundaries of the District and Zones; and
- (ii) the District and Zones includes all lands so specially benefited; and
- (iii) the net amount to be assessed upon the lots and parcels within the District and Zones in accordance with the Engineer's Report for the fiscal year commencing July 1, 2019 and ending June 30, 2020 is apportioned by a formula and method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated special benefits to be received by each lot or parcel from the improvements as to the respective Zones; and
- (iv) only special benefits are assessed, and no assessment is imposed on any parcel, which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

Section 5. The City Council hereby orders the proposed improvements to be made as set forth in

the Engineer's Report, which improvements are briefly described as follows: The operation, maintenance and servicing of ornamental structures, landscaping, including trees, shrubs, grass and other ornamental vegetation, and appurtenant facilities, including irrigation systems, located in public places within the boundaries of the District and Zones. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the ornamental structures, landscaping and appurtenant facilities, including repair, removal or replacement of all or part of any of the ornamental structures, landscaping or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of water and electricity for the irrigation and control of the landscaping and the maintenance of any of the ornamental structures or appurtenant facilities.

Section 6. The City Council hereby confirms the diagrams and assessments set forth in the Engineer's Report. The maintenance, operation and servicing of the ornamental structures, landscaping and appurtenant facilities shall be performed pursuant to the Act. For fiscal year 2019/2020, the County Auditor of Merced County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment, and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessment after deduction of any compensation due to the County for collection shall be paid to the City Treasurer.

Section 7. The assessments are in compliance with the provisions of the Act and Articles XIII C and XIII D of the California Constitution, and the City Council has complied with all laws pertaining to the levy of annual assessments pursuant to the Act and Articles XIII C and XIII D of the California Constitution.

Section 8. The assessments are levied for the purpose of paying the costs and expenses of the improvements described above for fiscal year 2019/2020.

Section 9. The City Treasurer shall deposit all money representing assessments collected for the District and Zones to the credit of a special fund known as "Improvement Fund, City of Livingston Landscape Maintenance Assessment District No. 1" and such money shall be expended only for the maintenance, operation and servicing of the ornamental structures, landscaping and appurtenant facilities as described above and herein.

Section 10. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2019 and ending June 30, 2020.

Section 11. A certified copy of this Resolution, the approved Engineers Report, as approved or amended, shall be on file in the office of the City Clerk and shall be open for public inspection.

Section 12. The City Clerk or the City's representative, Willdan Financial Services, is hereby



authorized and directed to submit such assessments to the County Auditor upon adoption of this Resolution pursuant to Chapter 4, Article 1, Section 22641 of the Act.

Passed and adopted this 16th day of July, 2019, by the following vote:

AYES:

NOES:

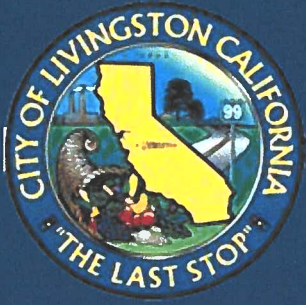
ABSENT:

\_\_\_\_\_  
Gurpal Samra, Mayor  
of the City of Livingston

ATTEST:

I, hereby certify that the foregoing Resolution was regularly introduced, passed, and adopted at a regular meeting of the City Council of the City of Livingston this 16th day of July, 2019.

\_\_\_\_\_  
June Monica Cinseros, Deputy City Clerk  
of the City of Livingston



# **CITY OF LIVINGSTON**

## **ANNUAL ENGINEER'S REPORT**

### **CITYWIDE CONSOLIDATED LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 1**

**FISCAL YEAR 2019/2020**

**INTENT MEETING: June 4, 2019**  
**PUBLIC HEARING: June 18, 2019**

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 **WILLDAN**

**AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT**

**Establishment of Annual Assessments for the:**

**CITYWIDE CONSOLIDATED LANDSCAPE MAINTENANCE  
ASSESSMENT DISTRICT NO. 1**

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## I. OVERVIEW

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### A. Introduction

The City of Livingston (“City”) annually levies and collects special assessments in order to maintain the improvements within the Citywide Consolidated Landscape Maintenance Assessment District No. 1 (the “District”). The District is a consolidation of several original landscape districts or zones within the City. Each of the original zones was established as a separate benefit zone before being consolidated into the single District. Assessments are levied annually for the District pursuant to the 1972 Act, being Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The District currently includes twenty-six (26) “benefit zones” (“Zones”). Each Zone includes specific improvements that provide a special benefit to the parcels within the Zone. The improvements that benefit properties within each Zone and the costs of those improvements and services are identified and budgeted separately for each Zone.

This Annual Engineer’s Report (“Report”) describes the District, any annexations, or changes to the District, and the proposed assessments for fiscal year 2019/2020. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide a direct and special benefit to properties within the District. The cost of improvements and the annual levy includes all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own assessment parcel number by the County of Merced Assessor’s Office. The County of Merced Auditor-Controller uses assessment parcel numbers and specific fund numbers to identify on the tax roll properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Annual Engineer’s Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2019/2020 pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor-Controller and included on the property tax roll for each benefiting parcel for fiscal year 2019/2020.

### B. Compliance with Current Legislation

On November 5, 1996, California voters approved Proposition 218. This Constitutional amendment was the latest in a series of initiatives altering the revenue-raising discretion of California local agencies. The provisions of the Proposition are set forth in California Constitutional Articles XIII C and XIII D.

As relevant to the District, California Constitution Article XIII D, Sections 1 through 5, provide for additional substantive and procedural requirements, as outlined below.

In Proposition 218, “Assessments” are defined as:

“... any levy or charge upon real property by an agency for a special benefit conferred upon the real property. ‘Assessment’ includes, but is not limited to, ‘special assessment,’ ‘benefit assessment,’ ‘maintenance assessment’ and ‘special assessment tax.’” Article XIII D Section 2b.

Although District assessments are generally collected on the property tax rolls, District “assessments” are not “taxes.” Assessments are distinct from the regular one percent (1%) property tax and property tax debt overrides in that assessment rates are not levied on an ad valorem basis. The levies contained in this report are considered assessments under Proposition 218.

Proposition 218 requires that beginning July 1, 1997, all new and existing assessments (with some exceptions) conform to new substantive and procedural requirements. However, certain assessments are exempted from the conformity requirement until they are increased. Generally, these exemptions include:

- Assessments used exclusively to fund sidewalks, streets, sewers, water, flood control, drainage systems, or vector control.
- Assessments used exclusively for bond repayments, the cessation of which would violate the Contract Impairment Clause of the U.S. Constitution.
- Assessments previously approved by a majority of voters.
- Assessments approved by the persons owning all of the property at the time the assessment was initially imposed.

Zones designated as Almond Glen, Country Glen, Country Roads, Harvest Manor, Vinewood Estates, Vintage West, North Residential, South Residential, Central Residential, North Commercial, Downtown Commercial and South Commercial were all formed prior to the passage of Proposition 218 and are exempt from the procedural requirements. However, any new or increased assessments, if proposed, will be subject to the substantive and procedural requirements of Proposition 218.

The Zones Vinewood Estates II (Briarwood), Monte Cristo, Monte Cristo II (Briarwood), Sundance (Country Villas 1, 2, and 3), Kensington Park South (Vineyard Estates), Bridgeport Village, Davante Villas, Country Lane I (Liberty Square), Country Lane II (Country Lane, Kishi), Parkside-Forecast, Sundance IV (Country Villas IV), Strawberry Fields, La Tierra (Rancho Estrada), and Somerset (Sun Valley Estates) were formed after the passage of Proposition 218. As such, these Zones were formed in accordance with the substantive and procedural requirements and property owners were balloted for



the assessments. The assessments for these Zones included the annual Consumer Price Index inflator.

### C. Zone Boundaries of District

**Zone 1 — Almond Glen** This Zone is generally located north of Walnut Avenue, south of Grapevine, east of Olds Avenue, and west of the City limits. All parcels within the Zones are located in the Almond Glen Subdivision.

**Zone 2 — Country Glen** This Zone is generally located south of “F” Street, and west of Sun Crest Avenue, in the southwest corner of the City. Parcels within the Zone are located in the Country Glen Subdivision.

**Zone 3 — Country Roads** This Zone is generally located at the northeast corner of Dwight Way and Walnut Avenue. All parcels within the Zone are located within the Country Roads Subdivision.

**Zone 4 — Harvest Manor** This Zone is located south of Olive Avenue, north of Grapevine, east of Livingston Cressey Road, and west of Olds Avenue. All parcels within this Zone are located in the Harvest Manor Subdivision.

**Zone 5 — Vinewood Estates** This Zone is generally located north of F Street, south of B Street, and west of Selma Herndon School. All parcels are within the Vinewood Estates Subdivision.

**Zone 5B – Vinewood Estates II (Briarwood)** This Zone is generally located south of “B” street and west of Selma Herndon School. All parcels are northwest of the Vinewood Estates Subdivision.

**Zone 6 — Vintage West** This Zone is located north of Peach Avenue, through and including Burgundy and Gamay Way, west of Hammatt Avenue, through and including Amaretto Way. All parcels are within the Vintage West Subdivision.

**Zone 7 — North Residential** This Zone consists of all residential parcels north of the 99 Freeway.

**Zone 8 — South Residential** This Zone consists of the residential parcels south of the downtown business area.

**Zone 9 — Central Residential** This Zone consists of the residential parcels south of the 99 Freeway and generally adjacent to the downtown business area.

**Zone 10 — North Commercial** This Zone consists of the commercial and industrial parcels north of the 99 Freeway.

**Zone 11 — Downtown Commercial** This Zone consists of the commercial and industrial parcels within the downtown business area south of the 99 Freeway.



**Zone 12 — South Commercial** This Zone consists of the commercial parcels in the southern part of the City.

**Zone 13 — Monte Cristo** This Zone is located on Peach Avenue west of Prusso Street.

**Zone 13B – Monte Cristo II (Briarwood)** This Zone is generally located on the northeast corner of Peach Avenue and Winton Parkway.

**Zone 14 — Sundance (Country Villas 1, 2, and 3)** This Zone is located southeast of Walnut Avenue and Dwight Way.

**Zone 15 — Kensington Park South (Vineyard Estates)** This Zone is generally located on Dwight Avenue north of Peach Avenue.

**Zone 16 — Bridgeport Village** This Zone is generally located south of F Street and east of Winton Parkway.

**Zone 17 — Davante Villas** This Zone is generally located south of F Street and east of Arena Canal.

**Zone 18 — Country Lane I (Liberty Square)** This Zone is generally located at the southeast of Hammatt Avenue and Aspenglen.

**Zone 19 — Country Lane II (Kishi)** This Zone is generally located on Olive Avenue at Hammatt Avenue.

**Zone 20 — Parkside-Forecast** This Zone is located between “F” Street and Peach Avenue, east of Robin Avenue.

**Zone 21 — Sundance IV (Country Villas IV)** This Zone is located east of Dwight Way and approximately 1,311 feet south of Walnut Avenue.

**Zone 22 — Strawberry Fields** This Zone is located on “I” Street and west of the Arena Canal.

**Zone 23 — La Tierra (Rancho Estrada)** This Zone is located on the southeast corner of “F” Street and Robin Avenue.

**Zone 24 — Somerset (Sun Valley Estates)** This Zone is located on the south side of Peach Avenue, west of the Arena Canal.

**Public Properties** These are properties that do not benefit specifically from the improvements maintained by the District. The approximate number of EDU's, however, provides an estimate of the general benefit associated with graffiti removal.

## **D. Improvements Authorized by the 1972 Act**

As applicable or may be applicable to a proposed or existing district, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- Incidental expenses associated with the improvements including, but not limited to:
  - The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
  - The costs of printing, advertising, and the publishing, posting and mailing of notices;
  - Compensation payable to the County for collection of assessments;
  - Compensation of any engineer or attorney employed to render services;
  - Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
  - Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
  - Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements as provided in the Act.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

## II. PLANS AND SPECIFICATIONS

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### A. General Description of the District and Services

The District provides for maintenance, servicing and operation of landscaped improvements, park maintenance, graffiti removal, and associated appurtenances located within the public right-of-way and dedicated landscape easements in twenty-six (26) areas throughout the City: Nineteen (19) subdivision-specific areas, six (6) areas formerly comprising the Citywide Zone, and one (1) area for public properties benefiting from services provided by the District.

Each Zone has specific improvements that provide a special and direct benefit to the parcels within the Zones. All parcels that are identified as being within a Zone, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread between all benefiting parcels within that Zone.

Improvements within the District are generally parks, ornamental structures, streetlights, landscaped medians and parkways and appurtenant facilities located within public places within the boundaries of the District and Zones. District improvements also include turf, ground cover, shrubs and trees, irrigation systems, walkways, other ornamental vegetation, irrigation systems and appurtenant facilities.

Services provided include all necessary service, operations, maintenance required to keep the improvements in a healthy, vigorous condition and in proper working order.

Maintenance includes the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the ornamental structures, landscaping and appurtenant facilities, including repair, removal or replacement of all or part of any of the ornamental structures, landscaping, lighting improvements or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing includes the furnishing of water and electricity for the irrigation and/or lighting as well as maintenance of any of the ornamental structures or appurtenant facilities. Operation includes the continual operation of the streetlight improvements.

Zones 5B Vinewood Estates II (Briarwood)), 13B Monte Cristo II (Briarwood), 14 Sundance (Country Villas 1, 2 and 3), 15 Kensington Park South (Vineyard Estates), 16 Bridgeport Village, 17 Davante Villas, 18 Country Lane I (Liberty Square), and 19 Country Lane II (Kishi), 20 Parkside-Forecast, 21 Sundance IV (Country Villas IV), 22 Strawberry Fields, 23 La Tierra (Rancho Estrada), and 24 Somerset (Sun Valley Estates) include streetlight maintenance as part of their assessments.



The following table lists the various Zones within the District along with the number of expected Equivalent Dwelling Units (EDU) to be assessed within each Zone:

### BENEFIT ZONE EDUs

District Code	Zone	Description	EDUs
301	1	Almond Glen	84.00
302	2	Country Glen	44.00
303	3	Country Roads	200.00
304	4	Harvest Manor	215.00
305	6	Vintage West	310.00
306	13	Monte Cristo	64.00
307	13B	Monte Cristo II (Briarwood)	66.00
308	5	Vinewood Estates	123.00
309	5B	Vinewood Estates II (Briarwood)	15.00
310	15	Kensington Park South (Vineyard Estates)	30.00
311	16	Bridgeport Village	82.00
312	17	Davante Villas	153.00
313	22	Strawberry Fields	6.00
314	14	Sundance (Country Villas 1,2,3)	179.00
315	21	Sundance IV (Country Villas IV, Dunmore)	97.00
316	20	Parkside Forecast	185.00
317	18	Country Lane I (Liberty Square)	56.00
318	19	Country Lane II (Kishi)	157.00
319	23	La Tierra (Rancho Estrada)	77.00
320	7	North Residential	388.55
321	8	South Residential	707.86
322	9	Central Residential	523.66
323	10	North Commercial	1,649.25
324	11	Downtown Commercial	113.11
325	12	South Commercial	47.65
326	24	Somerset (Sun Valley)	133.00

### III. METHOD OF APPORTIONMENT

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#### A. Benefit Analysis

Pursuant to the 1972 Act, the legislative body establishes and determines the “estimated benefit received” by each parcel from the improvements. Additionally, Proposition 218 states:

“In any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question.” Article XIID Section 4f

Therefore, the agency also has a responsibility to identify the benefits conferred on each parcel, (i.e., “special benefit” versus “general benefit”). Proposition 218 defines special benefit as:

“... a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit.’” Article XIID Section 2i

This does not necessarily mean “special benefit” cannot be “estimated benefit”.

Proposition 218 requires the City to identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit to each parcel shall be determined in relationship to the entirety of the public improvements or the maintenance and operation expenses being provided, and

“Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.” Article XIII D Section 4a (Emphasis added)

## B. Assessment Methodology

The benefit formula used within each Zone of the District may vary. The formula used for each Zone reflects the composition of the parcels, and the improvements and services provided, to accurately proportion the costs based on estimated special benefit to each parcel.

Each parcel in the District is assigned a weighting factor known as an Equivalent Dwelling Unit (“EDU”). Each single-family residential property is assigned an EDU of 1.0 while the other assessable properties are assigned EDU factors based upon property type to arrive at the total EDU for each Zone. The total EDU in each Zone is divided into the total Balance to Levy for the Zone to establish the Levy per EDU (Rate) for each Zone. The Rate is then multiplied by each parcel’s individual EDU to establish the parcel’s levy amount. An explanation of how the weighting factors were determined can be found in the original District formation documents on file with the City.

The following shows the EDU factors for each property type in the District:

Property Type	EDU Factor	Basis
Developed Residential	1.00	Per Parcel
Developed Multi-Family	1.00	Per Unit
Undeveloped Residential	0.30	Per Acre
Developed Commercial/Industrial	6.00	Per Acre
Undeveloped Commercial/Industrial	0.30	Per Acre
Developed Public	6.00	Per Acre

A residential parcel shall be considered developed if a building permit can be issued on such parcel without further subdivision and the parcel is adjacent to curb and gutter improvements.

The following formulas are used to calculate each property’s assessment within each Zone.

$$\text{Total Balance to Levy/Total EDU} = \text{Levy per EDU (Rate)}$$

$$\text{Parcel EDU} \times \text{Levy per EDU (Rate)} = \text{Parcel Levy Amount}$$

The total levy per EDU will vary between benefit zones due to the different costs to maintain the improvements within each Zone. Table 1 below is a sample levy calculation for a parcel in the Almond Glen Zone.



**TABLE 1  
SAMPLE LEVY CALCULATION**

ZONE	Property Type	TOTAL BALANCE TO LEVY	TOTAL EDU	=	LEVY per EDU	×	PARCEL EDU	=	PARCEL LEVY
Almond Glen	Single Family	\$6,815.76	84.00	=	\$81.14	×	1.00	=	\$6,815.76

All assessed lots or parcels of real property within each Zone are listed on the Assessment Roll (See Appendix B - 2019/2020 Assessment Roll). The Assessment Roll states the net amount to be assessed upon assessable lands within each Zone for fiscal year 2019/2020, shows the fiscal year 2019/2020 assessment upon each lot and parcel within each Zone and describes each assessable lot or parcel of land within each Zone. These lots and parcels are more particularly described on the County Assessment Roll, which is on file in the office of the Merced County Assessor and by reference is made a part of this report.

**C. Assessment Rate per EDU**

For Fiscal Year 2019/2020, the assessment rates for Vinewood Estates II (Briarwood), Monte Cristo, Monte Cristo II (Briarwood), Sundance (Country Villas 1, 2, and 3), Kensington Park South (Vineyard Estates), Bridgeport Village, Davante Villas, Country Lane I (Liberty Square), Country Lane II (Country Lane, Kishi), Parkside-Forecast, Sundance IV (Country Villas IV) , Strawberry Fields, La Tierra (Rancho Estrada), and Somerset (Sun Valley Estates) Zones have been increased by the annual percentage increase in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-San Jose Area (“CPI”) calculated from Annual 2017 to Annual 2018 of 3.865%. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index, or a comparable system as approved by the City Council for determining fluctuations in the cost of living. The maximum assessment rates per EDU of each Zone for FY 2019/2020 are shown in the budget section of this Report.

The following table shows the proposed assessment rate per EDU for each Zone for FY 2019/2020:

District Code	Zone	Description	Applied Rate per EDU*	Annual Inflator
301	1	Almond Glen	\$81.14	None
302	2	Country Glen	\$52.64	None
303	3	Country Roads	\$81.22	None
304	4	Harvest Manor	\$52.64	None
305	6	Vintage West	\$81.22	None
306	13	Monte Cristo	\$122.18	CPI
307	13B	Monte Cristo II (Briarwood)	\$241.90	CPI
308	5	Vinewood Estates	\$52.64	None
309	5B	Vinewood Estates II (Briarwood)	\$115.70	CPI
310	15	Kensington Park South (Vineyard Estates)	\$136.12	CPI
311	16	Bridgeport Village	\$421.36	CPI
312	17	Davante Villas	\$605.82	CPI
313	22	Strawberry Fields	\$421.36	CPI
314	14	Sundance (Country Villas 1,2,3)	\$122.16	CPI
315	21	Sundance IV (Country Villas IV, Dunmore)	\$276.04	CPI
316	20	Parkside Forecast	\$212.28	CPI
317	18	Country Lane I (Liberty Square)	\$447.28	CPI
318	19	Country Lane II (Kishi)	\$846.44	CPI
319	23	La Tierra (Rancho Estrada)	\$672.20	CPI
320	7	North Residential	\$52.64	None
321	8	South Residential	\$52.64	None
322	9	Central Residential	\$52.64	None
323	10	North Commercial	\$11.44	None
324	11	Downtown Commercial	\$11.44	None
325	12	South Commercial	\$11.44	None
326	24	Somerset (Sun Valley)	\$464.94	CPI

\* The rates have been rounded down to nearest even penny per Merced County requirements

## IV. DISTRICT BUDGET

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### A. Description of Budget Items

The following describes the services and costs that are to be funded for the District are shown in the following budgets of each Zone.

#### **DIRECT COSTS:**

Unless otherwise specified, the improvements and services funded by the District are provided at a consistent level throughout the District.

**Landscape O&M** — Landscape operations and maintenance costs, including all costs for materials and utilities required to properly maintain the landscaping, irrigation systems, certain drainage areas, and appurtenant facilities for the landscaped areas within each Zone. All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City staff but are generally scheduled weekly. All parcels are assessed for this service.

**Park O&M** — Park operations and maintenance costs include materials and supplies required for proper maintenance and care for parks throughout the City. Park improvements include turf, landscaping, irrigation systems and all appurtenant facilities. All parcels are assessed for park operations and maintenance costs. These costs include the operation and maintenance costs associated with the soccer field. The isolated nature of Livingston makes the continued maintenance of this facility of special benefit to all residential, commercial, and industrial properties in the District. All parcels are assessed for these costs.

**Personnel Services** — Includes labor related costs required to properly maintain, service and/or operate the district improvements and appurtenant facilities.

**Maintenance Support** — Includes costs related to communications of support personnel and information technology services.

**Graffiti Removal** — Includes costs to all parcels in the District for the removal of graffiti, including the cost of labor and materials. Based on information provided by the Public Works Department, 60% of the total cost funded by the District is borne by the residential properties. The balance is borne by the commercial parcels within the District or is considered of general benefit to the community as a whole. Publicly-owned properties do not specifically benefit from graffiti removal. The proportion of publicly-owned properties to other properties in the District is used as a calculation tool to identify a general benefit component.

**Equipment O&M** — Includes costs to operate and maintain equipment used to maintain and /or service the district improvements.

**Equipment Purchases** — Purchase of equipment to be used to maintain, service and/or operate the district improvements.

**Incidental and Other Costs** — Includes the cost of publishing the notice of the public hearing related to the approval of the assessments and the cost of liability insurance.

**Streetlight Maintenance** — Includes costs necessary to maintain the streetlight improvements.

#### **ADMINISTRATION COSTS:**

**County Administration Fee** — The costs to the District for the County to collect assessments on the property tax bills.

**District Engineering/Administration** — The cost to all particular departments and staff of the City, for providing the coordination of District services, operations and maintenance, response to public concerns and education, and procedures associated with the levy and collection of assessments. Also includes the costs of contracting with professionals to provide any additional administrative, legal or engineering services specific to the District.

#### **LEVY BREAKDOWN:**

**Replenishment/(Use) of Reserve** — Funding transferred from or to the Zone's Reserve to either offset a portion of the budgeted costs or to replenish the Reserve. The Reserve provides for the collection of funds to operate a Zone from the time period of July 1 (beginning of the Fiscal Year) through January to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. If sufficiently funded, the Reserve can eliminate the need for the City to transfer funds from non-district accounts to pay for district costs during this period.

**General Fund (Contribution)/Repayment** — The projected General Fund contribution to a Zone when projected Zone expenditures cannot be met by the Zone's annual assessments or available reserves. A negative amount indicates a projected General Fund contribution while a positive amount represents potential funds available for repayment to the General Fund of a previous contribution.

**Rounding Adjustment** – The necessary rounding adjustment due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

**Balance to Levy** — This is the total amount to be levied and collected through assessments for the current fiscal year for each Zone. The balance to levy represents



the sum of total direct and administration costs, together with any applicable adjustments to the budget as described above.

## DISTRICT STATISTICS

**Charge Per EDU** – The proposed assessment rate per EDU.

**Net EDUs** - The total EDUs of each Zone expected to be subject to the assessment. Excludes Exempt EDUs.

**Exempt EDUs** – Total EDUs of properties used primarily as places of worship which are to be exempted from this year’s assessment.

**Maximum Rate per EDU** – For each Zone, the maximum rate per EDU is the prior year maximum assessment rate of any Zone not subject to annual rate increases; the maximum rate per EDU in all other Zones is the prior year maximum assessment rate inflated by the annual percentage CPI increase.

**Projected Maximum Assessment** – Represents each Zone’s Net EDUs times the respective maximum assessment rate per EDU. Since this amount is not affected by rounding or other County requirements, this amount may vary slightly from the Balance to Levy.

## OPERATING RESERVE

**Projected Beginning Reserve Balance** - The projected fund balance as of July 1, 2019.

**Replenish /(Use) Operating Reserve** — A positive amount increases the levy in order to replenish the reserve (or fund anticipated costs) where a negative amount reduces the levy by using the reserves to offset costs.

**Transfer from/(to) the Special Projects Reserve** — The amount of Operating Reserve monies expected to be transferred to or from the Special Projects Reserve in order to arrive at an operating reserve balance generally sufficient to fund Zone expenses for six months, to the extent that funds are available.

**Ending Reserve Balance (est.)** - This amount represents the estimated Operating Reserve balance/(deficit) for each Zone as of June 30, 2020. The size of each Zone’s Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance and services from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is considered to be December 31, for the purpose of calculating the allowable size of the Operating Reserve.

## SPECIAL PROJECTS RESERVE

**Beginning Reserve Balance** — The Special Projects Beginning Reserve Balance is shown as zero. This Report shows each Zone’s entire beginning reserve as being held in the Operating Reserve.

**Replenish /(Use) Special Projects Reserve** — This amount is added to the levy to replenish the reserve and / or to fund anticipated needs of a Zone.

**Transfer from/(to) the Operating Reserve** — The amount of Operating Reserve monies expected to be transferred to or from the Special Projects Reserve.

**Ending Reserve Balance (est.)** - The projected balance of funds in the Special Projects Reserve as of June 30, 2020. These funds are budgeted for future rehabilitation projects, replacements, restorations, upgrades of District improvements or other improvements described in subdivisions (a) to (d) of Section 22525 of the Act; each Zone’s Special Project Capital Improvement Plan is provided within the Budget Section of this Report. Periodically, funds held in a Special Projects Reserve for these purposes may be needed to respond to the Zone’s changing maintenance needs or other factors. Accordingly, any or all funds held in a Special Projects Reserve are subject to transfer into the same Zone’s Operating Reserve, at the discretion of the Public Works Department, in order to provide for the maintenance and operation of the improvements.

## **B. Description of Special Benefit**

The maintenance of the improvements provides the following special benefits to properties within the District:

- Enhanced desirability of properties within the District.
- Improved aesthetic appeal to properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and reduced noise and air pollution.
- Reduced personal property loss and reduced vandalism resulting from enhanced surroundings.
- Increased promotion of business and business opportunities resulting from a positive representation of the area.



### C. District Budget

Description	Almond Glen	Country Glen	Country Roads	Harvest Manor	Vintage West	Monte Cristo	Monte Cristo II (Briarwood)	Vinewood Estates	Vinewood Estates II (Briarwood)	Kensington Park South (Vineyard Estates)	Bridgeport Village	Davante Villas	Strawberry Fields
<b>Direct Costs</b>													
Landscape O&M	\$1,500	\$500	\$5,000	\$5,000	\$15,000	\$2,000	\$5,000	\$3,000	\$260	\$750	\$10,000	\$10,736	\$350
Park O&M	2,186	1,170	4,376	5,720	8,097	2,617	3,401	3,305	468	0	1,899	0	0
Personnel Services	2,704	916	6,470	4,568	8,756	2,610	6,778	3,401	3,108	3,214	12,242	29,489	824
Maintenance Support	53	18	126	88	196	59	120	50	13	31	259	695	19
Graffiti Removal	35	12	83	58	129	39	79	33	9	20	170	457	12
Equipment O&M	760	258	1,811	1,262	2,807	839	1,713	722	186	438	3,708	9,948	271
Equipment Purchases	1,565	333	4,335	2,627	3,620	1,082	2,210	1,931	240	560	8,782	18,829	350
Incidental & Other Costs	34	12	81	57	125	37	75	32	8	20	161	433	12
Street Light Maintenance	0	0	0	0	0	0	2,354	0	18	800	2,500	4,000	30
<b>Direct Costs (subtotal)</b>	<b>\$8,837</b>	<b>\$3,218</b>	<b>\$22,283</b>	<b>\$19,379</b>	<b>\$38,730</b>	<b>\$9,283</b>	<b>\$21,729</b>	<b>\$12,475</b>	<b>\$4,311</b>	<b>\$5,833</b>	<b>\$39,722</b>	<b>\$74,588</b>	<b>\$1,869</b>
<b>Administration Costs</b>													
County Administration Fee	\$79	\$65	\$120	\$90	\$159	\$72	\$73	\$93	\$55	\$61	\$79	\$104	\$52
District Engineering/Administration	457	155	1,089	758	1,687	524	1,070	434	116	274	2,315	6,211	169
<b>Administration (subtotal)</b>	<b>\$536</b>	<b>\$220</b>	<b>\$1,209</b>	<b>\$848</b>	<b>\$1,846</b>	<b>\$596</b>	<b>\$1,143</b>	<b>\$527</b>	<b>\$171</b>	<b>\$335</b>	<b>\$2,394</b>	<b>\$6,315</b>	<b>\$221</b>
<b>Levy Breakdown</b>													
Total Direct and Admin Costs	\$9,373	\$3,439	\$23,491	\$20,227	\$40,576	\$9,879	\$22,872	\$13,002	\$4,482	\$6,168	\$42,116	\$80,903	\$2,090
Replenish / (Use) of Reserve	(2,557)	(1,122)	(7,247)	(8,910)	(15,398)	892	(6,907)	(6,527)	(2,746)	(2,084)	(7,564)	11,790	438
General Fund (Contribution)/Repayment						(2,950)							
Rounding Adjustment						(1.18)			(0.19)	(0.49)	(0.90)	(2.77)	(0.07)
<b>Balance to Levy</b>	<b>\$6,815.76</b>	<b>\$2,316.16</b>	<b>\$16,244.00</b>	<b>\$11,317.60</b>	<b>\$25,178.20</b>	<b>\$7,819.52</b>	<b>\$15,965.40</b>	<b>\$6,474.72</b>	<b>\$1,735.50</b>	<b>\$4,083.60</b>	<b>\$34,551.52</b>	<b>\$92,690.46</b>	<b>\$2,528.16</b>
<b>District Statistics</b>													
Charge Per EDU*	\$81.14	\$52.64	\$81.22	\$52.64	\$81.22	\$122.18	\$241.90	\$52.64	\$115.70	\$136.12	\$421.36	\$605.82	\$421.36
Net EDUs	84.00	44.00	200.00	215.00	310.00	64.00	66.00	123.00	15.00	30.00	82.00	153.00	6.00
Exempt EDUs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Levied Parcels	84	44	200	113	310	64	66	123	15	30	82	153	6
Maximum Rate Per EDU	\$81.1400	\$52.6400	\$81.2200	\$52.6400	\$81.2200	\$122.1985	\$241.9000	\$52.6400	\$115.7127	\$136.1364	\$421.3710	\$605.8381	\$421.3710
Projected Maximum Assessment	\$6,816	\$2,316	\$16,244	\$11,318	\$25,178	\$7,821	\$15,965	\$6,475	\$1,736	\$4,084	\$34,552	\$92,693	\$2,528
<b>Operating Reserve</b>													
Projected Beginning Reserve Balance	\$19,054	\$5,312	\$49,538	\$32,912	\$84,682	(\$892)	\$26,472	\$18,894	\$9,456	\$10,870	\$58,601	\$144,420	\$3,661
Replenish / (Use) Operating Reserve	(2,557)	(1,122)	(7,247)	(8,910)	(15,398)	892	(6,907)	(6,527)	(2,746)	(2,084)	(7,564)	11,790	438
Transfer from / (to) Spec Projects Reserve	(12,079)	(2,580)	(31,149)	(14,313)	(49,920)		(8,700)	(6,130)	(4,555)	(5,870)	(31,176)	(118,916)	(3,164)
<b>Ending Reserve Balance (est.)</b>	<b>\$4,418</b>	<b>\$1,609</b>	<b>\$11,141</b>	<b>\$9,689</b>	<b>\$19,365</b>	<b>\$0</b>	<b>\$10,865</b>	<b>\$6,237</b>	<b>\$2,155</b>	<b>\$2,917</b>	<b>\$19,861</b>	<b>\$37,294</b>	<b>\$934</b>
<b>Special Projects Reserve</b>													
Beginning Reserve Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replenish / (Use) Spec Projects Reserve													
Transfer from / (to) Operating Reserve	12,079	2,580	31,149	14,313	49,920	0	8,700	6,130	4,555	5,870	31,176	118,916	3,164
<b>Ending Reserve Balance (est.)</b>	<b>\$12,079</b>	<b>\$2,580</b>	<b>\$31,149</b>	<b>\$14,313</b>	<b>\$49,920</b>	<b>\$0</b>	<b>\$8,700</b>	<b>\$6,130</b>	<b>\$4,555</b>	<b>\$5,870</b>	<b>\$31,176</b>	<b>\$118,916</b>	<b>\$3,164</b>

\* Rates have been rounded to nearest even penny per Merced County Requirements.



## District Budget (Continued)

Description	Sundance (Country Villas 1,2,3)	Sundance IV (Country Villas IV)	Parkside Forecast	Country Lane I (Liberty Square)	Country Lane II (Kishi)	La Tierra (Rancho Estrada)	North Residential	South Residential	Central Residential	North Commercial	Downtown Commercial	South Commercial	Somerset (Sun Valley Estates)
<b>Direct Costs</b>													
Landscape O&M	\$4,000	\$3,000	\$10,000	\$1,500	\$10,000	\$7,000	\$3,000	\$10,000	\$10,000	\$3,500	\$600	\$200	\$12,000
Park O&M	5,882	1,133	0	2,508	13,305	548	8,059	17,736	12,990	1,716	310	127	3,077
Personnel Services	7,480	9,477	13,851	8,231	44,359	22,381	8,333	20,813	11,427	7,945	609	3,541	23,803
Maintenance Support	164	201	294	188	996	388	219	290	195	147	10	4	464
Graffiti Removal	108	132	194	123	655	255	105	191	141	97	7	3	305
Equipment O&M	2,347	2,874	3,217	2,688	14,263	5,555	2,280	4,155	3,073	2,103	144	61	6,637
Equipment Purchases	7,027	5,706	7,436	5,467	28,394	10,164	7,940	7,358	8,963	2,712	186	78	13,559
Incidental & Other Costs	103	125	184	119	622	242	96	184	133	93	7	3	289
Street Light Maintenance	5	1,000	5,000	2,000	13,000	800	0	0	0	0	0	0	1,832
<b>Direct Costs (subtotal)</b>	<b>\$27,115</b>	<b>\$23,648</b>	<b>\$40,176</b>	<b>\$22,825</b>	<b>\$125,594</b>	<b>\$47,133</b>	<b>\$30,032</b>	<b>\$60,728</b>	<b>\$46,924</b>	<b>\$18,314</b>	<b>\$1,873</b>	<b>\$4,017</b>	<b>\$61,965</b>
<b>Administration Costs</b>													
County Administration Fee	\$113	\$84	\$115	\$70	\$105	\$77	\$145	\$265	\$145	\$69	\$66	\$53	\$97
District Engineering/Administration	1,466	1,794	2,632	1,678	8,905	3,468	1,371	2,497	1,847	1,264	87	37	4,144
<b>Administration (subtotal)</b>	<b>\$1,579</b>	<b>\$1,878</b>	<b>\$2,747</b>	<b>\$1,748</b>	<b>\$9,010</b>	<b>\$3,545</b>	<b>\$1,516</b>	<b>\$2,762</b>	<b>\$1,992</b>	<b>\$1,333</b>	<b>\$153</b>	<b>\$90</b>	<b>\$4,241</b>
<b>Levy Breakdown</b>													
Total Direct and Admin Costs	\$28,694	\$25,526	\$42,923	\$24,573	\$134,604	\$50,678	\$31,548	\$63,490	\$48,916	\$19,647	\$2,025	\$4,106	\$66,206
Replenishment / (Use) of Reserve	(6,824)	1,250	(3,648)	475	(1,711)	1,082	(11,095)	(26,228)	(21,350)	(779)	(731)	(3,561)	(4,367)
General Fund (Contribution)/Repayment													
Rounding Adjustment	(3.14)	(0.64)	(3.52)	(0.82)	(1.81)	(0.95)	(0.09)	(0.17)	(0.31)	(0.45)	(0.30)	(0.05)	(1.63)
<b>Balance to Levy</b>	<b>\$21,866.64</b>	<b>\$26,775.88</b>	<b>\$39,271.80</b>	<b>\$25,047.68</b>	<b>\$132,891.08</b>	<b>\$51,759.40</b>	<b>\$20,453.18</b>	<b>\$37,261.32</b>	<b>\$27,565.26</b>	<b>\$18,867.00</b>	<b>\$1,293.62</b>	<b>\$545.02</b>	<b>\$61,837.02</b>
<b>District Statistics</b>													
Charge Per EDU*	\$122.16	\$276.04	\$212.28	\$447.28	\$846.44	\$672.20	\$52.64	\$52.64	\$52.64	\$11.44	\$11.44	\$11.44	\$464.94
Net EDUs	179.00	97.00	185.00	56.00	157.00	77.00	388.55	707.96	523.66	1,649.25	113.11	47.65	133.00
Exempt EDUs	0.00	0.00	0.00	0.00	0.00	0.00	9.60	6.00	66.36	0.00	1.62	2.94	0.00
Total Levied Parcels	179	97	185	56	157	77	272	614	271	55	46	10	133
Maximum Rate Per EDU	\$122.1775	\$276.0466	\$212.2990	\$447.2946	\$846.4516	\$672.2124	\$52.6400	\$52.6400	\$52.6400	\$11.4400	\$11.4400	\$11.4400	\$464.9523
Projected Maximum Assessment	\$21,870	\$26,777	\$39,275	\$25,048	\$132,893	\$51,760	\$20,453	\$37,261	\$27,566	\$18,867	\$1,294	\$545	\$61,839
<b>Operating Reserve</b>													
Projected Beginning Reserve Balance	\$53,979	\$29,519	\$49,223	\$25,076	\$167,020	\$40,412	\$44,264	\$110,742	\$98,048	\$19,599	\$1,742	\$11,962	\$79,010
Replenish / (Use) Operating Reserve	(6,824)	1,250	(3,648)	475	(1,711)	1,082	(11,095)	(26,228)	(21,350)	(779)	(731)	(3,561)	(4,367)
Transfer fm/(to) Spec Projects Reserve	(33,597)	(18,945)	(25,487)	(14,139)	(102,512)	(17,928)	(18,153)	(54,150)	(53,236)	(9,663)	(74)	(6,393)	(43,661)
<b>Ending Reserve Balance (est.)</b>	<b>\$13,558</b>	<b>\$11,824</b>	<b>\$20,088</b>	<b>\$11,412</b>	<b>\$62,797</b>	<b>\$23,566</b>	<b>\$15,016</b>	<b>\$30,364</b>	<b>\$23,462</b>	<b>\$9,157</b>	<b>\$936</b>	<b>\$2,008</b>	<b>\$30,982</b>
<b>Special Projects Reserve</b>													
Beginning Reserve Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replenish / (Use) Spec Projects Reserve													
Transfer from / (to) Operating Reserve	33,597	18,945	25,487	14,139	102,512	17,928	18,153	54,150	53,236	9,663	74	6,393	43,661
<b>Ending Reserve Balance (est.)</b>	<b>\$33,597</b>	<b>\$18,945</b>	<b>\$25,487</b>	<b>\$14,139</b>	<b>\$102,512</b>	<b>\$17,928</b>	<b>\$18,153</b>	<b>\$54,150</b>	<b>\$53,236</b>	<b>\$9,663</b>	<b>\$74</b>	<b>\$6,393</b>	<b>\$43,661</b>

\* Rates have been rounded to nearest even penny per Merced County Requirements.



## D. Special Projects Reserve – Capital Improvement Plan

A Capital Improvement Plan for the four fiscal years following the District budget is shown below for each applicable Zone.

Description	Almond Glen	Country Glen	Country Roads	Harvest Manor	Vintage West	Monte Cristo	Monte Cristo II (Briarwood)	Vinewood Estates	Vinewood Estates II (Briarwood)	Kensington Park South (Vineyard Estates)	Bridgeport Village	Davante Villas	Strawberry Fields
<b><u>FY 2020/21</u></b>													
Repair, replace, renovate plants, landscaping, irrigation materials	\$4,000		\$6,000	\$3,000	\$8,000			\$1,500	\$2,000	\$1,000	\$5,000	\$14,000	
Water saving landscaping improvements	1,500		2,000	1,000	5,000						2,000	8,000	
Maintenance Equipment	2,000		3,170	2,000	5,000		1,000		1,000	1,000	3,000	8,000	
<b><u>FY 2021/22</u></b>													
Repair, replace, renovate plants, landscaping, irrigation materials		1,042	4,900	3,000	6,000		2,000	3,000		1,000	2,000	12,000	1,000
Water saving landscaping improvements			1,000	396	2,000		2,000				3,000	8,000	
Maintenance Equipment	778		1,000	2,000	2,000			1,000			5,000	8,916	953
<b><u>FY 2022/23</u></b>													
Repair, replace, renovate plants, landscaping, irrigation materials	1,000		5,000		5,000		1,000		1,000	1,000	1,000	10,000	1,000
Water saving landscaping improvements			1,000	1,917	2,000				555	947	1,000	10,000	211
Maintenance Equipment	1,000	1,538	1,079		2,920		1,000	530			1,000	10,000	
<b><u>FY 2023/24</u></b>													
Repair, replace, renovate plants, landscaping, irrigation materials			3,000		5,000		1,000			923	2,000	10,000	
Water saving landscaping improvements			1,000	1,000	2,000		700				3,000	10,000	
Maintenance Equipment	1,801		2,000		5,000			100			3,176	10,000	
<b>Total</b>	<b>\$12,079</b>	<b>\$2,580</b>	<b>\$31,149</b>	<b>\$14,313</b>	<b>\$49,920</b>	<b>\$0</b>	<b>\$8,700</b>	<b>\$6,130</b>	<b>\$4,555</b>	<b>\$5,870</b>	<b>\$31,176</b>	<b>\$118,916</b>	<b>\$3,164</b>

## Special Projects Reserve – Capital Improvement Plan (Continued)

Description	Sundance (Country Villas 1,2,3)	Sundance IV (Country Villas IV, Dummore)	Parkside Forecast	Country Lane I (Liberty Square)	Country Lane II (Kishi)	La Tierra (Rancho Estrada)	North Residential	South Residential	Central Residential	North Commercial	Downtown Commercial	South Commercial	Somerset (Sun Valley)
<b>FY 2020/21</b>													
Repair, replace, renovate plants, landscaping, irrigation materials	\$6,000	\$3,000	\$4,606	\$1,000	\$10,000	\$2,000	\$5,000	\$10,000	\$10,000	\$1,000	\$74	\$1,500	\$8,000
Water saving landscaping improvements	3,000	1,500	2,000	1,000	10,000	2,000		4,000	4,500				12,000
Maintenance Equipment	3,000	1,500	3,000	1,000	10,000	2,000	2,000	6,150	6,000			1,000	7,000
<b>FY 2021/22</b>													
Repair, replace, renovate plants, landscaping, irrigation materials	1,000	1,000	3,000	3,794	10,000		2,000	5,000	5,000	1,000		2,000	2,000
Water saving landscaping improvements	1,000	1,000	1,500	1,000	5,000			2,000	2,000	2,000			2,000
Maintenance Equipment	1,000	1,000	5,000	1,000	15,000		4,145	1,000	1,000				2,000
<b>FY 2022/23</b>													
Repair, replace, renovate plants, landscaping, irrigation materials	2,000	1,988	1,500	1,000	10,000	2,000	2,008	4,000	5,000	1,000		1,000	1,000
Water saving landscaping improvements	2,000	1,000	1,000	1,000	6,000	2,000		2,000	2,000	1,000			2,000
Maintenance Equipment	4,597	957	1,000	1,000	6,000	2,000	1,000	6,000	6,000	1,000		893	2,000
<b>FY 2023/24</b>													
Repair, replace, renovate plants, landscaping, irrigation materials	5,000	2,000	1,500	1,000	8,000	2,000	1,000	7,000	6,000	1,200			2,661
Water saving landscaping improvements	2,000	2,000	500	1,000	5,000	2,000		2,000	2,500	1,000			1,000
Maintenance Equipment	3,000	2,000	881	345	7,512	1,928	1,000	5,000	3,236	463			2,000
<b>Total</b>	<b>\$33,597</b>	<b>\$18,945</b>	<b>\$25,487</b>	<b>\$14,139</b>	<b>\$102,512</b>	<b>\$17,928</b>	<b>\$18,153</b>	<b>\$54,150</b>	<b>\$53,236</b>	<b>\$9,663</b>	<b>\$74</b>	<b>\$6,393</b>	<b>\$43,661</b>

Periodically, funds held in a Special Projects Reserve may be needed to respond to the Zone's changing maintenance needs or other factors. Accordingly, any or all funds held within a Special Projects Reserve are subject to transfer into the same Zone's Operating Reserve, at the discretion of the Public Works Department, in order to provide for the maintenance and operation of the improvements.

## V. APPENDIX A — DISTRICT BOUNDARY DIAGRAM

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The Boundary Diagrams for the District and Zones have been previously submitted to the City in the format required under the Act. They are, by reference, made part of this Report. The boundary diagrams are available for inspection at the office of the City Clerk, during normal business hours.

The identification, lines and dimensions of each parcel within the District are those lines and dimensions shown on the Assessor's Maps of Merced County for the year in which this Report was prepared and are incorporated by reference and made part of this Report.



## VI. APPENDIX B — 2019/2020 ASSESSMENT ROLL

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Parcel identification, for each lot or parcel within each Zone, shall be the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

The land use classification for each parcel is based on the Merced County Assessor's Roll. A listing of parcels assessed within each Zone, along with the corresponding assessment amount of each, is provided in the following pages.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment. Properties outside the District boundary receive no direct or special benefits from the improvements provided by the District and are not assessed.

Approval of this Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for the fiscal year. The parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for the fiscal year.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

**City of Livingston**  
**LMD Zone 1 - Almond Glen**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-031-001-000	2035	ASPENGLLEN WAY	1.0	81.14
023-031-002-000	2047	ASPENGLLEN WAY	1.0	81.14
023-031-003-000	2055	ASPENGLLEN WAY	1.0	81.14
023-031-004-000	2065	ASPENGLLEN WAY	1.0	81.14
023-031-005-000	2087	ASPENGLLEN WAY	1.0	81.14
023-031-006-000	2099	ASPENGLLEN WAY	1.0	81.14
023-031-007-000	2111	ASPENGLLEN WAY	1.0	81.14
023-031-008-000	2123	ASPENGLLEN WAY	1.0	81.14
023-032-001-000	925	NARADA WAY	1.0	81.14
023-032-002-000	913	NARADA WAY	1.0	81.14
023-032-003-000	905	NARADA WAY	1.0	81.14
023-032-004-000	2014	ASPENGLLEN WAY	1.0	81.14
023-032-005-000	2024	ASPENGLLEN WAY	1.0	81.14
023-032-006-000	2034	ASPENGLLEN WAY	1.0	81.14
023-032-007-000	2046	ASPENGLLEN WAY	1.0	81.14
023-032-008-000	2054	ASPENGLLEN WAY	1.0	81.14
023-032-009-000	2064	ASPENGLLEN WAY	1.0	81.14
023-032-010-000			1.0	81.14
023-032-011-000	889	WYCLIFFE DR	1.0	81.14
023-032-012-000	879	WYCLIFFE DR	1.0	81.14
023-032-013-000	2065	GLENMOOR PL	1.0	81.14
023-032-014-000	2055	GLENMOOR PL	1.0	81.14
023-032-015-000	2047	GLENMORE PL	1.0	81.14
023-032-016-000	2035	GLENMOOR PL	1.0	81.14
023-032-017-000	2025	GLENMOOR PL	1.0	81.14
023-032-018-000	2015	GLENMOOR PL	1.0	81.14
023-032-019-000	2000	GLENMOOR PL	1.0	81.14
023-032-020-000	2014	GLENMOOR PL	1.0	81.14
023-032-021-000	2024	GLENMOOR PL	1.0	81.14
023-032-022-000	2034	GLENMOOR PL	1.0	81.14
023-032-023-000	2046	GLENMOOR PL	1.0	81.14
023-032-024-000	2054	GLENMOOR PL	1.0	81.14
023-032-025-000	2064	GLENMOOR PL	1.0	81.14
023-032-026-000	865	WYCLIFFE DR	1.0	81.14
023-033-001-000	898	WYCLIFFE DR	1.0	81.14
023-033-002-000	892	WYCLIFFE DR	1.0	81.14
023-033-003-000	880	WYCLIFFE DR	1.0	81.14
023-033-004-000	872	WYCLIFFE DR	1.0	81.14
023-033-005-000	858	WYCLIFFE DR	1.0	81.14
023-041-001-000	853	WYCLIFFE DR	1.0	81.14
023-041-002-000	835	WYCLIFFE DR	1.0	81.14
023-041-003-000	2049	VALLEY OAK WAY	1.0	81.14
023-041-004-000	2039	VALLEY OAK WAY	1.0	81.14
023-041-005-000	2027	VALLEY OAK WAY	1.0	81.14
023-041-006-000	2013	VALLEY OAK WAY	1.0	81.14
023-041-007-000	2005	VALLEY OAK WAY	1.0	81.14
023-041-008-000	837	ALMOND GLEN AVE	1.0	81.14
023-041-009-000	827	ALMOND GLEN AVE	1.0	81.14
023-041-010-000	815	ALMOND GLEN AVE	1.0	81.14
023-041-011-000	801	ALMOND GLEN AVE	1.0	81.14
023-041-012-000	789	ALMOND GLEN AVE	1.0	81.14
023-041-013-000	779	ALMOND GLEN AVE	1.0	81.14
023-041-014-000	767	ALMOND GLEN AVE	1.0	81.14
023-041-015-000	755	ALMOND GLEN AVE	1.0	81.14
023-041-016-000	741	ALMOND GLEN AVE	1.0	81.14
023-041-017-000	731	ALMOND GLEN AVE	1.0	81.14
023-041-018-000	719	ALMOND GLEN AVE	1.0	81.14
023-041-019-000	705	ALMOND GLEN AVE	1.0	81.14
023-042-001-000	846	WYCLIFFE DR	1.0	81.14
023-042-002-000	828	WYCLIFFE DR	1.0	81.14
023-042-003-000	2094	VALLEY OAK WAY	1.0	81.14
023-042-004-000	2086	VALLEY OAK WAY	1.0	81.14

**City of Livingston**  
**LMD Zone 1 - Almond Glen**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-042-005-000	2074	VALLEY OAK WAY	1.0	81.14
023-042-006-000	2060	VALLEY OAK WAY	1.0	81.14
023-042-007-000	2050	VALLEY OAK WAY	1.0	81.14
023-042-008-000	2040	VALLEY OAK WAY	1.0	81.14
023-042-009-000	2030	VALLEY OAK WAY	1.0	81.14
023-042-010-000	2016	VALLEY OAK WAY	1.0	81.14
023-042-011-000	2015	PAJARO CT	1.0	81.14
023-042-012-000	2029	PAJARO CT	1.0	81.14
023-042-013-000	2045	PAJARO CT	1.0	81.14
023-042-014-000	2049	PAJARO CT	1.0	81.14
023-042-015-000	2050	PAJARO CT	1.0	81.14
023-042-016-000	2046	PAJARO CT	1.0	81.14
023-042-017-000	2030	PAJARO CT	1.0	81.14
023-042-018-000	2016	PAJARO CT	1.0	81.14
023-042-019-000	2015	LOMA VISTA CT	1.0	81.14
023-042-020-000	2029	LOMA VISTA CT	1.0	81.14
023-042-021-000	2045	LOMA VISTA CT	1.0	81.14
023-042-022-000	2049	LOMA VISTA CT	1.0	81.14
023-042-023-000	2050	LOMA VISTA CT	1.0	81.14
023-042-024-000	2046	LOMA VISTA CT	1.0	81.14
023-042-025-000	2030	LOMA VISTA CT	1.0	81.14
023-042-026-000	2016	LOMA VISTA CT	1.0	81.14

Summary Fields	Value
Number of Parcels to be Levied	84
Total EDUs	84.00
Total Charges	\$6,815.76



**City of Livingston**  
**LMD Zone 2 - Country Glen**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-062-001-000	337	PARADISE DR	1.0	52.64
022-062-002-000	349	PARADISE DR	1.0	52.64
022-062-003-000	361	PARADISE DR	1.0	52.64
022-062-004-000	373	PARADISE DR	1.0	52.64
022-063-001-000	915	HILLTOP AVE	1.0	52.64
022-063-002-000	931	HILLTOP AVE	1.0	52.64
022-063-003-000	947	HILLTOP AVE	1.0	52.64
022-063-004-000	963	HILLTOP AVE	1.0	52.64
022-063-005-000	979	HILLTOP AVE	1.0	52.64
022-063-006-000	995	HILLTOP AVE	1.0	52.64
022-067-026-000	996	HILLTOP AVE	1.0	52.64
022-067-027-000	980	HILLTOP AVE	1.0	52.64
022-067-028-000	964	HILLTOP AVE	1.0	52.64
022-067-029-000	948	HILLTOP AVE	1.0	52.64
022-067-030-000	932	HILLTOP AVE	1.0	52.64
022-067-031-000	916	HILLTOP DR	1.0	52.64
022-071-001-000	988	AUBURN CT	1.0	52.64
022-071-002-000	976	AUBURN CT	1.0	52.64
022-071-003-000	968	AUBURN CT	1.0	52.64
022-071-004-000	960	AUBURN CT	1.0	52.64
022-071-005-000	948	AUBURN CT	1.0	52.64
022-071-006-000	936	AUBURN CT	1.0	52.64
022-071-007-000	928	AUBURN CT	1.0	52.64
022-071-008-000	920	AUBURN CT	1.0	52.64
022-071-009-000	912	AUBURN CT	1.0	52.64
022-071-011-000	915	AUBURN CT	1.0	52.64
022-071-012-000	925	AUBURN CT	1.0	52.64
022-071-013-000	933	AUBURN CT	1.0	52.64
022-071-014-000	414	PARADISE CT	1.0	52.64
022-071-015-000	426	PARADISE CT	1.0	52.64
022-071-016-000	440	PARADISE CT	1.0	52.64
022-071-017-000	452	PARADISE CT	1.0	52.64
022-071-018-000	466	PARADISE CT	1.0	52.64
022-071-019-000	482	PARADISE CT	1.0	52.64
022-071-020-000	498	PARADISE CT	1.0	52.64
022-071-021-000	499	PARADISE CT	1.0	52.64
022-071-022-000	483	PARADISE CT	1.0	52.64
022-071-023-000	467	PARADISE CT	1.0	52.64
022-071-024-000	453	PARADISE CT	1.0	52.64
022-071-025-000	441	PARADISE CT	1.0	52.64
022-071-026-000	427	PARADISE CT	1.0	52.64
022-071-027-000	415	PARADISE CT	1.0	52.64
022-072-001-000	385	PARADISE DR	1.0	52.64
022-072-002-000	399	PARADISE DR	1.0	52.64

Summary Fields	Value
Number of Parcels to be Levied	44
Total EDUs	44.00
Total Charges	\$2,316.16

**City of Livingston**  
**LMD Zone 3 - Country Roads**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-271-001-000	828	DWIGHT WAY	1.0	81.22
143-271-002-000	824	MAPLE AVE	1.0	81.22
143-271-003-000	812	MAPLE AVE	1.0	81.22
143-271-004-000	800	MAPLE AVE	1.0	81.22
143-271-005-000	788	MAPLE AVE	1.0	81.22
143-271-006-000	776	MAPLE AVE	1.0	81.22
143-271-007-000	780	DWIGHT WAY	1.0	81.22
143-271-008-000	792	DWIGHT WAY	1.0	81.22
143-271-009-000	804	DWIGHT WAY	1.0	81.22
143-271-010-000	816	DWIGHT WAY	1.0	81.22
143-272-001-000	708	DWIGHT WAY	1.0	81.22
143-272-002-000	720	DWIGHT WAY	1.0	81.22
143-272-003-000	732	DWIGHT WAY	1.0	81.22
143-272-004-000	744	DWIGHT WAY	1.0	81.22
143-272-005-000	756	DWIGHT WAY	1.0	81.22
143-272-006-000	768	DWIGHT WAY	1.0	81.22
143-272-007-000	764	MAPLE AVE	1.0	81.22
143-272-008-000	752	MAPLE AVE	1.0	81.22
143-272-009-000	740	MAPLE AVE	1.0	81.22
143-272-010-000	726	MAPLE AVE	1.0	81.22
143-272-011-000	712	MAPLE AVE	1.0	81.22
143-272-012-000	2832	ELM ST	1.0	81.22
143-272-013-000	2836	ELM ST	1.0	81.22
143-272-014-000	2842	ELM ST	1.0	81.22
143-272-015-000	2850	ELM ST	1.0	81.22
143-272-016-000	2858	ELM ST	1.0	81.22
143-272-017-000	2866	ELM ST	1.0	81.22
143-272-018-000	2872	ELM ST	1.0	81.22
143-272-019-000	2880	ELM ST	1.0	81.22
143-272-020-000	2886	ELM ST	1.0	81.22
143-272-021-000	2890	ELM ST	1.0	81.22
143-272-022-000	2896	ELM ST	1.0	81.22
143-273-001-000	817	MAPLE AVE	1.0	81.22
143-273-002-000	805	MAPLE AVE	1.0	81.22
143-273-003-000	793	MAPLE AVE	1.0	81.22
143-273-004-000	781	MAPLE AVE	1.0	81.22
143-273-005-000	769	MAPLE AVE	1.0	81.22
143-273-006-000	757	MAPLE AVE	1.0	81.22
143-273-007-000	2837	ELM ST	1.0	81.22
143-273-008-000	2843	ELM ST	1.0	81.22
143-273-009-000	2851	ELM ST	1.0	81.22
143-273-010-000	2859	ELM ST	1.0	81.22
143-273-011-000	2865	ELM ST	1.0	81.22
143-273-012-000	2871	ELM ST	1.0	81.22
143-273-013-000	2879	ELM ST	1.0	81.22
143-273-014-000	2885	ELM ST	1.0	81.22
143-273-015-000	2889	ELM ST	1.0	81.22
143-273-016-000	2897	ELM ST	1.0	81.22
143-273-017-000	2894	BIRCH ST	1.0	81.22
143-273-018-000	2892	BIRCH ST	1.0	81.22
143-273-019-000	2888	BIRCH ST	1.0	81.22
143-273-020-000	2882	BIRCH ST	1.0	81.22
143-273-021-000	2874	BIRCH ST	1.0	81.22
143-273-022-000	2868	BIRCH ST	1.0	81.22
143-273-023-000	2860	BIRCH ST	1.0	81.22
143-273-024-000	763	ALDER ST	1.0	81.22
143-273-025-000	775	ALDER ST	1.0	81.22
143-273-026-000	787	ALDER ST	1.0	81.22
143-273-027-000	799	ALDER WAY	1.0	81.22
143-273-028-000	2850	BLACK PINE WAY	1.0	81.22
143-274-001-000	2867	BIRCH ST	1.0	81.22
143-274-002-000	2873	BIRCH ST	1.0	81.22

**City of Livingston**  
**LMD Zone 3 - Country Roads**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-274-003-000	2881	BIRCH ST	1.0	81.22
143-274-004-000	2887	BIRCH ST	1.0	81.22
143-274-005-000	2891	BIRCH ST	1.0	81.22
143-274-006-000	2895	BIRCH ST	1.0	81.22
143-274-007-000	2899	BIRCH ST	1.0	81.22
143-274-008-000	2901	BIRCH ST	1.0	81.22
143-274-009-000	2915	BIRCH ST	1.0	81.22
143-274-010-000	785	CEDAR LN	1.0	81.22
143-274-011-000	795	CEDAR LN	1.0	81.22
143-274-012-000	801	CEDAR LN	1.0	81.22
143-274-013-000	2914	BLACK PINE WAY	1.0	81.22
143-274-014-000	2900	BLACK PINE WAY	1.0	81.22
143-274-015-000	2898	BLACK PINE WAY	1.0	81.22
143-274-016-000	2894	BLACK PINE WAY	1.0	81.22
143-274-017-000	2892	BLACK PINE WAY	1.0	81.22
143-274-018-000	2888	BLACK PINE WAY	1.0	81.22
143-274-019-000	2882	BLACK PINE WAY	1.0	81.22
143-274-020-000	2874	BLACK PINE WAY	1.0	81.22
143-274-021-000	800	ALDER WAY	1.0	81.22
143-275-001-000	700	SYCAMORE ST	1.0	81.22
143-275-002-000	710	SYCAMORE ST	1.0	81.22
143-275-003-000	724	SYCAMORE ST	1.0	81.22
143-275-004-000	746	SYCAMORE ST	1.0	81.22
143-275-005-000	760	SYCAMORE ST	1.0	81.22
143-275-006-000	768	SYCAMORE ST	1.0	81.22
143-275-007-000	771	CEDAR CT	1.0	81.22
143-275-008-000	761	CEDAR CT	1.0	81.22
143-275-009-000	747	CEDAR CT	1.0	81.22
143-275-010-000	729	CEDAR CT	1.0	81.22
143-275-011-000	709	CEDAR CT	1.0	81.22
143-275-012-000	702	CEDAR CT	1.0	81.22
143-275-013-000	712	CEDAR CT	1.0	81.22
143-275-014-000	722	CEDAR CT	1.0	81.22
143-275-015-000	734	CEDAR CT	1.0	81.22
143-275-016-000	742	CEDAR CT	1.0	81.22
143-275-017-000	758	CEDAR CT	1.0	81.22
143-275-018-000	770	CEDAR CT	1.0	81.22
143-275-019-000	776	CEDAR ST	1.0	81.22
143-275-020-000	788	CEDAR ST	1.0	81.22
143-275-021-000	794	CEDAR LN	1.0	81.22
143-275-022-000	800	CEDAR LN	1.0	81.22
143-275-023-000	806	CEDAR LN	1.0	81.22
143-281-002-000	924	DWIGHT WAY	1.0	81.22
143-281-003-000	912	DWIGHT WAY	1.0	81.22
143-281-005-000	888	DWIGHT WAY	1.0	81.22
143-281-006-000	876	DWIGHT WAY	1.0	81.22
143-281-007-000	864	DWIGHT WAY	1.0	81.22
143-281-008-000	852	DWIGHT WAY	1.0	81.22
143-281-009-000	840	DWIGHT WAY	1.0	81.22
143-281-010-000	836	MAPLE CT	1.0	81.22
143-281-011-000	848	MAPLE CT	1.0	81.22
143-281-012-000	860	MAPLE CT	1.0	81.22
143-281-013-000	872	MAPLE CT	1.0	81.22
143-281-014-000	884	MAPLE CT	1.0	81.22
143-281-015-000	896	MAPLE CT	1.0	81.22
143-281-016-000	908	MAPLE CT	1.0	81.22
143-281-017-000	920	MAPLE CT	1.0	81.22
143-281-018-000	913	MAPLE CT	1.0	81.22
143-281-019-000	901	MAPLE CT	1.0	81.22
143-281-020-000	889	MAPLE CT	1.0	81.22
143-281-021-000	877	MAPLE CT	1.0	81.22
143-281-022-000	865	MAPLE CT	1.0	81.22

**City of Livingston**  
**LMD Zone 3 - Country Roads**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-281-023-000	853	MAPLE CT	1.0	81.22
143-281-024-000	841	MAPLE CT	1.0	81.22
143-281-025-000	2843	BLACK PINE WAY	1.0	81.22
143-281-026-000	2851	BLACK PINE WAY	1.0	81.22
143-281-027-000	2859	BLACK PINE WAY	1.0	81.22
143-281-028-000	2865	BLACK PINE WAY	1.0	81.22
143-281-029-000	2871	BLACK PINE WAY	1.0	81.22
143-281-030-000	2885	BLACK PINE WAY	1.0	81.22
143-281-031-000	2895	BLACK PINE WAY	1.0	81.22
143-281-032-000	2899	BLACK PINE WAY	1.0	81.22
143-281-033-000	801	ZELKOVA WAY	1.0	81.22
143-281-034-000	817	ZELKOVA WAY	1.0	81.22
143-281-035-000	2892	AMBER CT	1.0	81.22
143-281-036-000	2888	AMBER CT	1.0	81.22
143-281-037-000	2882	AMBER CT	1.0	81.22
143-281-038-000	2874	AMBER CT	1.0	81.22
143-281-039-000	2868	AMBER CT	1.0	81.22
143-281-040-000	2864	AMBER CT	1.0	81.22
143-281-041-000	2858	AMBER CT	1.0	81.22
143-281-042-000	2859	AMBER CT	1.0	81.22
143-281-043-000	2869	AMBER CT	1.0	81.22
143-281-044-000	2865	AMBER CT	1.0	81.22
143-281-045-000	2867	AMBER CT	1.0	81.22
143-281-046-000	2873	AMBER CT	1.0	81.22
143-281-047-000	2881	AMBER CT	1.0	81.22
143-281-048-000	2887	AMBER CT	1.0	81.22
143-281-049-000	2891	AMBER CT	1.0	81.22
143-281-050-000	827	ZELKOVA WAY	1.0	81.22
143-281-051-000	2906	EVERGREEN CT	1.0	81.22
143-281-052-000	2900	EVERGREEN CT	1.0	81.22
143-281-053-000	2894	EVERGREEN CT	1.0	81.22
143-281-054-000	2882	EVERGREEN CT	1.0	81.22
143-281-055-000	2876	EVERGREEN CT	1.0	81.22
143-281-056-000	2870	EVERGREEN CT	1.0	81.22
143-281-057-000	2864	EVERGREEN CT	1.0	81.22
143-281-058-000	2858	EVERGREEN CT	1.0	81.22
143-281-059-000	2859	EVERGREEN CT	1.0	81.22
143-281-060-000	2865	EVERGREEN CT	1.0	81.22
143-281-061-000			1.0	81.22
143-281-062-000	2877	EVERGREEN CT	1.0	81.22
143-281-063-000	2881	EVERGREEN CT	1.0	81.22
143-281-064-000	2887	EVERGREEN CT	1.0	81.22
143-281-065-000	2895	EVERGREEN CT	1.0	81.22
143-281-066-000	2901	EVERGREEN CT	1.0	81.22
143-281-067-000			1.0	81.22
143-281-068-000	2913	EVERGREEN WAY	1.0	81.22
143-281-069-000	2919	EVERGREEN WAY	1.0	81.22
143-281-070-000	2925	EVERGREEN CT	1.0	81.22
143-281-071-000	2931	EVERGREEN WAY	1.0	81.22
143-281-072-000	2937	EVERGREEN WAY	1.0	81.22
143-281-073-000	2943	EVERGREEN CT	1.0	81.22
143-281-074-000	866	CEDAR LN	1.0	81.22
143-281-075-000	860	CEDAR LN	1.0	81.22
143-281-076-000	854	CEDAR LN	1.0	81.22
143-281-077-000	848	CEDAR LN	1.0	81.22
143-281-078-000	842	CEDAR LN	1.0	81.22
143-281-079-000	836	CEDAR LN	1.0	81.22
143-281-080-000	830	CEDAR LN	1.0	81.22
143-281-081-000	824	CEDAR LN	1.0	81.22
143-281-082-000	818	CEDAR LN	1.0	81.22
143-281-083-000	812	CEDAR LN	1.0	81.22
143-282-001-000	828	ZELKOVA WAY	1.0	81.22

**City of Livingston**  
**LMD Zone 3 - Country Roads**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-282-002-000	824	ZELKOVA WAY	1.0	81.22
143-282-003-000	816	ZELKOVA WAY	1.0	81.22
143-282-004-000	812	ZELKOVA WAY	1.0	81.22
143-282-005-000	800	ZELKOVA WAY	1.0	81.22
143-282-006-000	2901	BLACK PINE WAY	1.0	81.22
143-282-007-000	817	CEDAR LN	1.0	81.22
143-282-008-000	827	CEDAR LN	1.0	81.22
143-282-009-000	833	CEDAR LN	1.0	81.22
143-282-010-000	839	CEDAR LN	1.0	81.22
143-282-011-000	845	CEDAR LN	1.0	81.22
143-282-012-000	851	CEDAR LN	1.0	81.22
143-282-013-000	857	CEDAR LN	1.0	81.22
143-282-014-000	840	ZELKOVA WAY	1.0	81.22
143-282-015-000	834	ZELKOVA WAY	1.0	81.22

Summary Fields	Value
<b>Number of Parcels to be Levied</b>	<b>200</b>
<b>Total EDUs</b>	<b>200.00</b>
<b>Total Charges</b>	<b>\$16,244.00</b>



**City of Livingston**  
**LMD Zone 4 - Harvest Manor**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
024-370-001-000	1410	HARVEST AVE	35.0	1,842.40
024-370-002-000	1069	ORCHARD WAY	1.0	52.64
024-370-003-000	1053	ORCHARD WAY	1.0	52.64
024-370-004-000	1037	ORCHARD WAY	1.0	52.64
024-370-005-000	1021	ORCHARD WAY	1.0	52.64
024-370-006-000	1007	ORCHARD WAY	1.0	52.64
024-370-007-000	1485	NUT TREE RD	1.0	52.64
024-370-008-000	1467	NUT TREE RD	1.0	52.64
024-370-009-000	1068	ORCHARD WAY	1.0	52.64
024-370-010-000	1058	ORCHARD WAY	1.0	52.64
024-370-011-000	1044	ORCHARD WAY	1.0	52.64
024-370-012-000	1030	ORCHARD WAY	1.0	52.64
024-370-013-000	1016	ORCHARD WAY	1.0	52.64
024-370-014-000	1000	ORCHARD WAY	1.0	52.64
024-370-015-000	986	ORCHARD WAY	1.0	52.64
024-370-016-000	972	ORCHARD WAY	1.0	52.64
024-370-017-000	1518	NUT TREE RD	1.0	52.64
024-370-018-000	1504	NUT TREE RD	1.0	52.64
024-370-019-000	1488	NUT TREE RD	1.0	52.64
024-370-020-000	1472	NUT TREE RD	1.0	52.64
024-370-021-000	1458	NUT TREE RD	1.0	52.64
024-370-022-000	1446	NUT TREE RD	1.0	52.64
024-370-023-000	1430	NUT TREE RD	1.0	52.64
024-370-024-000	1418	NUT TREE RD	1.0	52.64
024-370-025-000	1408	NUT TREE RD	1.0	52.64
024-370-031-000	957	ORCHARD WAY	1.0	52.64
024-370-032-000	943	ORCHARD WAY	1.0	52.64
024-370-033-000	929	ORCHARD WAY	1.0	52.64
024-370-034-000	1512	GRAPEVINE DR	1.0	52.64
024-370-035-000	1524	GRAPEVINE DR	1.0	52.64
024-370-036-000	1538	GRAPEVINE DR	1.0	52.64
024-370-037-000	1552	GRAPEVINE DR	1.0	52.64
024-370-038-000	1566	GRAPEVINE DR	1.0	52.64
024-370-040-000	1594	GRAPEVINE DR	1.0	52.64
024-370-041-000	1610	GRAPEVINE DR	1.0	52.64
024-370-042-000	1624	GRAPEVINE DR	1.0	52.64
024-370-043-000	1638	GRAPEVINE DR	1.0	52.64
024-370-044-000	1652	GRAPEVINE DR	1.0	52.64
024-370-045-000	944	OLDS AVE	1.0	52.64
024-370-046-000	950	OLDS AVE	1.0	52.64
024-370-047-000	1625	GRAPEVINE DR	1.0	52.64
024-370-048-000	1611	GRAPEVINE DR	1.0	52.64
024-370-049-000	1597	GRAPEVINE DR	1.0	52.64
024-370-051-000	1569	GRAPEVINE DR	1.0	52.64
024-370-052-000	1555	GRAPEVINE DR	1.0	52.64
024-370-053-000	1541	GRAPEVINE DR	1.0	52.64
024-370-054-000	958	ORCHARD WAY	1.0	52.64
024-370-057-000	1071	FRUITBASKET LN	1.0	52.64
024-370-058-000	1057	FRUITBASKET LN	1.0	52.64
024-370-059-000	1043	FRUITBASKET LN	1.0	52.64
024-370-060-000	1029	FRUITBASKET LN	1.0	52.64
024-370-061-000	1015	FRUITBASKET LN	1.0	52.64
024-370-062-000	1001	FRUITBASKET LN	1.0	52.64
024-370-063-000	987	FRUITBASKET LN	1.0	52.64
024-370-064-000	971	FRUITBASKET LN	1.0	52.64
024-370-066-000	970	FRUITBASKET LN	1.0	52.64
024-370-067-000	988	FRUITBASKET LN	1.0	52.64
024-370-068-000	1002	FRUITBASKET LN	1.0	52.64
024-370-069-000	1016	FRUITBASKET LN	1.0	52.64
024-370-070-000	1030	FRUITBASKET LN	1.0	52.64
024-370-071-000	1044	FRUITBASKET LN	1.0	52.64
024-370-072-000	1058	FRUITBASKET LN	1.0	52.64

**City of Livingston**  
**LMD Zone 4 - Harvest Manor**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
024-370-073-000	1070	FRUITBASKET LN	1.0	52.64
024-370-074-000	1069	OLDS AVE	1.0	52.64
024-370-075-000	1055	OLDS AVE	1.0	52.64
024-370-076-000	1041	OLDS AVE	1.0	52.64
024-370-077-000	1027	OLDS AVE	1.0	52.64
024-370-078-000	1013	OLDS AVE	1.0	52.64
024-370-079-000	997	OLDS AVE	1.0	52.64
024-370-080-000	985	OLDS AVE	1.0	52.64
024-370-081-000	973	OLDS AVE	1.0	52.64
024-370-082-000	961	OLDS AVE	1.0	52.64
024-370-083-000	1072	OLDS AVE	1.0	52.64
024-370-084-000	1060	OLDS AVE	1.0	52.64
024-370-085-000	1046	OLDS AVE	1.0	52.64
024-370-086-000	1032	OLDS AVE	1.0	52.64
024-370-087-000	1018	OLDS AVE	1.0	52.64
024-370-088-000	1004	OLDS AVE	1.0	52.64
024-370-089-000	990	OLDS AVE	1.0	52.64
024-370-090-000	976	OLDS AVE	1.0	52.64
024-370-091-000	964	OLDS AVE	1.0	52.64
024-370-093-000	966	FRUITBASKET LN	1.0	52.64
024-370-094-000	1583	GRAPEVINE DR	1.0	52.64
024-370-095-000	1580	GRAPEVINE DR	1.0	52.64
024-380-001-000	1633	CITRUS CT	1.0	52.64
024-380-002-000	1619	CITRUS CT	1.0	52.64
024-380-003-000	1603	CITRUS CT	1.0	52.64
024-380-004-000	1588	CITRUS CT	1.0	52.64
024-380-005-000	1602	CITRUS CT	1.0	52.64
024-380-006-000	1618	CITRUS CT	1.0	52.64
024-380-007-000	1630	CITRUS CT	1.0	52.64
024-380-008-000	1631	HARVEST AVE	1.0	52.64
024-380-009-000	1617	HARVEST AVE	1.0	52.64
024-380-010-000	1601	HARVEST AVE	1.0	52.64
024-380-011-000	1587	HARVEST AVE	1.0	52.64
024-380-013-000	1172	OLDS AVE	1.0	52.64
024-380-014-000	1158	OLDS AVE	1.0	52.64
024-380-015-000	1144	OLDS AVE	1.0	52.64
024-380-016-000	1130	OLDS AVE	1.0	52.64
024-380-017-000	1114	OLDS AVE	1.0	52.64
024-380-018-000	1100	OLDS AVE	1.0	52.64
024-380-019-000	1086	OLDS AVE	1.0	52.64
024-380-020-000	1164	OLIVE AVE	69.0	3,632.16
024-380-021-000	1573	HARVEST AVE	1.0	52.64
024-380-022-000	1559	HARVEST AVE	1.0	52.64
024-380-023-000	1547	HARVEST AVE	1.0	52.64
024-380-024-000	1535	HARVEST AVE	1.0	52.64
024-380-025-000	1523	HARVEST AVE	1.0	52.64
024-380-026-000	1511	HARVEST AVE	1.0	52.64
024-380-027-000	1499	HARVEST AVE	1.0	52.64
024-380-028-000	1487	HARVEST AVE	1.0	52.64
024-380-029-000	1473	HARVEST AVE	1.0	52.64
024-380-030-000	1461	HARVEST AVE	1.0	52.64

Summary Fields	Value
Number of Parcels to be Levied	113
Total EDUs	215.00
Total Charges	\$11,317.60

**City of Livingston**  
**LMD Zone 5 - Vinewood Estates**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-030-002-000	611	RAVENSWOOD DR	1.0	52.64
022-030-003-000	629	RAVENSWOOD DR	1.0	52.64
022-030-004-000	647	RAVENSWOOD DR	1.0	52.64
022-030-005-000	665	RAVENSWOOD DR	1.0	52.64
022-030-006-000	683	RAVENSWOOD DR	1.0	52.64
022-030-007-000	707	RAVENSWOOD DR	1.0	52.64
022-030-008-000	713	RAVENSWOOD DR	1.0	52.64
022-030-009-000	719	RAVENSWOOD DR	1.0	52.64
022-030-010-000	725	RAVENSWOOD DR	1.0	52.64
022-030-011-000	731	RAVENSWOOD DR	1.0	52.64
022-030-012-000	712	RAVENSWOOD DR	1.0	52.64
022-030-013-000	664	RAVENSWOOD DR	1.0	52.64
022-030-014-000	646	RAVENSWOOD DR	1.0	52.64
022-030-015-000	628	RAVENSWOOD DR	1.0	52.64
022-030-016-000	610	RAVENSWOOD DR	1.0	52.64
022-030-017-000	611	ALMONDWOOD DR	1.0	52.64
022-030-018-000	629	ALMONDWOOD DR	1.0	52.64
022-030-019-000	647	ALMONDWOOD DR	1.0	52.64
022-030-020-000	665	ALMONDWOOD DR	1.0	52.64
022-030-021-000	680	CHERRYWOOD WAY	1.0	52.64
022-030-022-000	625	BRIARWOOD DR	1.0	52.64
022-030-023-000	624	BRIARWOOD DR	1.0	52.64
022-030-024-000	720	CHERRYWOOD CT	1.0	52.64
022-030-025-000	732	CHERRYWOOD CT	1.0	52.64
022-030-026-000	744	CHERRYWOOD CT	1.0	52.64
022-030-027-000	756	CHERRYWOOD CT	1.0	52.64
022-030-028-000	757	CHERRYWOOD CT	1.0	52.64
022-030-029-000	745	CHERRYWOOD CT	1.0	52.64
022-030-030-000	733	CHERRYWOOD CT	1.0	52.64
022-030-031-000	721	CHERRYWOOD CT	1.0	52.64
022-030-032-000	576	BRIARWOOD DR	1.0	52.64
022-030-033-000	550	BRIARWOOD DR	1.0	52.64
022-041-001-000	737	RAVENSWOOD DR	1.0	52.64
022-041-002-000	743	RAVENSWOOD DR	1.0	52.64
022-041-003-000	749	RAVENSWOOD DR	1.0	52.64
022-041-004-000	755	RAVENSWOOD DR	1.0	52.64
022-041-005-000	761	RAVENSWOOD DR	1.0	52.64
022-041-006-000	767	RAVENSWOOD DR	1.0	52.64
022-041-007-000	773	RAVENSWOOD DR	1.0	52.64
022-041-008-000	779	RAVENSWOOD DR	1.0	52.64
022-041-009-000	556	ELMWOOD WAY	1.0	52.64
022-041-010-000	568	ELMWOOD WAY	1.0	52.64
022-041-011-000	580	ELMWOOD WAY	1.0	52.64
022-041-012-000	592	ELMWOOD WAY	1.0	52.64
022-041-013-000	593	F ST	1.0	52.64
022-041-014-000	581	F ST	1.0	52.64
022-041-015-000	569	F ST	1.0	52.64
022-041-016-000	557	F ST	1.0	52.64
022-042-001-000	718	RAVENSWOOD DR	1.0	52.64
022-042-002-000	724	RAVENSWOOD DR	1.0	52.64
022-042-003-000	730	RAVENSWOOD DR	1.0	52.64
022-042-004-000	736	RAVENSWOOD DR	1.0	52.64
022-042-005-000	742	RAVENSWOOD DR	1.0	52.64
022-042-006-000	748	RAVENSWOOD DR	1.0	52.64
022-042-007-000	754	RAVENSWOOD DR	1.0	52.64
022-042-008-000	581	ELMWOOD WAY	1.0	52.64
022-042-009-000	593	ELMWOOD WAY	1.0	52.64
022-042-010-000	731	ALMONDWOOD DR	1.0	52.64
022-042-011-000	725	ALMONDWOOD DR	1.0	52.64
022-042-012-000	719	ALMONDWOOD DR	1.0	52.64
022-042-013-000	713	ALMONDWOOD DR	1.0	52.64
022-042-014-000	707	ALMONDWOOD DR	1.0	52.64

**City of Livingston**  
**LMD Zone 5 - Vinewood Estates**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-043-001-000	657	OAKWOOD WAY	1.0	52.64
022-043-002-000	669	OAKWOOD WAY	1.0	52.64
022-043-003-000	681	OAKWOOD WAY	1.0	52.64
022-043-004-000	675	BRIARWOOD DR	1.0	52.64
022-043-005-000	651	BRIARWOOD DR	1.0	52.64
022-044-001-000	724	ALMONDWOOD DR	1.0	52.64
022-044-002-000	750	ALMONDWOOD DR	1.0	52.64
022-044-003-000	632	OAKWOOD WAY	1.0	52.64
022-044-004-000	644	OAKWOOD WAY	1.0	52.64
022-044-005-000	656	OAKWOOD WAY	1.0	52.64
022-044-006-000	668	OAKWOOD WAY	1.0	52.64
022-044-007-000	680	OAKWOOD WAY	1.0	52.64
022-044-008-000	692	OAKWOOD WAY	1.0	52.64
022-044-009-000	693	ELMWOOD WAY	1.0	52.64
022-044-010-000	681	ELMWOOD WAY	1.0	52.64
022-044-011-000	669	ELMWOOD WAY	1.0	52.64
022-044-012-000	657	ELMWOOD WAY	1.0	52.64
022-044-013-000	645	ELMWOOD WAY	1.0	52.64
022-044-014-000	633	ELMWOOD WAY	1.0	52.64
022-044-015-000	621	ELMWOOD WAY	1.0	52.64
022-044-016-000	609	ELMWOOD WAY	1.0	52.64
022-045-001-000	608	ELMWOOD WAY	1.0	52.64
022-045-002-000	620	ELMWOOD WAY	1.0	52.64
022-045-003-000	632	ELMWOOD WAY	1.0	52.64
022-045-004-000	644	ELMWOOD WAY	1.0	52.64
022-045-005-000	656	ELMWOOD WAY	1.0	52.64
022-045-006-000	668	ELMWOOD WAY	1.0	52.64
022-045-007-000	680	ELMWOOD WAY	1.0	52.64
022-045-008-000	692	ELMWOOD WAY	1.0	52.64
022-045-009-000	693	F ST	1.0	52.64
022-045-010-000	681	F ST	1.0	52.64
022-045-011-000	669	F ST	1.0	52.64
022-045-012-000	657	F ST	1.0	52.64
022-045-013-000	645	F ST	1.0	52.64
022-045-014-000	633	F ST	1.0	52.64
022-045-015-000	621	F ST	1.0	52.64
022-045-016-000	609	F ST	1.0	52.64
022-046-001-000	650	BRIARWOOD DR	1.0	52.64
022-046-002-000	676	BRIARWOOD DR	1.0	52.64
022-046-003-000	721	OAKWOOD CT	1.0	52.64
022-046-004-000	733	OAKWOOD CT	1.0	52.64
022-046-005-000	745	OAKWOOD CT	1.0	52.64
022-046-006-000	757	OAKWOOD CT	1.0	52.64
022-046-007-000	756	OAKWOOD CT	1.0	52.64
022-046-008-000	744	OAKWOOD CT	1.0	52.64
022-046-009-000	732	OAKWOOD CT	1.0	52.64
022-046-010-000	720	OAKWOOD CT	1.0	52.64
022-046-011-000	724	BRIARWOOD DR	1.0	52.64
022-046-012-000	750	BRIARWOOD DR	1.0	52.64
022-046-013-000	776	BRIARWOOD DR	1.0	52.64
022-046-014-000	721	ELMWOOD CT	1.0	52.64
022-046-015-000	733	ELMWOOD CT	1.0	52.64
022-046-016-000	745	ELMWOOD CT	1.0	52.64
022-046-017-000	757	ELMWOOD CT	1.0	52.64
022-046-020-000	732	ELMWOOD CT	1.0	52.64
022-046-021-000	720	ELMWOOD CT	1.0	52.64
022-046-022-000	824	BRIARWOOD DR	1.0	52.64
022-046-023-000	850	BRIARWOOD DR	1.0	52.64
022-046-024-000	876	BRIARWOOD DR	1.0	52.64
022-046-025-000	721	F ST	1.0	52.64
022-046-026-000	733	F ST	1.0	52.64

**City of Livingston**  
**LMD Zone 5 - Vinewood Estates**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
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Summary Fields	Value
Number of Parcels to be Levied	123
Total EDUs	123.00
Total Charges	\$6,474.72



**City of Livingston**  
**LMD Zone 5B - Vinewood Estates II**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-030-036-000	505	BRIARWOOD DR	1.0	115.70
022-030-037-000	513	BRIARWOOD DR	1.0	115.70
022-030-038-000	521	BRIARWOOD DR	1.0	115.70
022-030-039-000	529	BRIARWOOD DR	1.0	115.70
022-030-040-000	537	BRIARWOOD DR	1.0	115.70
022-030-041-000	545	BRIARWOOD DR	1.0	115.70
022-030-042-000			1.0	115.70
022-030-043-000	639	CHERRYWOOD WAY	1.0	115.70
022-030-044-000	629	CHERRYWOOD WAY	1.0	115.70
022-030-045-000	621	CHERRYWOOD WAY	1.0	115.70
022-030-046-000	308	W RAVENSWOOD CT	1.0	115.70
022-030-047-000	602	W RAVENSWOOD CT	1.0	115.70
022-030-048-000	601	E RAVENSWOOD CT	1.0	115.70
022-030-049-000	607	E RAVENSWOOD CT	1.0	115.70
022-030-050-000	609	E RAVENSWOOD CT	1.0	115.70

Summary Fields	Value
Number of Parcels to be Levied	15
Total EDUs	15.00
Total Charges	\$1,735.50

**City of Livingston**  
**LMD Zone 6 - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-091-001-000	1283	HAMMATT AVE	1.0	81.22
023-091-002-000	1315	HAMMATT AVE	1.0	81.22
023-091-003-000	2223	BURGUNDY DR	1.0	81.22
023-091-004-000	2237	BURGUNDY DR	1.0	81.22
023-091-005-000	2251	BURGUNDY DR	1.0	81.22
023-091-006-000	2265	BURGUNDY DR	1.0	81.22
023-091-007-000	2279	BURGUNDY DR	1.0	81.22
023-091-008-000	2293	BURGUNDY DR	1.0	81.22
023-091-009-000	2307	BURGUNDY DR	1.0	81.22
023-091-010-000	2321	BURGUNDY DR	1.0	81.22
023-091-011-000	2335	BURGUNDY DR	1.0	81.22
023-091-012-000	2349	BURGUNDY DR	1.0	81.22
023-091-013-000	2363	BURGUNDY DR	1.0	81.22
023-091-014-000	2377	BURGUNDY DR	1.0	81.22
023-091-015-000	2391	BURGUNDY DR	1.0	81.22
023-091-016-000	2403	BURGUNDY DR	1.0	81.22
023-091-017-000	2417	BURGUNDY DR	1.0	81.22
023-091-018-000	2431	BURGUNDY DR	1.0	81.22
023-091-019-000	2449	BURGUNDY DR	1.0	81.22
023-091-020-000	2463	BURGUNDY DR	1.0	81.22
023-091-021-000	2477	BURGUNDY DR	1.0	81.22
023-092-001-000	1463	HAMMATT AVE	1.0	81.22
023-092-002-000	1449	HAMMETT AVE	1.0	81.22
023-092-003-000	1435	HAMMATT AVE	1.0	81.22
023-092-004-000	1421	HAMMATT AVE	1.0	81.22
023-092-005-000	1407	HAMMATT AVE	1.0	81.22
023-092-006-000	1347	HAMMATT AVE	1.0	81.22
023-092-007-000	2208	BURGUNDY DR	1.0	81.22
023-092-008-000	2222	BURGUNDY DR	1.0	81.22
023-092-009-000	2236	BURGUNDY DR	1.0	81.22
023-092-010-000	1350	CABERNET CT	1.0	81.22
023-092-011-000	1406	CABERNET CT	1.0	81.22
023-092-012-000	1420	CABERNET CT	1.0	81.22
023-092-013-000	1430	CABERNET CT	1.0	81.22
023-092-014-000	1440	CABERNET CT	1.0	81.22
023-092-015-000	1452	CABERNET CT	1.0	81.22
023-092-016-000	1449	CABERNET CT	1.0	81.22
023-092-017-000	1437	CABERNET CT	1.0	81.22
023-092-018-000	1423	CABERNET CT	1.0	81.22
023-092-019-000	1409	CABERNET CT	1.0	81.22
023-092-020-000	1345	CABERNET CT	1.0	81.22
023-092-021-000	1331	CABERNET CT	1.0	81.22
023-092-022-000	1321	CABERNET CT	1.0	81.22
023-092-023-000	1322	COLOMBARD WAY	1.0	81.22
023-092-024-000	1336	COLOMBARD WAY	1.0	81.22
023-092-025-000	1350	COLOMBARD WAY	1.0	81.22
023-092-026-000	1408	COLOMBARD WAY	1.0	81.22
023-092-027-000	1422	COLOMBARD WAY	1.0	81.22
023-092-028-000	1432	COLOMBARD WAY	1.0	81.22
023-092-029-000	1446	COLOMBARD WAY	1.0	81.22
023-092-030-000	1458	COLOMBARD WAY	1.0	81.22
023-093-001-000	1323	COLOMBARD WAY	1.0	81.22
023-093-002-000	1333	COLOMBARD WAY	1.0	81.22
023-093-003-000	1347	COLOMBARD WAY	1.0	81.22
023-093-004-000	1407	COLOMBARD WAY	1.0	81.22
023-093-005-000	1421	COLOMBARD WAY	1.0	81.22
023-093-006-000	1435	COLOMBARD WAY	1.0	81.22
023-093-007-000	1447	COLOMBARD WAY	1.0	81.22
023-093-008-000	1459	COLOMBARD WAY	1.0	81.22
023-093-009-000	1322	CHABLIS CT	1.0	81.22
023-093-010-000	1336	CHABLIS CT	1.0	81.22
023-093-011-000	1350	CHABLIS CT	1.0	81.22

**City of Livingston**  
**LMD Zone 6 - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-093-012-000	1408	CHABLIS CT	1.0	81.22
023-093-013-000	1422	CHABLIS CT	1.0	81.22
023-093-014-000	1432	CHABLIS CT	1.0	81.22
023-093-015-000	1446	CHABLIS CT	1.0	81.22
023-093-016-000	1459	CHABLIS CT	1.0	81.22
023-093-017-000	1447	CHABLIS CT	1.0	81.22
023-093-018-000	1435	CHABLIS CT	1.0	81.22
023-093-019-000	1421	CHABLIS CT	1.0	81.22
023-093-020-000	1407	CHABLIS CT	1.0	81.22
023-093-021-000	1347	CHABLIS CT	1.0	81.22
023-093-022-000	1333	CHABLIS CT	1.0	81.22
023-093-023-000	1323	CHABLIS CT	1.0	81.22
023-093-024-000	1322	CHARDONNAY WAY	1.0	81.22
023-093-025-000	1336	CHARDONNAY WAY	1.0	81.22
023-093-026-000	1350	CHARDONNAY WAY	1.0	81.22
023-093-027-000	1408	CHARDONNAY WAY	1.0	81.22
023-093-028-000	1422	CHARDONNAY WAY	1.0	81.22
023-093-029-000	1432	CHARDONNAY WAY	1.0	81.22
023-093-030-000	1446	CHARDONNAY WAY	1.0	81.22
023-093-031-000	1458	CHARDONNAY WAY	1.0	81.22
023-094-001-000	1323	CHARDONNAY WAY	1.0	81.22
023-094-002-000	1333	CHARDONNAY WAY	1.0	81.22
023-094-003-000	1347	CHARDONNAY WAY	1.0	81.22
023-094-004-000	1407	CHARDONNAY WAY	1.0	81.22
023-094-005-000	1421	CHARDONNAY WAY	1.0	81.22
023-094-006-000	1435	CHARDONNAY WAY	1.0	81.22
023-094-007-000	1447	CHARDONNAY WAY	1.0	81.22
023-094-008-000	1459	CHARDONNAY WAY	1.0	81.22
023-094-009-000	1470	CHIANTI DR	1.0	81.22
023-094-010-000	1458	CHIANTI DR	1.0	81.22
023-094-011-000	1446	CHIANTI DR	1.0	81.22
023-094-012-000	1434	CHIANTI DR	1.0	81.22
023-094-013-000	1422	CHIANTI DR	1.0	81.22
023-094-014-000	1408	CHIANTI DR	1.0	81.22
023-094-015-000	1346	CHIANTI DR	1.0	81.22
023-094-016-000	1334	CHIANTI DR	1.0	81.22
023-094-017-000	1322	CHIANTI DR	1.0	81.22
023-100-001-000	2491	BURGUNDY DR	1.0	81.22
023-100-002-000	2507	BURGUNDY DR	1.0	81.22
023-100-003-000	2521	BURGUNDY DR	1.0	81.22
023-100-004-000	2535	BURGUNDY DR	1.0	81.22
023-100-005-000	2551	BURGUNDY DR	1.0	81.22
023-100-006-000	2565	BURGUNDY DR	1.0	81.22
023-100-007-000	2579	BURGUNDY DR	1.0	81.22
023-100-008-000	2593	BURGUNDY DR	1.0	81.22
023-100-009-000	2607	BURGUNDY DR	1.0	81.22
023-100-010-000	2621	BURGUNDY DR	1.0	81.22
023-100-011-000	2635	BURGUNDY DR	1.0	81.22
023-100-012-000	2634	BURGUNDY DR	1.0	81.22
023-100-013-000	2620	BURGUNDY DR	1.0	81.22
023-100-014-000	2606	BURGUNDY DR	1.0	81.22
023-100-015-000	2607	CLARET CIR	1.0	81.22
023-100-016-000	2621	CLARET CIR	1.0	81.22
023-100-017-000	2635	CLARET CIR	1.0	81.22
023-100-018-000	2634	CLARET CIR	1.0	81.22
023-100-019-000	2620	CLARET CIR	1.0	81.22
023-100-020-000	2606	CLARET CIR	1.0	81.22
023-100-021-000	1458	PINOT DR	1.0	81.22
023-100-022-000	1446	PINOT DR	1.0	81.22
023-100-023-000	1434	PINOT DR	1.0	81.22
023-100-024-000	1422	PINOT DR	1.0	81.22
023-100-025-000	1346	PINOT DR	1.0	81.22

**City of Livingston**  
**LMD Zone 6 - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-100-026-000	1334	PINOT DR	1.0	81.22
023-100-027-000	1322	PINOT DR	1.0	81.22
023-100-028-000	2570	BURGUNDY DR	1.0	81.22
023-100-029-000	2552	BURGUNDY DR	1.0	81.22
023-100-030-000	2534	BURGUNDY DR	1.0	81.22
023-100-031-000	2508	BURGUNDY DR	1.0	81.22
023-100-032-000	1323	CHIANTI DR	1.0	81.22
023-100-033-000	1333	CHIANTI DR	1.0	81.22
023-100-034-000	1347	CHIANTI DR	1.0	81.22
023-100-035-000	1407	CHIANTI DR	1.0	81.22
023-100-036-000	1421	CHIANTI DR	1.0	81.22
023-100-037-000	1435	CHIANTI DR	1.0	81.22
023-100-038-000	1449	CHIANTI DR	1.0	81.22
023-100-039-000	1458	BRANDY CT	1.0	81.22
023-100-040-000	1446	BRANDY CT	1.0	81.22
023-100-041-000	1434	BRANDY CT	1.0	81.22
023-100-042-000	1422	BRANDY CT	1.0	81.22
023-100-043-000	1408	BRANDY CT	1.0	81.22
023-100-044-000	1401	BRANDY CT	1.0	81.22
023-100-045-000	1407	BRANDY CT	1.0	81.22
023-100-046-000	1421	BRANDY CT	1.0	81.22
023-100-047-000	1435	BRANDY CT	1.0	81.22
023-100-048-000	1449	BRANDY CT	1.0	81.22
023-110-001-000	1507	HAMMATT AVE	1.0	81.22
023-110-002-000	1521	HAMMATT AVE	1.0	81.22
023-110-003-000	1535	HAMMATT AVE	1.0	81.22
023-110-004-000	1549	HAMMATT AVE	1.0	81.22
023-110-009-000	2209	JOHANNISBURG DR	1.0	81.22
023-110-010-000	2307	PEACH AVE	1.0	81.22
023-110-011-000	2293	PEACH AVE	1.0	81.22
023-110-012-000	2279	PEACH AVE	1.0	81.22
023-110-013-000	2265	PEACH AVE	1.0	81.22
023-110-014-000	2251	PEACH AVE	1.0	81.22
023-110-015-000	2237	PEACH AVE	1.0	81.22
023-110-016-000	2223	PEACH AVE	1.0	81.22
023-110-017-000	2209	PEACH AVE	1.0	81.22
023-110-018-000	2349	ZINFANDEL DR	1.0	81.22
023-110-019-000	2363	ZINFANDEL DR	1.0	81.22
023-110-020-000	2377	ZINFANDEL DR	1.0	81.22
023-110-021-000	2391	ZINFANDEL DR	1.0	81.22
023-110-022-000	2403	ZINFANDEL DR	1.0	81.22
023-110-023-000	2402	ZINFANDEL DR	1.0	81.22
023-110-024-000	2390	ZINFANDEL DR	1.0	81.22
023-110-025-000	2376	ZINFANDEL DR	1.0	81.22
023-110-026-000	2362	ZINFANDEL DR	1.0	81.22
023-110-027-000	2348	ZINFANDEL DR	1.0	81.22
023-110-028-000	2349	JOHANNISBURG DR	1.0	81.22
023-110-029-000	2363	JOHANNISBURG DR	1.0	81.22
023-110-030-000	2377	JOHANNISBURG DR	1.0	81.22
023-110-031-000	2391	JOHANNISBURG DR	1.0	81.22
023-110-032-000	2403	JOHANNISBURG DR	1.0	81.22
023-110-033-000	1602	CHARDONNAY WAY	1.0	81.22
023-110-034-000	2390	JOHANNISBURG DR	1.0	81.22
023-110-035-000	2376	JOHANNISBURG DR	1.0	81.22
023-110-036-000	2362	JOHANNISBURG DR	1.0	81.22
023-110-037-000	2348	JOHANNISBURG DR	1.0	81.22
023-110-038-000	2349	PEACH AVE	1.0	81.22
023-110-039-000	2363	PEACH AVE	1.0	81.22
023-110-040-000	2377	PEACH AVE	1.0	81.22
023-110-041-000	2391	PEACH AVE	1.0	81.22
023-110-042-000	1618	CHARDONNAY WAY	1.0	81.22
023-110-043-000	1634	CHARDONNAY WAY	1.0	81.22

**City of Livingston**  
**LMD Zone 6 - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-110-044-000	1633	CHARDONNAY WAY	1.0	81.22
023-110-045-000	1617	CHARDONNAY WAY	1.0	81.22
023-110-046-000	1601	CHARDONNAY WAY	1.0	81.22
023-110-047-000	1547	CHARDONNAY WAY	1.0	81.22
023-110-048-000	1535	CHARDONNAY WAY	1.0	81.22
023-110-049-000	1521	CHARDONNAY WAY	1.0	81.22
023-110-050-000	1507	CHARDONNAY WAY	1.0	81.22
023-110-051-000	1495	CHARDONNAY WAY	1.0	81.22
023-110-052-000	1483	CHARDONNAY WAY	1.0	81.22
023-110-053-000	1471	CHARDONNAY WAY	1.0	81.22
023-110-054-000	2223	JOHANNISBURG DR	1.0	81.22
023-110-055-000	2237	JOHANNISBURG DR	1.0	81.22
023-110-056-000	2100	ZINFANDEL DR	1.0	81.22
023-110-057-000	2265	ZINFANDEL DR	1.0	81.22
023-110-058-000	2279	ZINFANDEL DR	1.0	81.22
023-110-059-000	2293	ZINFANDEL DR	1.0	81.22
023-110-060-000	2321	ZINFANDEL DR	1.0	81.22
023-110-061-000	2335	ZINFANDEL DR	1.0	81.22
023-110-062-000	2264	ZINFANDEL DR	1.0	81.22
023-110-063-000	2278	ZINFANDEL DR	1.0	81.22
023-110-064-000	2292	ZINFANDEL DR	1.0	81.22
023-110-065-000	2306	ZINFANDEL DR	1.0	81.22
023-110-066-000	2320	ZINFANDEL DR	1.0	81.22
023-110-067-000	2334	ZINFANDEL DR	1.0	81.22
023-110-068-000	2335	JOHANNISBURG DR	1.0	81.22
023-110-069-000	2321	JOHANNISBURG DR	1.0	81.22
023-110-070-000	2307	JOHANNISBURG DR	1.0	81.22
023-110-071-000	2293	JOHANNISBURG DR	1.0	81.22
023-110-072-000	2279	JOHANNISBURG DR	1.0	81.22
023-110-073-000	2265	JOHANNISBURG DR	1.0	81.22
023-110-074-000	2208	JOHANNISBURG DR	1.0	81.22
023-110-075-000	2222	JOHANNISBURG DR	1.0	81.22
023-110-076-000	2236	JOHANNISBURG DR	1.0	81.22
023-110-077-000	2250	JOHANNISBURG DR	1.0	81.22
023-110-078-000	2264	JOHANNISBURG DR	1.0	81.22
023-110-079-000	2278	JOHANNISBURG DR	1.0	81.22
023-110-080-000	2292	JOHANNISBURG DR	1.0	81.22
023-110-081-000	2306	JOHANNISBURG DR	1.0	81.22
023-110-082-000	2320	JOHANNISBURG DR	1.0	81.22
023-110-083-000	2334	JOHANNISBURG DR	1.0	81.22
023-110-084-000	2335	PEACH AVE	1.0	81.22
023-110-085-000	2321	PEACH AVE	1.0	81.22
023-120-001-000	1463	CHIANTI DR	1.0	81.22
023-120-002-000	1470	BRANDY CT	1.0	81.22
023-120-003-000	1463	BRANDY WAY	1.0	81.22
023-120-004-000	1470	PINOT DR	1.0	81.22
023-120-005-000	2621	BRANDY WAY	1.0	81.22
023-120-006-000	2631	BRANDY WAY	1.0	81.22
023-120-007-000	2641	BRANDY WAY	1.0	81.22
023-120-008-000	2651	BRANDY WAY	1.0	81.22
023-120-009-000	2661	BRANDY WAY	1.0	81.22
023-120-010-000	2671	BRANDY WAY	1.0	81.22
023-120-011-000	2681	BRANDY WAY	1.0	81.22
023-120-012-000	1463	AMARETTO WAY	1.0	81.22
023-120-013-000	1477	AMARETTO WAY	1.0	81.22
023-120-014-000	1495	AMARETTO WAY	1.0	81.22
023-120-015-000	1521	AMARETTO WAY	1.0	81.22
023-120-016-000	1537	AMARETTO WAY	1.0	81.22
023-120-017-000	1553	AMARETTO WAY	1.0	81.22
023-120-018-000	1569	AMARETTO WAY	1.0	81.22
023-120-019-000	1585	AMARETTO WAY	1.0	81.22
023-120-020-000	1601	AMARETTO WAY	1.0	81.22



**City of Livingston**  
**LMD Zone 6 - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-120-021-000	1617	AMARETTO WAY	1.0	81.22
023-120-022-000	1633	AMARETTO WAY	1.0	81.22
023-120-023-000	2600	BRANDY WAY	1.0	81.22
023-120-024-000	2610	BRANDY WAY	1.0	81.22
023-120-025-000	2622	BRANDY WAY	1.0	81.22
023-120-026-000	2632	BRANDY WAY	1.0	81.22
023-120-027-000	2642	BRANDY WAY	1.0	81.22
023-120-028-000	2652	BRANDY WAY	1.0	81.22
023-120-029-000	2662	BRANDY WAY	1.0	81.22
023-120-030-000	2672	BRANDY WAY	1.0	81.22
023-120-031-000	2681	BARDOLINO DR	1.0	81.22
023-120-032-000	2671	BARDOLINO DR	1.0	81.22
023-120-033-000	2661	BARDOLINO DR	1.0	81.22
023-120-034-000	2651	BARDOLINO DR	1.0	81.22
023-120-035-000	2641	BARDOLINO DR	1.0	81.22
023-120-036-000	2631	BARDOLINO DR	1.0	81.22
023-120-037-000	2621	BARDOLINO DR	1.0	81.22
023-120-038-000	1601	ROSE CT	1.0	81.22
023-120-040-000	1649	ROSE CT	1.0	81.22
023-120-041-000	1633	ROSE CT	1.0	81.22
023-120-042-000	1617	ROSE CT	1.0	81.22
023-120-043-000	2548	BARDOLINO DR	1.0	81.22
023-120-044-000	2570	BARDOLINO DR	1.0	81.22
023-120-045-000	2584	BARDOLINO DR	1.0	81.22
023-120-046-000	1618	ROSE CT	1.0	81.22
023-120-047-000	1632	ROSE CT	1.0	81.22
023-120-048-000	1633	LAMBRUSCO LN	1.0	81.22
023-120-049-000	1617	LAMBRUSCO LN	1.0	81.22
023-120-050-000	1601	LAMBRUSCO LN	1.0	81.22
023-120-051-000	2508	BRANDY WAY	1.0	81.22
023-120-052-000	2520	BRANDY WAY	1.0	81.22
023-120-053-000	2534	BRANDY WAY	1.0	81.22
023-120-054-000	2550	BRANDY WAY	1.0	81.22
023-120-055-000	2568	BRANDY WAY	1.0	81.22
023-120-056-000	2578	BRANDY WAY	1.0	81.22
023-120-057-000	2592	BRANDY WAY	1.0	81.22
023-120-058-000	2611	BARDOLINO DR	1.0	81.22
023-120-059-000	2593	BARDOLINO DR	1.0	81.22
023-120-060-000	2579	BARDOLINO DR	1.0	81.22
023-120-061-000	2569	BARDOLINO DR	1.0	81.22
023-120-062-000	2551	BARDOLINO DR	1.0	81.22
023-120-063-000	2535	BARDOLINO DR	1.0	81.22
023-120-064-000	2521	BARDOLINO DR	1.0	81.22
023-120-065-000	2507	BARDOLINO DR	1.0	81.22
023-120-066-000	1482	CHIANTI DR	1.0	81.22
023-120-067-000	1494	CHIANTI DR	1.0	81.22
023-120-068-000	1522	CHIANTI DR	1.0	81.22
023-120-069-000	1534	CHIANTI DR	1.0	81.22
023-120-070-000	1552	CHIANTI DR	1.0	81.22
023-120-071-000	1568	CHIANTI CT	1.0	81.22
023-120-072-000	1584	CHIANTI CT	1.0	81.22
023-120-073-000	1602	CHIANTI CT	1.0	81.22
023-120-074-000	1618	CHIANTI CT	1.0	81.22
023-120-075-000	1632	CHIANTI CT	1.0	81.22
023-120-076-000	1617	CHIANTI CT	1.0	81.22
023-120-077-000	1601	CHIANTI CT	1.0	81.22
023-120-078-000	2508	BARDOLINO DR	1.0	81.22
023-120-079-000	2520	BARDOLINO DR	1.0	81.22
023-120-080-000	2534	BARDOLINO DR	1.0	81.22
023-120-081-000	1602	LAMBRUSCO LN	1.0	81.22
023-120-082-000	1618	LAMBRUSCO LN	1.0	81.22
023-120-083-000	1634	LAMBRUSCO LN	1.0	81.22

**City of Livingston**  
**LMD Zone 6 - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
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Summary Fields	Value
<b>Number of Parcels to be Levied</b>	<b>310</b>
<b>Total EDUs</b>	<b>310.00</b>
<b>Total Charges</b>	<b>\$25,178.20</b>

**LMD Zones 7 through 12**  
**Commercial & Residential**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
022-010-001-000	SouthRes	3.72	POR SW1/4 SEC 23/6/11	195.82
022-010-003-000	SouthRes	10.50	POR N1/2 SEC 26/6/11	552.72
022-010-008-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 16	52.64
022-010-011-000	SouthRes	0.77	LIV LD COL SUB #2 POR LOT 15	40.26
022-010-012-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 15	52.64
022-010-013-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 15	52.64
022-010-015-000	SouthRes	4.76	LIV LD COL SUB #3 POR LOT 4 SEC 26/6/11 (ADJ PAR 2	250.60
022-010-016-000	SouthRes	0.73	LIV LD COL SUB #3 POR LOTS 3&4 S 26/6/11(ADJ PAR 1	38.20
022-010-018-000	SouthRes	1.69	PARCEL B PM 109-23 SEC 26/6/11	88.74
022-010-019-000	SouthRes	0.36	PARCEL C PM 109-23 SEC 26/6/11	18.78
022-010-021-000	SouthRes	0.59		31.26
022-010-022-000	SouthRes	2.29		120.48
022-010-023-000	SouthRes	0.59		31.10
022-020-001-000	NorthCom	0.32	PARCEL 4 PM 85-11 SEC 26-6-11	3.60
022-020-002-000	NorthCom	6.30	PARCEL 5 PM 85-11 SEC 26-6-11	72.06
022-020-003-000	NorthCom	11.04	PARCEL 6 PM 85-11 SEC 26-6-11	126.28
022-020-005-000	NorthCom	62.70	PARCEL 1 PM 88-38 SEC 26-6-11	717.28
022-020-006-000	NorthCom	6.12	POR. PARCEL 2 PM 88-38 SEC 26-6-11	70.00
022-020-007-000	NorthCom	9.12	PARCEL 7 PM 85-11 SEC 26-6-11	104.32
022-020-008-000	NorthCom	6.00	PARCEL 8 PM 85-11 ETC SEC 26/6/11	68.64
022-020-009-000	NorthCom	1.50	PARCEL 9 PM 85-11 ETC SEC 26/6/11	17.16
022-020-010-000	NorthCom	0.08	PARCEL 10 PM 85-11 ETC SEC 26/6/11	0.84
022-020-011-000	NorthCom	0.30	PARCEL 1 PM 92-14 SEC 26-6-11	3.42
022-020-014-000	NorthCom	6.60	PARCEL 11 PM 85-11 SEC 26-6-11	75.50
022-020-016-000	NorthCom	4.03	PARCEL 4 PM 112-22 SEC 26/6/11	46.14
022-020-017-000	NorthCom	30.90	PARCEL 1 PM 112-22 SEC 26/6/11	353.48
022-020-018-000	NorthCom	6.24	PARCEL 2 PM 112-22 SEC 26/6/11	71.38
022-020-020-000	NorthCom	0.29		3.28
022-020-021-000	NorthCom	11.40		130.40
022-050-004-000	SouthRes	4.63		243.50
022-050-009-000	SouthRes	4.98	LIV LD COL SUB #2 POR LOT 58	262.14
022-050-010-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 58	52.64
022-050-011-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 58	52.64
022-071-010-000	SouthRes	0.36	LIV LD COL SUB #2 N 252' OF E 200' OF LOT 38	18.94
023-042-028-000	NorthRes	0.54		28.58
023-050-008-000	NorthRes	1.22	PARCEL 2 PM 92-17 (LESS ST) ETC SEC 24/6/11	64.26
023-050-009-000	NorthRes	20.94	PORT PARCEL 3 PM 92-17 SEC 24/6/11	1,102.28
023-060-002-000	NorthRes	3.13	YAM COL #2 POR LOT 7 25/6/11	164.70
023-060-004-000	NorthRes	39.60		2,084.54
023-060-005-000	NorthRes	2.00	YAM COL #2 POR LOT 9 SEC 25/6/11	105.28
023-060-007-000	NorthCom	45.72	LIV INDUST PK LOT 6 POR 10 ETC 25/6/11	523.02
023-070-003-000	NorthCom	6.00	LIV INDUST PK LOT 7	68.64
023-070-004-000	NorthCom	6.00	LIV INDUST PK LOT 2	68.64
023-070-005-000	NorthCom	0.33	LIV INDUST PK LOT 3	3.76
023-070-006-000	NorthCom	6.60	LIV INDUST PK LOT 4	75.50
023-070-008-000	NorthCom	0.34	PARCEL C PM 93-49 SEC 25/6/11	3.90
023-070-009-000	NorthCom	0.74	PARCEL B PM 93-49 SEC 25/6/11	8.46
023-070-010-000	NorthCom	0.30	PARCEL A PM 93-49 SEC 25/6/11	3.42
023-070-011-000	NorthCom	6.00	LIV INDUST PK LOT 1 POR 10	68.64
023-070-013-000	NorthCom	51.36	LIV INDUST PK POR LOT 10	587.54
023-080-001-000	DowntownCom	6.00	PARCEL 1 PM 102-21 SEC. 25/6/11	68.64
023-080-002-000	DowntownCom	3.00	PARCEL 3 PM 102-21 SEC. 25/6/11	34.32
023-080-003-000	DowntownCom	3.00	PARCEL 2 PM 102-21 SEC. 25/6/11	34.32
023-080-004-000	DowntownCom	6.00	LIV RLTY CO SUB POR LOTS 16-17 25/6/11	68.64
023-080-005-000	DowntownCom	11.04	PARCEL 1 PM94-05 (LESS LEASE) 25/6/11	126.28
023-080-006-000	DowntownCom	1.56	PARCEL 2 PM94-05 (LESS LEASE) 25/6/11	17.84
023-080-007-000	DowntownCom	6.00	LIV RLTY CO SUB POR LOT 16 25/6/11	68.64
023-080-008-000	NorthRes	1.00	LIV RLTY CO SUB POR LOT 15 ETC	52.64
023-080-009-000	NorthRes	1.00	LIV RLTY CO SUB POR LOT 15 ETC	52.64
023-130-001-000	NorthCom	1.61	LOT A PM 110-40 SEC 25/6/11	18.38
023-130-002-000	NorthCom	4.84	LOT B PM 110-40 SEC 25/6/11	55.32
024-011-001-000	NorthRes	1.00	OLSON ADD POR LOT 8	52.64
024-011-003-000	NorthRes	1.00	OLSON ADD LOTS 3&4	52.64
024-011-004-000	NorthRes	1.00	OLSON ADD LOTS 5&6	52.64
024-011-005-000	NorthRes	1.00	OLSON ADD LOT 7	52.64
024-011-011-000	NorthRes	1.14	OLSON ADD LOTS 10 11 20&21	60.00
024-011-012-000	NorthRes	1.00	OLSON ADD LOT 1	52.64
024-011-013-000	NorthRes	1.00	OLSON ADD LOT 2	52.64
024-011-014-000	NorthRes	3.09	LIV COL #1 POR LOT 25 24/6/11	162.64
024-011-015-000	NorthRes	1.00	PARCEL 1 PM 1-30 SEC 24/6/11	52.64
024-011-017-000	NorthRes	1.00	OLSON ADD ADJ LOT 8 PER RS 31-21	52.64
024-020-004-000	NorthCom	6.00	LIV COL #1 POR LOT 27 23&26/6/11	68.64

**LMD Zones 7 through 12**  
**Commercial & Residential**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-020-013-000	NorthCom	0.03	LIV COL #1 POR LOT 26 24/6/11	0.34
024-020-021-000	NorthCom	198.00	LIV COL #1 POR LOTS 26 & 27	2,265.12
024-020-022-000	NorthCom	42.00	LIV COL #1 POR LOT 27 23/6/11 ETC	480.48
024-020-023-000	NorthCom	0.16	LIV COL #1 POR LOT 26 SEC 24/6/11	1.78
024-020-029-000	NorthCom	51.00	LIV COL #1 POR LOT 26 SEC 24/6/11	583.44
024-031-001-000	NorthRes	1.00	YAM COL #2-LOT 4 POR LOT 5 & 6	52.64
024-031-002-000	NorthRes	1.00	YAM COL #2-LOT 4 POR LOT 6	52.64
024-031-003-000	NorthRes	1.00	YAM COL #2-LOT 4 POR LOT 6	52.64
024-031-004-000	NorthRes	1.00	YAM COL #2-LOT 4 POR LOT 6	52.64
024-031-005-000	NorthRes	1.00	YAM COL #2-LOT 4 POR LOT 6	52.64
024-031-006-000	NorthRes	24.00	YAM COL #2 POR LOT 6	1,263.36
024-031-007-000	NorthRes	1.00	WOODLAND HTS LOT 1	52.64
024-031-008-000	NorthRes	1.00	WOODLAND HTS LOT 2	52.64
024-031-009-000	NorthRes	1.00	WOODLAND HTS LOT 3	52.64
024-031-010-000	NorthRes	1.00	WOODLAND HTS LOT 4	52.64
024-031-011-000	NorthRes	1.00	WOODLAND HTS LOT 5	52.64
024-031-012-000	NorthRes	1.00	WOODLAND HTS LOT 6	52.64
024-031-013-000	NorthRes	1.00	WOODLAND HTS LOT 7	52.64
024-031-014-000	NorthRes	1.00	WOODLAND HTS LOT 8	52.64
024-032-001-000	NorthRes	1.00	WOODLAND HTS LOT 47	52.64
024-032-002-000	NorthRes	1.00	WOODLAND HTS LOT 46	52.64
024-032-003-000	NorthRes	1.00	WOODLAND HTS LOT 45	52.64
024-032-004-000	NorthRes	1.00	WOODLAND HTS LOT 44	52.64
024-032-005-000	NorthRes	1.00	WOODLAND HTS LOT 43	52.64
024-032-006-000	NorthRes	1.00	WOODLAND HTS LOT 42	52.64
024-032-007-000	NorthRes	1.00	WOODLAND HTS LOT 41	52.64
024-032-008-000	NorthRes	1.00	WOODLAND HTS LOT 40	52.64
024-032-009-000	NorthRes	1.00	WOODLAND HTS LOT 39	52.64
024-032-010-000	NorthRes	1.00	WOODLAND HTS LOT 38	52.64
024-032-011-000	NorthRes	1.00	WOODLAND HTS LOT 37	52.64
024-032-012-000	NorthRes	1.00	WOODLAND HTS LOT 36	52.64
024-032-013-000	NorthRes	1.00	WOODLAND HTS LOT 75	52.64
024-032-014-000	NorthRes	1.00	WOODLAND HTS LOT 74	52.64
024-032-015-000	NorthRes	1.00	WOODLAND HTS LOT 73	52.64
024-032-016-000	NorthRes	1.00	WOODLAND HTS LOT 72	52.64
024-032-017-000	NorthRes	1.00	WOODLAND HTS LOT 71	52.64
024-032-018-000	NorthRes	1.00	WOODLAND HTS LOT 70	52.64
024-032-019-000	NorthRes	1.00	WOODLAND HTS LOT 69	52.64
024-032-020-000	NorthRes	1.00	WOODLAND HTS LOT 68	52.64
024-032-021-000	NorthRes	1.00	WOODLAND HTS LOT 67	52.64
024-032-022-000	NorthRes	1.00	WOODLAND HTS LOT 66	52.64
024-032-023-000	NorthRes	1.00	WOODLAND HTS LOT 65	52.64
024-032-024-000	NorthRes	1.00	WOODLAND HTS LOT 64	52.64
024-032-025-000	NorthRes	1.00	WOODLAND HTS LOT 63	52.64
024-032-026-000	NorthRes	1.00	WOODLAND HTS LOT 62	52.64
024-032-027-000	NorthRes	1.00	WOODLAND HTS LOT 61	52.64
024-032-028-000	NorthRes	1.00	WOODLAND HTS LOT 60	52.64
024-032-029-000	NorthRes	1.00	WOODLAND HTS LOT 59	52.64
024-032-030-000	NorthRes	1.00	WOODLAND HTS LOT 58	52.64
024-032-031-000	NorthRes	1.00	WOODLAND HTS LOT 57	52.64
024-032-032-000	NorthRes	1.00	WOODLAND HTS LOT 56	52.64
024-032-033-000	NorthRes	1.00	WOODLAND HTS LOT 55	52.64
024-032-034-000	NorthRes	1.00	WOODLAND HTS LOT 54	52.64
024-032-037-000	NorthRes	1.00	WOODLAND HTS LOT 51	52.64
024-032-038-000	NorthRes	1.00	WOODLAND HTS LOT 50	52.64
024-032-039-000	NorthRes	1.00	WOODLAND HTS LOT 49	52.64
024-032-040-000	NorthRes	1.00	WOODLAND HTS LOT 48	52.64
024-032-041-000	NorthRes	1.00	PARCEL A PM 39-16 SEC 24/6/11	52.64
024-032-042-000	NorthRes	1.00	PARCEL B PM 39-16 SEC 24/6/11	52.64
024-033-001-000	NorthRes	1.00	WOODLAND HTS LOT 23	52.64
024-033-002-000	NorthRes	1.00	WOODLAND HTS LOT 24	52.64
024-033-003-000	NorthRes	1.00	WOODLAND HTS LOT 25	52.64
024-033-004-000	NorthRes	1.00	WOODLAND HTS LOT 26	52.64
024-033-005-000	NorthRes	1.00	WOODLAND HTS LOT 27	52.64
024-033-006-000	NorthRes	1.00	WOODLAND HTS LOT 28	52.64
024-033-007-000	NorthRes	1.00	WOODLAND HTS LOT 29	52.64
024-033-008-000	NorthRes	1.00	WOODLAND HTS LOT 30	52.64
024-033-009-000	NorthRes	1.00	WOODLAND HTS LOT 31	52.64
024-033-010-000	NorthRes	1.00	WOODLAND HTS LOT 32	52.64
024-033-011-000	NorthRes	1.00	WOODLAND HTS LOT 33	52.64
024-033-012-000	NorthRes	1.00	WOODLAND HTS LOT 34	52.64
024-033-013-000	NorthRes	1.00	WOODLAND HTS LOT 35	52.64

**LMD Zones 7 through 12**  
**Commercial & Residential**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-041-001-000	NorthRes	0.08	LIVINGSTON LOTS 1-4 BLK 1	4.10
024-041-002-000	NorthRes	1.00	LIVINGSTON LOTS 5-7 BLK 1	52.64
024-041-003-000	NorthRes	1.00	LIVINGSTON LOTS 8-10 BLK 1	52.64
024-041-004-000	NorthRes	1.00	LIVINGSTON LOTS 11-14 BLK 1	52.64
024-041-005-000	NorthRes	1.00	LIVINGSTON LOTS 15&16 BLK 1	52.64
024-041-006-000	NorthRes	0.08	LIVINGSTON LOTS 17-20 BLK 1	4.10
024-042-001-000	NorthRes	1.00	LIVINGSTON LOTS 1-3 BLK 20	52.64
024-042-003-000	NorthRes	1.00	LIVINGSTON LOTS 8-10 BLK 20	52.64
024-042-004-000	NorthRes	1.00	LIVINGSTON LOTS 11-14 BLK 20	52.64
024-042-005-000	NorthRes	1.00	LIVINGSTON LOTS 15-17 BLK 20	52.64
024-042-006-000	NorthRes	1.00	LIVINGSTON LOTS 18-20 BLK 20	52.64
024-042-007-000	NorthRes	1.00	LIVINGSTON LOTS 4&5 BLK 20	52.64
024-042-008-000	NorthRes	1.00	LIVINGSTON LOTS 6&7 BLK 20	52.64
024-043-003-000	NorthRes	1.20	LIVINGSTON LOTS 8-10 BLK 21	63.16
024-043-004-000	NorthCom	2.82	LIVINGSTON LOTS 1-7 BLK 21	32.26
024-044-001-000	NorthRes	1.00	LIVINGSTON LOTS 1-4 BLK 2	52.64
024-044-002-000	NorthRes	1.00	LIVINGSTON LOTS 5&6 BLK 2	52.64
024-044-003-000	NorthRes	0.09	LIVINGSTON LOTS 7-10 BLK 2	4.72
024-044-005-000	NorthRes	0.78	LIVINGSTON LOTS 13&14 BLK 2	41.04
024-044-006-000	NorthCom	0.78	LIVINGSTON LOTS 15&16 BLK 2	8.92
024-044-007-000	NorthCom	1.62	LIVINGSTON LOTS 17-20 BLK 2	18.52
024-045-002-000	NorthCom	9.96	LIVINGSTON LOTS 1-20 BLK 19 ETC	113.94
024-046-001-000	NorthRes	1.00	LIVINGSTON POR LOTS 1-5 BLK 3	52.64
024-046-002-000	NorthRes	1.00	LIVINGSTON POR LOTS 1-5 BLK 3	52.64
024-046-003-000	NorthRes	1.00	LIVINGSTON LOTS 6-8 BLK 3	52.64
024-046-004-000	NorthRes	1.00	LIVINGSTON LOTS 9&10 BLK 3	52.64
024-046-005-000	NorthRes	0.04	LIVINGSTON LOTS 11&12 BLK 3	2.04
024-046-006-000	NorthRes	1.00	LIVINGSTON LOTS 13&14 BLK 3	52.64
024-046-007-000	NorthRes	1.00	LIVINGSTON LOTS 15&16 BLK 3	52.64
024-046-008-000	NorthCom	1.62	LIVINGSTON LOTS 17-20 BLK 3	18.52
024-051-003-000	NorthCom	0.08	LIVINGSTON LOTS 1-6 BLK 22 ETC	0.84
024-051-004-000	NorthCom	1.50	LIVINGSTON LOTS 7-10 BLK 22 ETC	17.16
024-052-001-000	NorthRes	1.00	LIVINGSTON LOTS 1&2 BLK 18	52.64
024-052-002-000	NorthRes	1.00	LIVINGSTON LOTS 3&4 BLK 18	52.64
024-052-003-000	NorthRes	0.04	LIVINGSTON LOTS 5&6 BLK 18	2.04
024-052-004-000	NorthRes	1.00	LIVINGSTON LOTS 7&8 BLK 18	52.64
024-052-005-000	NorthRes	1.00	LIVINGSTON LOTS 9&10 BLK 18	52.64
024-052-012-000	NorthCom	1.50	LIVINGSTON LOTS 11-20 BLK 18	17.16
024-053-001-000	NorthCom	4.02	LIVINGSTON LOTS 1-10 BLK 23	45.98
024-054-002-000	NorthRes	1.00	LIVINGSTON LOT 3 BLK 4	52.64
024-054-005-000	NorthRes	1.00	LIVINGSTON LOT 8 BLK 4	52.64
024-054-006-000	NorthRes	1.00	LIVINGSTON LOTS 9&10 BLK 4	52.64
024-054-007-000	NorthRes	2.00	LIVINGSTON LOTS 11-14 BLK 4	105.28
024-054-008-000	NorthRes	2.00	LIVINGSTON LOTS 15-17 BLK 4	105.28
024-054-009-000	NorthRes	1.00	LIVINGSTON LOTS 18-20 BLK 4	52.64
024-054-010-000	NorthRes	1.00	LIVINGSTON POR LOTS 1 & 2 BLK 4	52.64
024-054-011-000	NorthRes	1.00	LIVINGSTON POR LOTS 1 & 2 BLK 4	52.64
024-054-013-000	NorthRes	1.00	LIVINGSTON LOTS 6-7 BLK 4	52.64
024-054-014-000	NorthRes	1.00	LIVINGSTON LOTS 4 & 5 BLK 4	52.64
024-055-001-000	NorthRes	1.00	LIVINGSTON LOTS 1&2 BLK 17	52.64
024-055-002-000	NorthRes	1.00	LIVINGSTON LOTS 3-6 BLK 17	52.64
024-055-004-000	NorthRes	1.00	LIVINGSTON LOTS 11&12 BLK 17	52.64
024-055-005-000	NorthRes	1.00	LIVINGSTON LOTS 13-15 BLK 17	52.64
024-055-009-000	NorthRes	1.00	LIVINGSTON LOT 16-20 BLK 17	52.64
024-055-010-000	NorthRes	2.00	LOT 1 PM 91-33 IN BKL 17 OF LIVINGSTON	105.28
024-055-011-000	NorthRes	1.00	LOT 2 PM 91-33 IN BKL 17 OF LIVINGSTON	52.64
024-056-001-000	NorthRes	2.00	LIVINGSTON LOTS 1-5 BLK 24	105.28
024-056-002-000	NorthRes	1.00	LIVINGSTON LOTS 6&7 BLK 24	52.64
024-056-003-000	NorthRes	1.00	LIVINGSTON LOTS 8-10 BLK 24	52.64
024-056-004-000	NorthCom	1.72	LIVINGSTON POR LOTS 11-15 BLK 24	19.68
024-060-007-000	NorthRes	1.00	CROWELL ADD LOT 1 BLK 1	52.64
024-060-008-000	NorthRes	1.00	CROWELL ADD LOT 2 BLK 1	52.64
024-060-009-000	NorthRes	1.00	CROWELL ADD LOT 3 BLK 1	52.64
024-060-010-000	NorthRes	1.00	CROWELL ADD LOT 4 BLK 1	52.64
024-060-011-000	NorthRes	1.00	CROWELL ADD LOT 5 BLK 1	52.64
024-060-012-000	NorthRes	1.00	CROWELL ADD LOT 6 BLK 1	52.64
024-060-013-000	NorthRes	1.00	CROWELL ADD LOT 7 BLK 1	52.64
024-060-014-000	NorthRes	1.00	CROWELL ADD LOT 8 BLK 1	52.64
024-060-015-000	NorthRes	1.00	CROWELL ADD LOT 9 BLK 1	52.64
024-060-016-000	NorthRes	1.00	CROWELL ADD LOT 10 BLK 1	52.64
024-060-017-000	NorthRes	1.00	CROWELL ADD LOT 11 BLK 1	52.64
024-060-018-000	NorthRes	1.00	CROWELL ADD LOT 12 BLK 1	52.64



**LMD Zones 7 through 12**  
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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-060-019-000	NorthRes	1.00	CROWELL ADD LOT 13 BLK 1	52.64
024-060-020-000	NorthRes	1.00	CROWELL ADD LOT 14 BLK 1	52.64
024-060-021-000	NorthRes	1.00	CROWELL ADD LOT 15 BLK 1	52.64
024-060-022-000	NorthRes	1.00	CROWELL ADD LOT 16 BLK 1	52.64
024-060-024-000	NorthRes	1.00	PARCEL A PM 27-2 SEC 25/6/11	52.64
024-060-025-000	NorthRes	1.00	CROWELL ADD POR LOT 17 BLK 1	52.64
024-060-027-000	NorthRes	33.60	PARCEL 1 PM 41-7 SEC 25/6/11	1,768.70
024-060-028-000	NorthRes	1.00	PARCEL 6 PM 41-46 SEC 25/6/11	52.64
024-060-029-000	NorthRes	1.00	PARCEL 5 PM 41-46 SEC 25/6/11	52.64
024-060-030-000	NorthRes	1.00	PARCEL 4 PM 41-46 SEC 25/6/11	52.64
024-060-031-000	NorthRes	1.00	PARCEL 3 PM 41-46 SEC 25/6/11	52.64
024-060-032-000	NorthRes	1.00	PARCEL 2 PM 41-46 SEC 25/6/11	52.64
024-060-033-000	NorthRes	1.00	PARCEL 1 PM 41-46 SEC 25/6/11	52.64
024-072-005-000	DowntownCom	1.14	PAR 1 PM 24-16 SECS. 25 & 26 6/11	13.04
024-072-006-000	DowntownCom	4.44	PARCEL 2 PM 24-16 SEC 26/6/11	50.78
024-092-014-000	NorthRes	1.00	CROWELL ADD LOT 54 BLK 3	52.64
024-092-015-000	NorthRes	1.00	CROWELL ADD LOT 53 BLK 3	52.64
024-092-016-000	NorthRes	1.00	CROWELL ADD LOT 52 BLK 3	52.64
024-092-017-000	NorthRes	1.00	CROWELL ADD LOT 51 BLK 3	52.64
024-092-020-000	NorthRes	1.00	PARCEL F PM 27-2 SEC 25/6/11	52.64
024-092-021-000	NorthRes	1.00	PARCEL E PM 27-2 SEC 25/6/11	52.64
024-092-022-000	NorthRes	1.00	CROWELL ADD POR LOT 67 BLK 4 ETC	52.64
024-092-024-000	NorthRes	1.00	PARCEL A PM 40-22 SEC 25/6/11	52.64
024-092-025-000	NorthRes	1.00	PARCEL B PM 40-22 SEC 25/6/11	52.64
024-100-005-000	NorthRes	0.78	LIV COL #1 POR LOT 32	41.04
024-100-016-000	NorthRes	1.00	CARDELLA TR LOT 5	52.64
024-100-017-000	NorthRes	1.00	CARDELLA TR LOT 6	52.64
024-100-018-000	NorthRes	1.00	CARDELLA TR LOT 7	52.64
024-100-023-000	NorthRes	1.00	CARDELLA TR LOT 1	52.64
024-100-024-000	NorthRes	1.00	CARDELLA TR LOT 2	52.64
024-100-032-000	NorthRes	1.00	LIV COL #1 POR LOT 32	52.64
024-100-033-000	NorthRes	1.00	LIV COL #1 POR LOT 32	52.64
024-100-036-000	NorthRes	0.09	MENDOZA TR LOT 7	4.72
024-100-042-000	NorthRes	1.00	CARDELLA TR LOTS 3 & 4	52.64
024-100-043-000	NorthRes	1.00	PARCEL 1 PM 50-36 SEC 25/6/11	52.64
024-100-044-000	NorthRes	1.00	PARCEL 2 PM 50-36 SEC 25/6/11	52.64
024-100-045-000	NorthRes	1.00	BROWN EST LOT 1	52.64
024-100-046-000	NorthRes	1.00	BROWN EST LOT 2	52.64
024-100-047-000	NorthRes	1.00	BROWN EST LOT 3	52.64
024-100-048-000	NorthRes	1.00	BROWN EST LOT 4	52.64
024-100-049-000	NorthRes	1.00	BROWN EST LOT 5	52.64
024-100-050-000	NorthRes	1.00	BROWN EST LOT 6	52.64
024-100-051-000	NorthRes	1.00	BROWN EST LOT 7	52.64
024-100-052-000	NorthRes	1.00	BROWN EST LOT 8	52.64
024-100-053-000	NorthRes	1.00	BROWN EST LOT 10	52.64
024-100-054-000	NorthRes	1.00	BROWN EST LOT 9	52.64
024-100-055-000	NorthRes	1.00	PARCEL 1 PM 59-15 SEC 25/6/11	52.64
024-100-056-000	NorthRes	1.00	PARCEL 2 PM 59-15 SEC 25/6/11	52.64
024-100-057-000	NorthRes	1.00	PARCEL 3 PM 59-15 SEC 25/6/11	52.64
024-100-058-000	NorthRes	0.70	YAM COL #2 POR LOT 7	36.62
024-100-059-000	NorthRes	1.64	YAM COL #2 POR LOT 7	86.54
024-111-001-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 3	52.64
024-111-002-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 3	52.64
024-111-003-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 3	52.64
024-111-004-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 3	52.64
024-111-005-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 3	52.64
024-111-007-000	CentralRes	1.00	LIV LD COL ADD #1 N 50 FT OF S 177 FT BLK 4	52.64
024-111-008-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 4	52.64
024-111-010-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 4	52.64
024-111-011-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 4	52.64
024-111-012-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 4	52.64
024-111-013-000	CentralRes	107.00	PARCEL 2 PM 69-45 SEC 26/6/11	5,632.48
024-111-014-000	CentralRes	36.00	PARCEL 1 PM 69-45 SEC 26/6/11	1,895.04
024-112-002-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 10 BLK 2	52.64
024-112-003-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 9 BLK 2	52.64
024-112-004-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 8 BLK 2	52.64
024-112-005-000	CentralRes	0.09	LIV LD COL ADD #1 LOTS 6&7 BLK 2	4.72
024-112-006-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 3 BLK 2	52.64
024-112-007-000	CentralRes	2.00	LIV LD COL ADD #1 LOT 4 & 5 BLK 2	105.28
024-113-001-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 5 BLK 5	52.64
024-113-002-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 4 BLK 5	52.64
024-113-003-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 3 BLK 5	52.64

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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-113-004-000	CentralRes	1.00	LIV LD COL ADD#1 LOT 2 BLK 5	52.64
024-113-005-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 1 BLK 5	52.64
024-113-006-000	CentralRes	1.80	LIV LD COL ADD #1 LOT 9&10 BLK 5	94.74
024-113-007-000	CentralRes	0.09	LIV LD COL ADD #1 LOT 8 BLK 5	4.72
024-113-008-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 7 BLK 5	52.64
024-113-009-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 6 BLK 5	52.64
024-114-003-000	DowntownCom	1.26	LIV LD COL ADD #1 LOT 4 ETC BLK 1	14.40
024-114-004-000	DowntownCom	0.36	LIV LD COL ADD #1 POR LOT 5 BLK 1	4.10
024-114-005-000	DowntownCom	0.48	LIV LD COL ADD #1 POR LOT 5 BLK 1	5.48
024-114-008-000	DowntownCom	0.96	LIV LD COL ADD #1 LOT 7 BLK 1	10.98
024-114-011-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 10 BLK 1	52.64
024-114-012-000	CentralRes	0.08	LIV LD COL ADD #1 LOT 11&12 BLK 1	4.10
024-114-013-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 13 BLK 1	52.64
024-114-015-000	DowntownCom	1.26	LIV LD COL ADD #1 LOT 2 ETC BLK 1	14.40
024-114-018-000	DowntownCom	1.74	LIV LD COL ADD #1 LOT 14&15 ETC BLK 1	19.90
024-114-019-000	DowntownCom	6.00	LIV LD COL ADD #1 LOT 6 BLK 1	68.64
024-122-001-000	CentralRes	1.00	WATSON ADD LOT 2	52.64
024-122-002-000	CentralRes	2.00	WATSON ADD LOT 1	105.28
024-122-003-000	CentralRes	1.00	WATSON ADD LOT 3	52.64
024-122-004-000	CentralRes	1.00	WATSON ADD LOT 4	52.64
024-122-005-000	CentralRes	1.00	WATSON ADD LOT 5	52.64
024-122-006-000	CentralRes	1.00	WATSON ADD LOT 6	52.64
024-122-007-000	CentralRes	1.00	WATSON ADD LOTS 7&8	52.64
024-122-008-000	CentralRes	1.00	WATSON ADD LOT 9	52.64
024-122-009-000	CentralRes	1.00	WATSON ADD LOT 10	52.64
024-122-010-000	CentralRes	1.00	WATSON ADD LOT 11	52.64
024-122-012-000	CentralRes	1.00	WATSON ADD LOT 16	52.64
024-122-013-000	CentralRes	1.00	WATSON ADD LOT 17	52.64
024-122-014-000	CentralRes	1.00	WATSON ADD LOT 18	52.64
024-122-016-000	CentralRes	1.00	WATSON ADD LOT 21	52.64
024-122-019-000	CentralRes	1.00	WATSON ADD LOT 23	52.64
024-122-022-000	CentralRes	1.00	WATSON ADD LOT 19	52.64
024-122-023-000	CentralRes	1.00	WATSON ADD LOT 20	52.64
024-122-024-000	CentralRes	1.00	PARCEL 1 PM 46-14 SEC 26/6/11	52.64
024-122-025-000	CentralRes	1.00	PARCEL 2 PM 46-14 SEC 26/6/11	52.64
024-122-026-000	CentralRes	2.00	WATSON ADD LOT 22 & POR 24	105.28
024-123-001-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 5 BLK 7	52.64
024-123-002-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 4 BLK 7	52.64
024-123-003-000	CentralRes	0.05	LIV LD COL ADD#1 LOT 3 ETC BLK 7	2.84
024-123-004-000	CentralRes	2.00	LIV LD COL ADD #1 LOT 1 ETC BLK 7	105.28
024-123-007-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 6 BLK 7	52.64
024-123-008-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 9 BLK 7	52.64
024-123-009-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 10 BLK 7	52.64
024-123-010-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 7 BLK 7	52.64
024-123-011-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 8 BLK 7	52.64
024-124-001-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 5 BLK 8	52.64
024-124-002-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 4 BLK 8	52.64
024-124-003-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 3 BLK 8	52.64
024-124-004-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 2 BLK 8	52.64
024-124-005-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 1 BLK 8	52.64
024-124-006-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 10 BLK 8	52.64
024-124-010-000	CentralRes	1.00	LIV LD COL ADD #1 POR LOT 6 BLK 8	52.64
024-124-011-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 8	52.64
024-124-012-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 8 BLK 8	52.64
024-124-013-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 9 BLK 8	52.64
024-131-009-000	DowntownCom	8.40	LIV LD COL ADD #1 LOTS 1-10 BLK 6	96.08
024-132-011-000	DowntownCom	1.50	PARCEL 2 PM 79-28 255/56/11	17.16
024-132-012-000	DowntownCom	9.00	PARCEL 1 PM 79-28	102.96
024-132-014-000	DowntownCom	1.50	PARCEL 3 PM 79-28 SEC 25/6/11	17.16
024-134-003-000	DowntownCom	2.00	LIV RLTY CO ADD LOT 19 BLK 2 ETC	22.88
024-134-004-000	DowntownCom	0.96	LIV RLTY CO ADD LOT 16 BLK 2 ETC	10.98
024-134-005-000	DowntownCom	0.78	LIV RLTY CO ADD LOT 13-15 BLK 2	8.92
024-134-006-000	DowntownCom	0.42	LIV RLTY CO ADD LOT 12 BLK 2	4.80
024-134-007-000	DowntownCom	0.42	LIV RLTY CO ADD LOT 11 BLK 2	4.80
024-134-010-000	DowntownCom	0.42	LIV RLTY CO ADD LOT 7 BLK 2	4.80
024-134-011-000	DowntownCom	0.42	LIV RLTY CO ADD LOT 6 BLK 2	4.80
024-134-012-000	DowntownCom	2.04	LIV RLTY CO ADD LOT 1-5 BLK 2	23.32
024-134-013-000	DowntownCom	0.08	LIV RLTY CO ADD LOT 8 BLK 2	0.84
024-134-015-000	DowntownCom	6.00	LIV RLTY CO ADD LOTS 9 & 10 BLK 2	68.64
024-135-006-000	CentralRes	1.00	LIV RLTY CO ADD LOT 15 BLK 9	52.64
024-135-007-000	CentralRes	1.00	LIV RLTY CO ADD LOT 14 BLK 9	52.64
024-135-008-000	CentralRes	1.00	LIV RLTY CO ADD LOT 13 BLK 9	52.64

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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-135-009-000	CentralRes	1.00	LIV RLTY CO ADD LOT 12 BLK 9	52.64
024-135-010-000	CentralRes	1.00	LIV RLTY CO ADD LOT 11 BLK 9	52.64
024-136-001-000	DowntownCom	0.36	LIV RLTY CO ADD LOT 5 BLK 11	4.10
024-136-002-000	CentralRes	1.00	LIV RLTY CO ADD POR LOT 4 BLK 11	52.64
024-136-005-000	CentralRes	1.00	LIV RLTY CO ADD LOT 9 BLK 11	52.64
024-136-006-000	CentralRes	1.00	LIV RLTY CO ADD LOT 8 BLK 11	52.64
024-136-007-000	CentralRes	1.00	LIV RLTY CO ADD LOT 7 BLK 11	52.64
024-136-008-000	CentralRes	1.00	LIV RLTY CO ADD LOT 6 BLK 11	52.64
024-141-003-000	DowntownCom	1.56	LIV LD COL ADD #1 LOT 4&5 BLK 9	17.84
024-141-005-000	CentralRes	0.08	LIV LD COL ADD #1 LOT 8&9 BLK 9	4.10
024-141-006-000	CentralRes	1.00	LIV LD COL ADD#1 LOT 10 BLK 9	52.64
024-142-001-000	DowntownCom	0.78	LIV LD COL ADD #1 LOT 1 BLK 10	8.92
024-142-002-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 2 BLK 10	52.64
024-142-003-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 3 BLK 10	52.64
024-142-004-000	CentralRes	0.79	LIV LD COL ADD #1 LOT 4 BLK 10	41.68
024-142-005-000	DowntownCom	0.79	LIV LD COL ADD #1 LOT 5 BLK 10	9.06
024-142-006-000	CentralRes	2.00	LIV LD COL ADD #1 LOT 6 BLK 10	105.28
024-142-007-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 7 BLK 10	52.64
024-142-008-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 8 BLK 10	52.64
024-142-009-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 9 BLK 10	52.64
024-142-010-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 10 BLK 10	52.64
024-144-001-000	DowntownCom	1.20	LIV RLTY CO ADD LOT 3-5 BLK 4	13.72
024-144-002-000	DowntownCom	0.78	LIV RLTY CO ADD LOT 1&2 BLK 4	8.92
024-144-003-000	CentralRes	1.00	LIV RLTY CO ADD LOT 19&20 BLK 4	52.64
024-144-004-000	CentralRes	1.00	LIV RLTY CO ADD LOT 17&18 BLK 4	52.64
024-144-005-000	CentralRes	1.00	LIV RLTY CO ADD LOT 16 BLK 4	52.64
024-144-008-000	DowntownCom	1.32	LIV RLTY CO ADD LOT 13-15 BLK 4	15.10
024-144-009-000	DowntownCom	1.32	LIV RLTY CO ADD LOT 6-8 BLK 4	15.10
024-144-010-000	DowntownCom	1.32	LIV RLTY CO ADD LOT 9-12 BLK 4	15.10
024-145-002-000	CentralRes	1.00	LIV RLTY CO ADD LOT 3 BLK 8	52.64
024-145-003-000	CentralRes	1.00	LIV RLTY CO ADD LOT 1&2 BLK 8	52.64
024-145-004-000	CentralRes	1.00	LIV RLTY CO ADD LOT 10 BLK 8	52.64
024-145-005-000	CentralRes	1.00	LIV RLTY CO ADD LOT 9 BLK 8	52.64
024-145-006-000	CentralRes	1.00	LIV RLTY CO ADD LOT 8 BLK 8	52.64
024-145-007-000	CentralRes	1.00	LIV RLTY CO ADD LOT 7 POR 6 BLK 8	52.64
024-145-008-000	CentralRes	1.00	LIV RLTY CO ADD W 45'OF LOT 6 BLK 8	52.64
024-146-002-000	CentralRes	1.00	LIV RLTY CO ADD POR LOT 2&3 BLK 7	52.64
024-146-003-000	CentralRes	2.00	LIV RLTY CO ADD LOT 1 POR 2 BLK 7	105.28
024-146-006-000	CentralRes	1.00	LIV RLTY CO ADD POR LOT 8&9 BLK 7	52.64
024-146-007-000	CentralRes	1.00	LIV RLTY CO ADD LOT 7 POR 8 BLK 7	52.64
024-146-009-000	CentralRes	2.00	LIV RLTY CO ADD LOT 10 & E 15'OF 9 BLK 7	105.28
024-147-001-000	CentralRes	3.00	LIV RLTY CO ADD LOT 5 BLK 12	157.92
024-147-002-000	CentralRes	1.00	LIV RLTY CO ADD LOT 4 BLK 12	52.64
024-147-003-000	CentralRes	1.00	LIV RLTY CO ADD POR LOT 3 BLK 12	52.64
024-147-004-000	CentralRes	1.00	LIV RLTY CO ADD POR BLK 12	52.64
024-147-006-000	DowntownCom	1.44	LIV RLTY CO ADD POR BLK 12	16.46
024-148-001-000	CentralRes	1.00	LIV RLTY CO ADD LOT 5 BLK 13	52.64
024-148-002-000	CentralRes	1.00	LIV RLTY CO ADD LOT 4 BLK 13	52.64
024-148-003-000	CentralRes	1.00	LIV RLTY CO ADD LOT 3 BLK 13	52.64
024-148-004-000	CentralRes	1.00	LIV RLTY CO ADD LOT 2 BLK 13	52.64
024-148-005-000	CentralRes	1.00	LIV RLTY CO ADD LOT 1 BLK 13	52.64
024-148-006-000	CentralRes	1.00	LIV RLTY CO ADD LOT 10 BLK 13	52.64
024-148-007-000	CentralRes	1.00	LIV RLTY CO ADD LOT 9 BLK 13	52.64
024-148-008-000	CentralRes	1.00	LIV RLTY CO ADD LOT 8 BLK 13	52.64
024-148-009-000	CentralRes	1.00	LIV RLTY CO ADD LOT 7 BLK 13	52.64
024-148-010-000	CentralRes	1.00	LIV RLTY CO ADD LOT 6 BLK 13	52.64
024-151-005-000	DowntownCom	3.90	PARCEL 2 PM 54-26 SEC 25/6/11	44.60
024-151-006-000	DowntownCom	1.86	PARCEL 3 PM 54-26 SEC 25/6/11	21.26
024-151-007-000	DowntownCom	0.66	PARCEL 4 PM 54-26 SEC 25/6/11	7.54
024-153-002-000	CentralRes	0.30	LIV RLTY CO ADD LOT 5 BLK 17 LESS S 4 FT	15.78
024-153-003-000	DowntownCom	0.08	LIV RLTY CO ADD POR BLK 17	0.88
024-153-004-000	CentralRes	1.00	LIV RLTY CO ADD POR BLK 17	52.64
024-153-009-000	CentralRes	1.00	LIV RLTY CO ADD POR BLK 17 ETC	52.64
024-153-011-000	DowntownCom	1.56	LIV RLTY CO ADD POR BLK 17	17.84
024-154-005-000	DowntownCom	6.00	LIV RLTY CO SUB POR LOT 1&2	68.64
024-162-003-000	CentralRes	1.00	WILCOCK ADD LOT 2	52.64
024-162-004-000	CentralRes	1.00	WILCOCK ADD LOT 3	52.64
024-162-005-000	CentralRes	1.00	WILCOCK ADD LOT 4	52.64
024-162-006-000	CentralRes	3.00	WILCOCK ADD LOTS 5&6	157.92
024-162-007-000	CentralRes	1.00	WILCOCK ADD LOT 7	52.64
024-162-008-000	CentralRes	3.00	WILCOCK ADD LOT 8&9	157.92
024-162-009-000	CentralRes	1.00	WILCOCK ADD LOT 10&11	52.64

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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-162-010-000	CentralRes	1.00	LIV LD COL SUB #2 POR LOT 24	52.64
024-162-011-000	CentralRes	0.09	LIV LD COL SUB #2 POR LOT 24	4.72
024-162-012-000	CentralRes	1.00	WILCOCK ADD LOT 14-16	52.64
024-162-015-000	CentralRes	2.00	LIV LD COL SUB #2 POR LOT 24	105.28
024-162-016-000	CentralRes	2.00	WATSON ADD LOT 13	105.28
024-162-017-000	CentralRes	3.00	WATSON ADD LOT 12 ETC	157.92
024-162-018-000	CentralRes	1.00	WILCOCK ADD LOT 22	52.64
024-162-019-000	CentralRes	1.00	WILCOCK ADD LOT 21	52.64
024-162-020-000	CentralRes	2.00	WILCOCK ADD LOT 20	105.28
024-162-021-000	CentralRes	1.00	WILCOCK ADD LOT 19	52.64
024-162-022-000	CentralRes	2.00	WILCOCK ADD LOT 18	105.28
024-162-023-000	CentralRes	1.00	WILCOCK ADD LOT 17	52.64
024-163-001-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 5 BLK 11	52.64
024-163-002-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 4 BLK 11	52.64
024-163-003-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 3 BLK 11	52.64
024-163-004-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 11	52.64
024-163-005-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 11	52.64
024-163-006-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 10 BLK 11	52.64
024-163-007-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 9 BLK 11	52.64
024-163-008-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 8 BLK 11	52.64
024-163-009-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 7 BLK 11	52.64
024-163-010-000	CentralRes	1.00	LIV LD COL ADD #1 LOT 6 BLK 11	52.64
024-171-001-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-002-000	CentralRes	1.00	LIV LD COL ADD #1 E1/2 LOT 5 BLK 12	52.64
024-171-003-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-006-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-007-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-008-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-009-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-010-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-011-000	CentralRes	0.05	LIV LD COL ADD #1 POR BLK 12	2.84
024-171-012-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-015-000	CentralRes	1.00	LIV LD COL ADD #2 POR BLK 12	52.64
024-171-016-000	CentralRes	0.09	LIV LD COL ADD #1 POR BLK 12	4.56
024-171-017-000	CentralRes	1.00	LIV LD COL ADD #1 E 1/2 LOT 8 BLK 12	52.64
024-171-018-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-019-000	CentralRes	1.00	LIV LD COL ADD #1 POR BLK 12	52.64
024-171-020-000	CentralRes	2.00	LIV LD COL ADD#1 POR BLK 12	105.28
024-171-021-000	CentralRes	1.00	LIV LD COL ADD #1 S1/2 LOT 6 BLK 12	52.64
024-171-022-000	CentralRes	1.00	LIV LD COL ADD #1 N1/2 LOT 6 BLK 12	52.64
024-171-023-000	CentralRes	2.00	LIV LD COL ADD #1 POR BLK 12	105.28
024-171-024-000	CentralRes	2.00	LIV LD COL ADD #1 POR BLK 12	105.28
024-172-001-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 19&20 BLK 5	52.64
024-172-002-000	CentralRes	1.00	LIV RLTY CO ADD LOT 18 BLK 5	52.64
024-172-003-000	CentralRes	1.00	LIV RLTY CO ADD LOT 17 BLK 5	52.64
024-172-004-000	CentralRes	1.00	LIV RLTY CO ADD LOT 16 BLK 5	52.64
024-172-005-000	CentralRes	1.00	LIV RLTY CO ADD LOT 15 BLK 5	52.64
024-172-006-000	CentralRes	1.00	LIV RLTY CO ADD LOT 14 BLK 5	52.64
024-172-007-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 11-13 BLK 5	52.64
024-172-008-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 9&10 BLK 5	52.64
024-172-009-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 6-8 BLK 5	52.64
024-172-012-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 1&2 BLK 5	52.64
024-172-013-000	CentralRes	1.00	LIV RLTY CO ADD LOT 3-5 BLK 5	52.64
024-173-002-000	CentralRes	1.00	LIV RLTY COL ADD LOT 12 BLK 6	52.64
024-173-003-000	CentralRes	1.00	LIV RLTY CO ADD LOT 11 BLK 6	52.64
024-173-004-000	CentralRes	1.00	LIV RLTY CO ADD LOT 10 BLK 6	52.64
024-173-008-000	CentralRes	1.00	LIV RLTY CO ADD LOT 4 BLK 6	52.64
024-173-009-000	CentralRes	1.00	LIV RLTY CO ADD LOT 3 BLK 6	52.64
024-173-010-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 1&2 BLK 6	52.64
024-173-011-000	CentralRes	1.00	PARCEL 2 PM 9-46 SEC 25/6/11	52.64
024-173-012-000	CentralRes	1.00	PARCEL 1 PM 9-46 SEC 25/6/11	52.64
024-173-013-000	CentralRes	1.00	LIV RLTY CO ADD W 52' LOTS 8&9 BLK 6	52.64
024-173-014-000	CentralRes	1.00	LIV RLTY CO ADD E 65' LOTS 8&9 BLK 6	52.64
024-173-015-000	CentralRes	1.00	LIV RLTY CO ADD LOT14 BLK 6	52.64
024-173-016-000	CentralRes	2.00	LIV RLTY CO ADD LOT13 BLK 6	105.28
024-181-001-000	CentralRes	1.00	LIV RLTY CO ADD LOT 14 BLK 14	52.64
024-181-002-000	CentralRes	1.00	LIV RLTY CO ADD LOT 13 BLK 14	52.64
024-181-003-000	CentralRes	1.00	LIV RLTY CO ADD LOT 12 BLK 14	52.64
024-181-005-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 8&9 BLK 14	52.64
024-181-006-000	CentralRes	1.00	LIV RLTY CO ADD LOT 7 ETC BLK 14	52.64
024-181-007-000	CentralRes	1.00	LIV RLTY CO ADD N 42FT LOT 6 BLK 14	52.64
024-181-008-000	CentralRes	1.00	LIV RLTY CO ADD LOT 5 BLK 14	52.64

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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-181-009-000	CentralRes	1.00	LIV RLTY CO ADD LOT 4 BLK 14	52.64
024-181-010-000	CentralRes	1.00	LIV RLTY CO ADD LOT 3 BLK 14	52.64
024-181-011-000	CentralRes	1.00	LIV RLTY CO ADD LOT 2 BLK 14	52.64
024-181-012-000	CentralRes	1.00	LIV RLTY CO ADD LOT 1 BLK 14	52.64
024-181-013-000	CentralRes	2.00	LIV RLTY CO ADD LOT 11 BLK 14	105.28
024-181-014-000	CentralRes	1.00	LIV RLTY CO ADD LOT 10 BLK 14	52.64
024-182-001-000	CentralRes	1.00	LIV RLTY CO ADD LOT 6 BLK 16	52.64
024-182-004-000	CentralRes	1.00	LIV RLTY CO ADD LOT 12 BLK 16	52.64
024-182-005-000	CentralRes	1.00	LIV RLTY CO ADD LOT 11 BLK 16	52.64
024-182-008-000	CentralRes	1.00	LIV RLTY CO ADD LOT 9 BLK 16	52.64
024-182-009-000	CentralRes	1.00	LIV RLTY CO ADD LOT 8 BLK 16	52.64
024-182-010-000	CentralRes	1.00	LIV RLTY CO ADD LOT 7 BLK 16	52.64
024-182-012-000	CentralRes	1.00	LIV RLTY CO ADD LOT 1 BLK 16	52.64
024-182-013-000	CentralRes	1.00	LIV RLTY CO ADD LOT 10 BLK 16	52.64
024-182-014-000	CentralRes	1.00	LIV RLTY CO ADD LOT 3 BLK 16	52.64
024-182-015-000	CentralRes	1.00	LIV RLTY CO ADD LOT 2 BLK 16	52.64
024-182-016-000	CentralRes	0.04	LIV RLTY CO ADD LOT 5 BLK 16	2.04
024-182-017-000	CentralRes	1.00	LIV RLTY CO ADD LOT 4 BLK 16	52.64
024-183-004-000	CentralRes	1.00	LIV RLTY CO ADD LOT 11 BLK 15	52.64
024-183-005-000	CentralRes	1.00	LIV RLTY CO ADD LOT 10 BLK 15	52.64
024-183-006-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 8&9 BLK 15	52.64
024-183-007-000	CentralRes	1.00	LIV RLTY CO ADD LOTS 6&7 BLK 15	52.64
024-183-008-000	CentralRes	1.00	LIV RLTY CO ADD LOT 5 BLK 15	52.64
024-183-009-000	CentralRes	1.00	LIV RLTY CO ADD LOT 4 BLK 15	52.64
024-183-010-000	CentralRes	1.00	LIV RLTY CO ADD LOT 3 BLK 15	52.64
024-183-011-000	CentralRes	1.00	LIV RLTY CO ADD LOT 2 BLK 15	52.64
024-183-012-000	CentralRes	1.00	LIV RLTY CO ADD LOT 1 BLK 15	52.64
024-183-013-000	CentralRes	2.00	LIV RLTY CO ADD LOT 12 ETC BLK 15	105.28
024-183-014-000	CentralRes	1.00	LIV RLTY CO ADD LOT 14 ETC BLK 15	52.64
024-184-001-000	CentralRes	0.09	LIV RLTY CO SUB POR LOT 3	4.72
024-184-002-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 3	52.64
024-184-007-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 4	52.64
024-184-008-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 4	52.64
024-184-009-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 4	52.64
024-184-014-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 21	52.64
024-184-016-000	CentralRes	4.00	LIV RLTY CO SUB POR LOT 21	210.56
024-184-017-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 11	52.64
024-184-018-000	CentralRes	12.00	LIV RLTY CO SUB N 85' LOT 11	631.68
024-184-020-000	CentralRes	23.00	LIV RLTY CO SUB POR LOT 10	1,210.72
024-184-021-000	CentralRes	4.00	LIV RLTY CO SUB POR LOT 3	210.56
024-184-024-000	SouthCom	2.94	LIV RLTY CO SUB POR LOT 20	33.62
024-184-025-000	CentralRes	11.00	PARCEL 2 PM 21-28 SEC 25/6/11	579.04
024-184-026-000	CentralRes	0.09	PARCEL B PM 38-38 SEC 25/6/11	4.72
024-184-027-000	CentralRes	1.00	PARCEL A PM 38-38 SEC 25/6/11	52.64
024-184-028-000	CentralRes	1.00	PARCEL B PM 39-42 SEC 25/6/11	52.64
024-184-029-000	CentralRes	1.00	PARCEL A PM 39-42 SEC 25/6/11	52.64
024-184-030-000	CentralRes	7.00	PARCEL 1 PM 46-30 SEC 25/6/11	368.48
024-184-031-000	CentralRes	0.09	PARCEL 2 PM 46-30 SEC 25/6/11	4.72
024-184-032-000	CentralRes	23.00	PARCEL 1 PM 53-21 SEC 25/6/11	1,210.72
024-184-034-000	CentralRes	1.00	LIV RLTY CO SUB N 120' OF W 50.01' LOT 4	52.64
024-184-035-000	CentralRes	0.09	LIV RLTY CO SUB POR LOT 4	4.72
024-184-036-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 10	52.64
024-184-037-000	CentralRes	6.00	LIV RLTY CO SUB LOT 9 & N 25' LOT 12	315.84
024-191-001-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 5	52.64
024-191-005-000	CentralRes	0.09	LIV RLTY CO SUB POR LOT 6	4.72
024-191-006-000	CentralRes	0.09	LIV RLTY CO SUB POR LOT 6	4.72
024-191-010-000	CentralRes	0.09	LIV RLTY CO SUB N50' S100' E180' LOT 14	4.72
024-191-011-000	CentralRes	0.09	LIV RLTY CO SUB POR LOT 14	4.72
024-191-015-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 19	52.64
024-191-017-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 19	52.64
024-191-021-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 8	52.64
024-191-026-000	CentralRes	1.00	PARCEL 1 PM 8-42 SEC 25/6/11	52.64
024-191-028-000	CentralRes	1.00	PARCEL 1 PM 21-7 SEC 25/6/11	52.64
024-191-029-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 19	52.64
024-191-030-000	CentralRes	7.00	LIV RLTY CO SUB POR LOT 19	368.48
024-191-032-000	CentralRes	1.00	PARCEL 1 PM 40-21 SEC 25/6/11	52.64
024-191-035-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 18	52.64
024-191-036-000	CentralRes	0.30	PARCEL 1 PM 43-14 SEC 25/6/11	15.78
024-191-037-000	CentralRes	1.00	PARCEL 2 PM 43-14 SEC 25/6/11	52.64
024-191-038-000	CentralRes	17.00	PARCELS 2&3 PM 40-21 SEC 25/6/11	894.88
024-191-039-000	CentralRes	0.09	LIV RLTY CO SUB POR LOTS 5 & 6	4.72
024-191-040-000	CentralRes	1.00	LIV RLTY CO SUB POR LOT 6	52.64



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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-241-002-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 92	52.64
024-241-003-000	SouthRes	1.00	JOSEPH TR LOT 29	52.64
024-241-004-000	SouthRes	1.00	JOSEPH TR LOT 30	52.64
024-241-008-000	SouthRes	1.00	JOSEPH TR LOT 31	52.64
024-241-009-000	SouthRes	1.00	JOSEPH TR LOT 32	52.64
024-241-010-000	SouthRes	1.00	JOSEPH TR LOT 33	52.64
024-241-011-000	SouthRes	1.00	JOSEPH TR LOT 42	52.64
024-241-012-000	SouthRes	1.00	JOSEPH TR LOT 43	52.64
024-241-013-000	SouthRes	1.00	JOSEPH TR LOT 44	52.64
024-241-014-000	SouthRes	1.00	JOSEPH TR LOT 45	52.64
024-241-015-000	SouthRes	1.00	JOSEPH TR LOT 46	52.64
024-241-019-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 92	52.64
024-241-020-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 92	52.64
024-241-021-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 92	52.64
024-241-022-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 92	52.64
024-241-023-000	SouthRes	1.00	PARCEL 2 PM 4-3 SEC 25/6/11	52.64
024-241-024-000	SouthRes	1.00	PARCEL 3 PM 4-3 SEC 25/6/11	52.64
024-241-025-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 92	52.64
024-242-003-000	SouthRes	1.00	JOSEPH TR LOT 23	52.64
024-242-004-000	SouthRes	1.00	JOSEPH TR LOT 24	52.64
024-242-010-000	SouthRes	1.00	JOSEPH TR LOT 6	52.64
024-242-011-000	SouthRes	1.00	JOSEPH TR LOT 7	52.64
024-242-012-000	SouthRes	1.00	JOSEPH TR LOT 8	52.64
024-242-013-000	SouthRes	1.00	JOSEPH TR LOT 9	52.64
024-242-014-000	SouthRes	1.00	JOSEPH TR LOT 10	52.64
024-242-015-000	SouthRes	1.00	JOSEPH TR LOT 19	52.64
024-242-016-000	SouthRes	1.00	JOSEPH TR LOT 20	52.64
024-242-017-000	SouthRes	1.00	JOSEPH TR LOT 21	52.64
024-242-018-000	SouthRes	1.00	JOSEPH TR LOT 22	52.64
024-242-019-000	SouthRes	1.00	JOSEPH TR LOT 25	52.64
024-242-020-000	SouthRes	1.00	JOSEPH TR LOT 26	52.64
024-242-021-000	SouthRes	1.00	JOSEPH TR LOT 27	52.64
024-242-022-000	SouthRes	1.00	JOSEPH TR LOT 28	52.64
024-242-023-000	SouthRes	1.00	JOSEPH TR LOT 5 POR 4	52.64
024-242-025-000	SouthRes	1.00	JOSEPH TR LOT 3 & POR LOT 4	52.64
024-242-026-000	SouthRes	1.00	JOSEPH TR W 52' LOTS 1 & 2	52.64
024-242-027-000	SouthRes	1.00	JOSEPH TR POR LOT 1 & 2	52.64
024-243-001-000	SouthRes	1.00	TAMIMI TR #1 LOT 1	52.64
024-243-002-000	SouthRes	1.00	TAMIMI TR #1 LOT 2	52.64
024-243-003-000	SouthRes	1.00	TAMIMI TR #1 LOT 3	52.64
024-243-004-000	SouthRes	1.00	TAMIMI TR #1 LOT 4	52.64
024-243-005-000	SouthRes	1.00	TAMIMI TR #1 LOT 5	52.64
024-243-006-000	SouthRes	1.00	TAMIMI TR #1 LOT 6	52.64
024-243-007-000	SouthRes	1.00	TAMIMI TR #1 LOT 7	52.64
024-243-008-000	SouthRes	1.00	TAMIMI TR #1 LOT 8	52.64
024-243-009-000	SouthRes	1.00	TAMIMI TR #1 LOT 9	52.64
024-243-010-000	SouthRes	1.00	TAMIMI TR #1 LOT 10	52.64
024-243-012-000	SouthRes	1.00	VILLAGE EAST LOT 9	52.64
024-243-013-000	SouthRes	1.00	VILLAGE EAST LOT 8	52.64
024-243-014-000	SouthRes	1.00	VILLAGE EAST LOT 7	52.64
024-243-015-000	SouthRes	1.00	VILLAGE EAST LOT 6	52.64
024-243-016-000	SouthRes	1.00	VILLAGE EAST LOT 5	52.64
024-243-017-000	SouthRes	1.00	VILLAGE EAST LOT 4	52.64
024-243-018-000	SouthRes	1.00	VILLAGE EAST LOT 3	52.64
024-243-019-000	SouthRes	1.00	VILLAGE EAST LOT 2	52.64
024-243-020-000	SouthRes	1.00	VILLAGE EAST LOT 1	52.64
024-244-003-000	SouthRes	1.00	VILLAGE EAST LOT 39	52.64
024-244-004-000	SouthRes	1.00	VILLAGE EAST LOT 40	52.64
024-244-005-000	SouthRes	1.00	VILLAGE EAST LOT 41	52.64
024-244-006-000	SouthRes	1.00	VILLAGE EAST LOT 42	52.64
024-244-007-000	SouthRes	1.00	VILLAGE EAST LOT 43	52.64
024-244-012-000	SouthRes	1.00	VILLAGE EAST LOT 30	52.64
024-244-013-000	SouthRes	1.00	VILLAGE EAST LOT 31	52.64
024-244-014-000	SouthRes	1.00	VILLAGE EAST LOT 32	52.64
024-244-015-000	SouthRes	1.00	VILLAGE EAST LOT 33	52.64
024-244-016-000	SouthRes	1.00	VILLAGE EAST LOT 34	52.64
024-244-019-000	SouthRes	1.00	PARCEL F PM 33-6 SEC 25/6/11	52.64
024-244-020-000	SouthRes	1.00	PARCEL G PM 33-6 SEC 25/6/11	52.64
024-244-021-000	SouthRes	1.00	PARCEL H PM 33-6 SEC 25/6/11	52.64
024-244-022-000	SouthRes	1.00	PARCEL I PM 33-6 SEC 25/6/11	52.64
024-244-023-000	SouthRes	1.00	PARCEL J PM 33-6 SEC 25/6/11	52.64
024-244-024-000	SouthRes	1.00	PARCEL K PM 33-6 SEC 25/6/11	52.64

**LMD Zones 7 through 12  
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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-244-025-000	SouthRes	1.00	PARCEL L PM 33-6 SEC 25/6/11	52.64
024-244-026-000	SouthRes	1.00	PARCEL M PM 33-6 SEC 25/6/11	52.64
024-244-027-000	SouthRes	1.00	PARCEL N PM 33-6 SEC 25/6/11	52.64
024-244-028-000	SouthRes	1.00	PARCEL O PM 33-6 SEC 25/6/11	52.64
024-251-003-000	SouthCom	6.00	MASONIC TR LOTS 16&17 POR 18	68.64
024-251-006-000	SouthRes	1.00	JOSEPH TR LOT 34	52.64
024-251-007-000	SouthRes	1.00	JOSEPH TR LOT 35	52.64
024-251-008-000	SouthRes	1.00	JOSEPH TR LOT 36	52.64
024-251-009-000	SouthRes	1.00	JOSEPH TR LOT 37	52.64
024-251-010-000	SouthRes	1.00	JOSEPH TR LOT 38	52.64
024-251-011-000	SouthRes	1.00	JOSEPH TR LOT 39	52.64
024-251-012-000	SouthRes	1.00	JOSEPH TR LOT 40	52.64
024-251-013-000	SouthRes	1.00	JOSEPH TR LOT 41	52.64
024-251-014-000	SouthCom	6.00	MASONIC TR LOT 15 POR 14	68.64
024-251-016-000	SouthRes	0.09	JOSEPH TR ABD ALLEY	4.72
024-251-018-000	SouthRes	1.00	MASONIC TR POR LOT 11 ETC	52.64
024-251-019-000	SouthRes	1.00	MASONIC TR LOT 12 POR 11&13	52.64
024-251-020-000	SouthRes	1.00	MASONIC TR POR LOTS 13&14	52.64
024-252-005-000	SouthRes	1.00	JOSEPH TR LOT 11	52.64
024-252-006-000	SouthRes	1.00	JOSEPH TR LOT 12	52.64
024-252-007-000	SouthRes	1.00	JOSEPH TR LOT 13	52.64
024-252-008-000	SouthRes	1.00	JOSEPH TR LOT 14	52.64
024-252-009-000	SouthRes	1.00	JOSEPH TR LOT 15	52.64
024-252-010-000	SouthRes	1.00	JOSEPH TR LOT 16	52.64
024-252-011-000	SouthRes	1.00	JOSEPH TR LOT 17	52.64
024-252-012-000	SouthRes	1.00	JOSEPH TR LOT 18	52.64
024-252-013-000	SouthRes	1.00	MASONIC TR LOT 6 & S 1/2 OF LOT 7	52.64
024-252-015-000	SouthRes	1.00	MASONIC TR LOT 8 & N 1/2 LOT 7	52.64
024-252-017-000	SouthRes	1.00	MASONIC TR LOT 9	52.64
024-252-018-000	SouthRes	1.00	MASONIC TR LOT 10	52.64
024-252-019-000	SouthRes	1.00	MASONIC TR LOT 1	52.64
024-252-020-000	SouthRes	1.00	MASONIC TR LOT 3	52.64
024-252-021-000	SouthRes	1.00	MASONIC TR LOT 2	52.64
024-252-022-000	SouthRes	1.00	MASONIC TR LOT 4	52.64
024-252-023-000	SouthRes	1.00	MASONIC TR LOT 5	52.64
024-253-001-000	SouthRes	1.00	TAMIMI TR #1 LOT 11	52.64
024-253-002-000	SouthRes	1.00	TAMIMI TR #1 LOT 12	52.64
024-253-003-000	SouthRes	1.00	TAMIMI TR #1 LOT 13	52.64
024-253-004-000	SouthRes	1.00	TAMIMI TR #1 LOT 14	52.64
024-253-005-000	SouthRes	1.00	TAMIMI TR #1 LOT 15	52.64
024-253-006-000	SouthRes	1.00	TAMIMI TR #1 LOT 16	52.64
024-253-007-000	SouthRes	1.00	TAMIMI TR #1 LOT 17	52.64
024-253-008-000	SouthRes	1.00	TAMIMI TR #1 LOT 18	52.64
024-253-009-000	SouthRes	1.00	TAMIMI TR #1 LOT 19	52.64
024-253-011-000	SouthRes	1.00	VILLAGE EAST LOT 18	52.64
024-253-012-000	SouthRes	1.00	VILLAGE EAST LOT 17	52.64
024-253-013-000	SouthRes	1.00	VILLAGE EAST LOT 16	52.64
024-253-014-000	SouthRes	1.00	VILLAGE EAST LOT 15	52.64
024-253-015-000	SouthRes	1.00	VILLAGE EAST LOT 14	52.64
024-253-016-000	SouthRes	1.00	VILLAGE EAST LOT 13	52.64
024-253-017-000	SouthRes	1.00	VILLAGE EAST LOT 12	52.64
024-253-018-000	SouthRes	1.00	VILLAGE EAST LOT 11	52.64
024-253-019-000	SouthRes	1.00	VILLAGE EAST LOT 10	52.64
024-254-003-000	SouthRes	1.00	VILLAGE EAST LOT 48	52.64
024-254-004-000	SouthRes	1.00	VILLAGE EAST LOT 49	52.64
024-254-005-000	SouthRes	1.00	VILLAGE EAST LOT 50	52.64
024-254-006-000	SouthRes	1.00	VILLAGE EAST LOT 51	52.64
024-254-007-000	SouthRes	1.00	VILLAGE EAST LOT 52	52.64
024-254-008-000	SouthRes	1.00	VILLAGE EAST LOT 53	52.64
024-254-009-000	SouthRes	1.00	VILLAGE EAST LOT 54	52.64
024-254-010-000	SouthRes	1.00	VILLAGE EAST LOT 19	52.64
024-254-011-000	SouthRes	1.00	VILLAGE EAST LOT 20	52.64
024-254-012-000	SouthRes	1.00	VILLAGE EAST LOT 21	52.64
024-254-013-000	SouthRes	1.00	VILLAGE EAST LOT 22	52.64
024-254-014-000	SouthRes	1.00	VILLAGE EAST LOT 23	52.64
024-254-015-000	SouthRes	1.00	VILLAGE EAST LOT 24	52.64
024-254-016-000	SouthRes	1.00	VILLAGE EAST LOT 25	52.64
024-254-019-000	SouthRes	1.00	PARCEL B PM 33-6 SEC 25/6/11	52.64
024-254-020-000	SouthRes	1.00	PARCEL C PM 33-6 SEC 25/6/11	52.64
024-254-021-000	SouthRes	1.00	PARCEL E PM 33-6 SEC 25/6/11	52.64
024-254-022-000	SouthRes	1.00	PARCEL D PM 33-6 SEC 25/6/11	52.64
024-254-023-000	SouthRes	1.00	PARCEL A PM 33-6 SEC 25/6/11	52.64

**LMD Zones 7 through 12  
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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-262-001-000	SouthRes	1.00	TEMPO EST #5 LOT 61	52.64
024-262-002-000	SouthRes	1.00	TEMPO EST #5 LOT 60	52.64
024-262-003-000	SouthRes	1.00	TEMPO EST #5 LOT 59	52.64
024-262-004-000	SouthRes	1.00	TEMPO EST #5 LOT 58	52.64
024-262-005-000	SouthRes	1.00	TEMPO EST #5 LOT 57	52.64
024-262-006-000	SouthRes	1.00	TEMPO EST #5 LOT 56	52.64
024-262-007-000	SouthRes	1.00	TEMPO EST #5 LOT 55	52.64
024-262-008-000	SouthRes	1.00	TEMPO EST #5 LOT 54	52.64
024-262-009-000	SouthRes	1.00	TEMPO EST #5 LOT 53	52.64
024-262-010-000	SouthRes	1.00	TEMPO EST #5 LOT 52	52.64
024-262-011-000	SouthRes	1.00	TEMPO EST #5 LOT 51	52.64
024-262-012-000	SouthRes	1.00	TEMPO EST #5 LOT 50	52.64
024-262-013-000	SouthRes	1.00	TEMPO EST #5 LOT 49	52.64
024-262-014-000	SouthRes	1.00	TEMPO EST #5 LOT 48	52.64
024-263-001-000	SouthRes	1.00	WINTON SUB #2 LOT 52	52.64
024-263-002-000	SouthRes	1.00	WINTON SUB #2 LOT 53	52.64
024-263-003-000	SouthRes	1.00	WINTON SUB #2 LOT 54	52.64
024-263-007-000	SouthRes	1.00	TEMPO EST #3 LOT 3	52.64
024-263-008-000	SouthRes	1.00	TEMPO EST #3 LOT 2	52.64
024-263-009-000	SouthRes	1.00	TEMPO EST #3 LOT 1	52.64
024-264-001-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 38	52.64
024-264-002-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 38 ETC	52.64
024-264-003-000	SouthRes	1.00	PARCEL 3 PM 15-2 SEC 26/6/11	52.64
024-264-004-000	SouthRes	1.00	LIV LD COL SUB#2 POR LOT 62	52.64
024-264-005-000	SouthRes	1.00	PAR 5 PM 15-2 SEC 26/6/11	52.64
024-264-006-000	SouthRes	1.00	LIV LD COL SUB#2 POR LOT 62	52.64
024-264-007-000	SouthRes	1.00	LIV LD CO SUB#2 POR LOT 62	52.64
024-264-008-000	SouthRes	1.00	LIV LD CO SUB #2 POR LOT 62	52.64
024-264-009-000	SouthRes	1.00	TEMPO EST #5 LOT 66	52.64
024-264-010-000	SouthRes	1.00	TEMPO EST #5 LOT 65	52.64
024-264-011-000	SouthRes	1.00	TEMPO EST #5 LOT 64	52.64
024-264-012-000	SouthRes	1.00	TEMPO EST #5 LOT 63	52.64
024-264-013-000	SouthRes	1.00	TEMPO EST #5 LOT 62	52.64
024-265-001-000	SouthRes	1.00	WINTON SUB #2 LOT 31	52.64
024-265-002-000	SouthRes	1.00	WINTON SUB #2 LOT 32 POR 33	52.64
024-265-003-000	SouthRes	1.00	WINTON SUB #2 LOT 49	52.64
024-265-004-000	SouthRes	1.00	WINTON SUB #2 LOT 50	52.64
024-265-005-000	SouthRes	1.00	WINTON SUB #2 LOT 51	52.64
024-266-001-000	SouthRes	1.00	LEW MITCHELL POR LOT 38	52.64
024-266-003-000	SouthRes	1.00	LIV LD CO SUB #2 POR LOT 62	52.64
024-266-004-000	SouthRes	1.00	LIV LD CO SUB #2 POR LOT 62	52.64
024-266-005-000	SouthRes	1.00	LIV LD CO SUB #2 POR LOT 62	52.64
024-266-006-000	SouthRes	1.00	LIV LD CO SUB #2 POR LOT 62	52.64
024-266-007-000	SouthRes	1.00	LIV LD CO SUB #2 POR LOT 62	52.64
024-266-008-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOTS 34&62	52.64
024-266-009-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 34 ETC	52.64
024-266-010-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 38	52.64
024-267-001-000	SouthRes	1.00	WINTON SUB LOT 1	52.64
024-267-002-000	SouthRes	1.00	WINTON SUB LOT 2 POR 3	52.64
024-267-003-000	SouthRes	1.00	WINTON SUB LOT 4 POR 3	52.64
024-267-004-000	SouthRes	1.00	WINTON SUB LOT 27 POR LOT 26	52.64
024-267-005-000	SouthRes	1.00	WINTON SUB LOT 28 & S35 LOT 29	52.64
024-267-006-000	SouthRes	1.00	WINTON SUB LOT 30 N 25 FT LOT 29	52.64
024-271-008-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 27	52.64
024-271-009-000	SouthRes	1.00	PARKSIDE MANOR LOT 4	52.64
024-271-010-000	SouthRes	1.00	PARKSIDE MANOR LOT 3	52.64
024-271-011-000	SouthRes	1.00	PARKSIDE MANOR LOT 2	52.64
024-271-012-000	SouthRes	1.00	PARKSIDE MANOR LOT 1	52.64
024-271-013-000	SouthRes	1.00	PARCEL A PM 11-13 SEC 26/6/11	52.64
024-271-014-000	SouthRes	1.00	PARCEL B PM 11-13 SEC 26/6/11	52.64
024-271-015-000	SouthRes	1.00	PARCEL C PM 11-13 SEC 26/6/11	52.64
024-272-001-000	SouthRes	1.00	PARKSIDE MANOR LOT 50	52.64
024-272-002-000	SouthRes	1.00	PARKSIDE MANOR LOT 49	52.64
024-272-003-000	SouthRes	1.00	PARKSIDE MANOR LOT 48	52.64
024-272-004-000	SouthRes	1.00	PARKSIDE MANOR LOT 47	52.64
024-272-005-000	SouthRes	1.00	PARKSIDE MANOR LOT 54	52.64
024-272-006-000	SouthRes	1.00	PARKSIDE MANOR LOT 53	52.64
024-272-007-000	SouthRes	1.00	PARKSIDE MANOR LOT 52	52.64
024-272-008-000	SouthRes	1.00	PARKSIDE MANOR LOT 51	52.64
024-273-001-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 26	52.64
024-273-002-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 25	52.64
024-273-003-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 24	52.64

**LMD Zones 7 through 12**  
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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-273-004-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 23	52.64
024-273-005-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 22	52.64
024-273-006-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 21	52.64
024-273-007-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 1	52.64
024-273-008-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 2	52.64
024-273-009-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 3	52.64
024-273-010-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 4	52.64
024-273-011-000	SouthRes	1.00	LEW MITCHELL SUB POR LOTS 5&6	52.64
024-273-012-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 7	52.64
024-273-013-000	SouthRes	1.00	LEW MITCHELL SUB POR LOT 8	52.64
024-273-014-000	SouthRes	1.00	PARKSIDE MANOR LOT 14	52.64
024-273-015-000	SouthRes	1.00	PARKSIDE MANOR LOT 13	52.64
024-273-016-000	SouthRes	1.00	PARKSIDE MANOR LOT 12	52.64
024-273-017-000	SouthRes	1.00	PARKSIDE MANOR LOT 11	52.64
024-273-018-000	SouthRes	1.00	PARKSIDE MANOR LOT 10	52.64
024-273-019-000	SouthRes	1.00	PARKSIDE MANOR LOT 9	52.64
024-273-020-000	SouthRes	1.00	PARKSIDE MANOR LOT 8	52.64
024-273-021-000	SouthRes	1.00	PARKSIDE MANOR LOT 7	52.64
024-273-022-000	SouthRes	1.00	PARKSIDE MANOR LOT 6	52.64
024-273-023-000	SouthRes	1.00	PARKSIDE MANOR LOT 5	52.64
024-274-001-000	SouthRes	1.00	PARKSIDE MANOR LOT 30	52.64
024-274-002-000	SouthRes	1.00	PARKSIDE MANOR LOT 29	52.64
024-274-003-000	SouthRes	1.00	PARKSIDE MANOR LOT 28	52.64
024-274-004-000	SouthRes	1.00	PARKSIDE MANOR LOT 27	52.64
024-274-005-000	SouthRes	1.00	PARKSIDE MANOR LOT 34	52.64
024-274-006-000	SouthRes	1.00	PARKSIDE MANOR LOT 33	52.64
024-274-007-000	SouthRes	1.00	PARKSIDE MANOR LOT 32	52.64
024-274-008-000	SouthRes	1.00	PARKSIDE MANOR LOT 31	52.64
024-275-001-000	SouthRes	1.00	LIV LD CO SUB #2 POR LOT 33	52.64
024-275-002-000	SouthRes	1.00	PATZER ADD LOT 3	52.64
024-275-003-000	SouthRes	1.00	PATZER ADD LOT 2	52.64
024-275-004-000	SouthRes	2.00	PATZER ADD LOT 1	105.28
024-275-005-000	SouthRes	1.00	PATZER ADD LOT 9	52.64
024-275-006-000	SouthRes	1.00	PATZER ADD LOT 8	52.64
024-275-007-000	SouthRes	1.00	PATZER ADD LOT 7	52.64
024-275-010-000	SouthRes	1.00	PATZER ADD LOT 6	52.64
024-275-011-000	SouthRes	1.00	PATZER ADD LOT 5	52.64
024-275-012-000	SouthRes	1.00	PATZER ADD LOT 4	52.64
024-275-013-000	SouthRes	1.00	PAR 3 PM 17-42 SEC 26/6/11	52.64
024-275-014-000	SouthRes	1.00	PAR 4 PM 17-42 SEC 26/6/11	52.64
024-275-015-000	SouthRes	1.00	PARCEL 2 PM 17-42 SEC 26/6/11	52.64
024-275-016-000	SouthRes	1.00	PARCEL 1 PM 17-42 SEC 26/6/11	52.64
024-281-009-000	SouthRes	1.00	SUNSET VILLA LOT 1	52.64
024-281-010-000	SouthRes	1.00	SUNSET VILLA LOT 2	52.64
024-281-011-000	SouthRes	1.00	SUNSET VILLA LOT 3	52.64
024-281-012-000	SouthRes	1.00	SUNSET VILLA LOT 4	52.64
024-281-013-000	SouthRes	1.00	SUNSET VILLA LOT 5	52.64
024-281-014-000	SouthRes	1.00	SUNSET VILLA LOT 6	52.64
024-281-015-000	SouthRes	1.00	SUNSET VILLA LOT 7	52.64
024-281-016-000	SouthRes	1.00	SUNSET VILLA LOT 8	52.64
024-281-017-000	SouthRes	1.00	SUNSET VILLA LOT 9	52.64
024-281-018-000	SouthRes	1.00	SUNSET VILLA LOT 10	52.64
024-281-019-000	SouthRes	1.00	SUNSET VILLA LOT 11	52.64
024-281-020-000	SouthRes	1.00	SUNSET VILLA LOT 12	52.64
024-281-021-000	SouthRes	1.00	SUNSET VILLA LOT 13	52.64
024-281-022-000	SouthRes	1.00	SUNSET VILLA LOT 14	52.64
024-281-023-000	SouthRes	1.00	SUNSET VILLA LOT 15	52.64
024-281-024-000	SouthRes	1.00	SUNSET VILLA LOT 16	52.64
024-281-025-000	SouthRes	1.00	SUNSET VILLA LOT 17	52.64
024-281-026-000	SouthRes	1.00	SUNSET VILLA LOT 18	52.64
024-281-027-000	SouthRes	1.00	SUNSET VILLA LOT 19	52.64
024-281-028-000	SouthRes	1.00	SUNSET VILLA LOT 20	52.64
024-281-029-000	SouthRes	1.00	SUNSET VILLA LOT 21	52.64
024-281-030-000	SouthRes	1.00	SUNSET VILLA LOT 22	52.64
024-282-001-000	SouthRes	1.00	PARKSIDE MANOR LOT 46	52.64
024-282-002-000	SouthRes	1.00	PARKSIDE MANOR LOT 45	52.64
024-282-003-000	SouthRes	1.00	PARKSIDE MANOR LOT 44	52.64
024-282-004-000	SouthRes	1.00	PARKSIDE MANOR LOT 43	52.64
024-282-005-000	SouthRes	1.00	PARKSIDE MANOR LOT 42	52.64
024-282-006-000	SouthRes	1.00	PARKSIDE MANOR LOT 41	52.64
024-282-008-000	SouthRes	1.00	PARKSIDE MANOR LOT 59	52.64
024-282-009-000	SouthRes	1.00	PARKSIDE MANOR LOT 58	52.64

**LMD Zones 7 through 12**  
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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-282-010-000	SouthRes	1.00	PARKSIDE MANOR LOT 57	52.64
024-282-011-000	SouthRes	1.00	PARKSIDE MANOR LOT 56	52.64
024-282-012-000	SouthRes	1.00	PARKSIDE MANOR LOT 55	52.64
024-282-013-000	SouthRes	1.00	PARKSIDE MANOR POR LOT 60	52.64
024-283-001-000	SouthRes	1.00	PARKSIDE MANOR LOT 26	52.64
024-283-004-000	SouthRes	1.00	PARKSIDE MANOR LOT 23	52.64
024-283-005-000	SouthRes	1.00	PARKSIDE MANOR LOT 22	52.64
024-283-006-000	SouthRes	1.00	PARKSIDE MANOR LOT 21	52.64
024-283-007-000	SouthRes	1.00	PARKSIDE MANOR LOT 40	52.64
024-283-008-000	SouthRes	1.00	PARKSIDE MANOR LOT 39	52.64
024-283-009-000	SouthRes	1.00	PARKSIDE MANOR LOT 38	52.64
024-283-010-000	SouthRes	1.00	PARKSIDE MANOR LOT 37	52.64
024-283-011-000	SouthRes	1.00	PARKSIDE MANOR LOT 36	52.64
024-283-012-000	SouthRes	1.00	PARKSIDE MANOR LOT 35	52.64
024-283-013-000	SouthRes	1.00	PARKSIDE MANOR LOTS 24 & 25	52.64
024-284-001-000	SouthCom	6.00	LEW MITCHELL SUB POR LOT 9	68.64
024-284-003-000	SouthRes	1.00	PARKSIDE MANOR LOT 20	52.64
024-284-004-000	SouthRes	1.00	PARKSIDE MANOR LOT 19	52.64
024-284-005-000	SouthRes	1.00	PARKSIDE MANOR LOT 18	52.64
024-284-006-000	SouthRes	1.00	PARKSIDE MANOR LOT 17	52.64
024-284-007-000	SouthRes	1.00	PARKSIDE MANOR LOT 16	52.64
024-284-008-000	SouthRes	1.00	PARKSIDE MANOR LOT 15	52.64
024-284-010-000	SouthCom	4.20	LEW MITCHELL SUB LOT 10&11 POR 12	48.04
024-285-008-000	SouthRes	1.00	SUNSET VILLA LOT 23	52.64
024-285-009-000	SouthRes	1.00	SUNSET VILLA LOT 24	52.64
024-285-010-000	SouthRes	1.00	SUNSET VILLA LOT 25	52.64
024-285-011-000	SouthRes	1.00	SUNSET VILLA LOT 26	52.64
024-291-002-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 22	52.64
024-291-003-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 22	52.64
024-291-005-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 24	52.64
024-291-006-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 24	52.64
024-291-007-000	SouthRes	2.00	LIV RLTY CO SUB POR LOT 24	105.28
024-291-008-000	SouthRes	1.00	LIV RLTY CO SUB S 77' LOT 24 LESS E 184.5'	52.64
024-291-009-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 25	52.64
024-291-010-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 25	52.64
024-291-011-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 25	52.64
024-291-013-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 25	52.64
024-291-015-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 26	52.64
024-291-019-000	SouthRes	1.00	LIV RLTY CO SUB S 1/2 LOT 28	52.64
024-291-021-000	SouthCom	9.00	LIV RLTY CO SUB LOTS 30&31	102.96
024-291-023-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 26	52.64
024-291-024-000	SouthRes	1.00	PARCEL 1 PM 11-14 SEC 25/6/11	52.64
024-291-025-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 23	52.64
024-291-027-000	SouthRes	1.00	PARCEL 2 PM 20-10 SEC 25/6/11	52.64
024-291-028-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 27	52.64
024-291-030-000	SouthRes	1.00	PARCEL 1 PM 23-1 SEC 25/6/11	52.64
024-291-031-000	SouthRes	1.00	PARCEL 2 PM 23-1 SEC 25/6/11	52.64
024-291-032-000	SouthRes	1.00	PARCEL 1 PM 32-12 SEC 25/6/11	52.64
024-291-033-000	SouthRes	1.00	PARCEL 2 PM 32-12 SEC 25/6/11	52.64
024-291-034-000	SouthRes	1.00	PARCEL 2 PM 42-34 SEC 25/6/11	52.64
024-291-035-000	SouthRes	1.00	PARCEL 1 PM 42-34 SEC 25/6/11	52.64
024-291-036-000	SouthRes	1.00	PARCEL 1 PM 55-46 SEC 25/6/11	52.64
024-291-037-000	SouthRes	1.00	PARCEL 2 PM 55-46 SEC 25/6/11	52.64
024-291-038-000	SouthRes	1.00	PARCEL 3 PM 55-46 SEC 25/6/11	52.64
024-291-039-000	SouthRes	1.00	PARCEL 4 PM 55-46 SEC 25/6/11	52.64
024-291-040-000	SouthRes	1.00	PARCEL B PM 71-10 SEC 25/6/11	52.64
024-291-041-000	SouthRes	1.00	PARCEL A PM 71-10 SEC 25/6/11	52.64
024-291-042-000	SouthRes	1.00	PARCEL 2 PM 72-29 SEC 25/6/11	52.64
024-291-043-000	SouthRes	1.00	PARCEL 1 PM 72-29 SEC 25/6/11	52.64
024-292-001-000	SouthRes	1.00	RODS ADD LOT 1	52.64
024-292-002-000	SouthRes	1.00	RODS ADD LOT 2	52.64
024-292-003-000	SouthRes	1.00	RODS ADD LOT 3	52.64
024-292-004-000	SouthRes	1.00	RODS ADD LOT 4	52.64
024-292-005-000	SouthRes	1.00	RODS ADD LOT 5	52.64
024-292-006-000	SouthRes	1.00	RODS ADD LOT 6	52.64
024-292-007-000	SouthRes	1.00	RODS ADD LOT 7	52.64
024-292-008-000	SouthRes	1.00	RODS ADD LOT 8	52.64
024-292-009-000	SouthRes	1.00	RODS ADD LOT 9	52.64
024-292-010-000	SouthRes	1.00	RODS ADD LOT 10	52.64
024-292-013-000	SouthRes	1.00	RODS ADD POR LOTS 12&13	52.64
024-292-014-000	SouthRes	1.00	RODS ADD POR LOT 13	52.64
024-292-015-000	SouthRes	1.00	RODS ADD LOT 14	52.64

**LMD Zones 7 through 12**  
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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-292-016-000	SouthRes	1.00	RODS ADD LOT 15	52.64
024-292-017-000	SouthRes	1.00	RODS ADD LOT 16	52.64
024-292-018-000	SouthRes	1.00	RODS ADD LOT 17	52.64
024-292-019-000	SouthRes	1.00	RODS ADD LOT 18	52.64
024-292-020-000	SouthRes	1.00	RODS ADD LOT 19	52.64
024-292-021-000	SouthRes	1.00	RODS ADD LOT 20	52.64
024-292-022-000	SouthRes	1.00	RODS ADD LOT 11 POR 12	52.64
024-292-025-000	SouthCom	6.00	LIV RLTY CO SUB POR LOT 52	68.64
024-292-026-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 52	52.64
024-292-027-000	SouthRes	1.00	INITIAL DEV #1 LOT 7	52.64
024-292-028-000	SouthRes	1.00	INITIAL DEV #1 LOT 8	52.64
024-292-029-000	SouthRes	1.00	INITIAL DEV #1 LOT 9	52.64
024-292-030-000	SouthRes	1.00	INITIAL DEV #1 LOT 10	52.64
024-292-031-000	SouthRes	1.00	INITIAL DEV #1 LOT 11	52.64
024-292-032-000	SouthRes	1.00	INITIAL DEV #1 LOT 12	52.64
024-292-033-000	SouthRes	1.00	INITIAL DEV #1 LOT 13	52.64
024-292-034-000	SouthRes	1.00	INITIAL DEV #1 LOT 14	52.64
024-292-035-000	SouthRes	4.00	INITIAL DEV #1 LOT 15	210.56
024-292-036-000	SouthRes	4.00	INITIAL DEV #1 LOT 1	210.56
024-292-038-000	SouthRes	1.00	INITIAL DEV #1 LOT 3	52.64
024-292-039-000	SouthRes	1.00	INITIAL DEV #1 LOT 4	52.64
024-292-040-000	SouthRes	1.00	INITIAL DEV #1 LOT 5	52.64
024-292-041-000	SouthRes	1.00	INITIAL DEV #1 LOT 6	52.64
024-292-042-000	SouthRes	3.00	INITIAL DEV #1 S 54' LOT 2	157.92
024-292-043-000	SouthRes	3.00	INITIAL DEV #1 N 54' LOT 2	157.92
024-292-044-000	SouthRes	8.00	INITIAL DEV #1 S 132' OF N 186' LOT 2	421.12
024-301-001-000	SouthRes	1.00	CAMPUS PK LOT 1	52.64
024-301-002-000	SouthRes	1.00	CAMPUS PK LOT 2	52.64
024-301-003-000	SouthRes	1.00	CAMPUS PK LOT 3	52.64
024-301-004-000	SouthRes	1.00	CAMPUS PK LOT 4	52.64
024-301-005-000	SouthRes	1.00	CAMPUS PK LOT 5	52.64
024-301-006-000	SouthRes	1.00	CAMPUS PK LOT 6	52.64
024-301-007-000	SouthRes	1.00	CAMPUS PK LOT 7	52.64
024-301-008-000	SouthRes	1.00	CAMPUS PK LOT 8	52.64
024-301-009-000	SouthRes	1.00	CAMPUS PK LOT 9	52.64
024-301-010-000	SouthRes	1.00	CAMPUS PK LOT 10	52.64
024-302-001-000	SouthRes	1.00	CAMPUS PK LOT 21	52.64
024-302-002-000	SouthRes	1.00	CAMPUS PK LOT 22	52.64
024-302-003-000	SouthRes	1.00	CAMPUS PK LOT 23	52.64
024-302-004-000	SouthRes	1.00	CAMPUS PK LOT 24	52.64
024-302-005-000	SouthRes	1.00	CAMPUS PK LOT 25	52.64
024-302-007-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 87	52.64
024-302-008-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 87	52.64
024-302-009-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 87	52.64
024-303-001-000	SouthRes	1.00	CAMPUS PK LOT 11	52.64
024-303-002-000	SouthRes	1.00	CAMPUS PK LOT 12	52.64
024-303-003-000	SouthRes	1.00	CAMPUS PK LOT 13	52.64
024-303-004-000	SouthRes	1.00	CAMPUS PK LOT 14	52.64
024-303-005-000	SouthRes	1.00	CAMPUS PK LOT 15	52.64
024-303-006-000	SouthRes	1.00	CAMPUS PK LOT 16	52.64
024-303-007-000	SouthRes	1.00	CAMPUS PK LOT 17	52.64
024-303-008-000	SouthRes	1.00	CAMPUS PK LOT 18	52.64
024-303-009-000	SouthRes	1.00	CAMPUS PK LOT 19	52.64
024-303-010-000	SouthRes	1.00	CAMPUS PK LOT 20	52.64
024-310-003-000	NorthRes	1.00	VALLEY PARK #1 LOT 16	52.64
024-310-004-000	NorthRes	1.00	VALLEY PARK #1 LOT 17	52.64
024-310-005-000	NorthRes	1.00	VALLEY PARK #1 LOT 18	52.64
024-310-006-000	NorthRes	0.09	VALLEY PARK #1 LOT B	4.88
024-310-007-000	NorthRes	1.00	VALLEY PARK #1 LOT 7	52.64
024-310-008-000	NorthRes	1.00	VALLEY PARK #1 LOT 6	52.64
024-310-009-000	NorthRes	1.00	VALLEY PARK #1 LOT 5	52.64
024-310-010-000	NorthRes	1.00	VALLEY PARK #1 LOT 4	52.64
024-310-011-000	NorthRes	1.00	VALLEY PARK #1 LOT 3	52.64
024-310-012-000	NorthRes	1.00	VALLEY PARK #1 LOT 2	52.64
024-310-013-000	NorthRes	1.00	VALLEY PARK #1 LOT 1	52.64
024-310-015-000	NorthRes	0.09	VALLEY PARK #1 LOT C	4.88
024-310-016-000	NorthRes	1.00	VALLEY PARK #1 LOT 14	52.64
024-310-017-000	NorthRes	1.00	VALLEY PARK #1 LOT 13	52.64
024-310-018-000	NorthRes	1.00	VALLEY PARK #1 LOT 12	52.64
024-310-019-000	NorthRes	1.00	VALLEY PARK #1 LOT 11	52.64
024-310-020-000	NorthRes	1.00	VALLEY PARK #1 LOT 10	52.64
024-310-021-000	NorthRes	1.00	VALLEY PARK #1 LOT 9	52.64



**LMD Zones 7 through 12**  
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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-310-022-000	NorthRes	1.00	VALLEY PARK #1 LOT 8	52.64
024-310-024-000	NorthRes	1.00	WOODLAND HTS LOT 21	52.64
024-310-025-000	NorthRes	1.00	WOODLAND HTS LOT 22	52.64
024-310-026-000	NorthRes	1.00	WOODLAND HTS LOT 20	52.64
024-310-027-000	NorthRes	1.00	WOODLAND HTS LOT 19	52.64
024-310-028-000	NorthRes	1.00	WOODLAND HTS LOT 18	52.64
024-310-029-000	NorthRes	1.00	WOODLAND HTS LOT 17	52.64
024-310-030-000	NorthRes	1.00	WOODLAND HTS LOT 16	52.64
024-310-031-000	NorthRes	1.00	WOODLAND HTS LOT 15	52.64
024-310-032-000	NorthRes	1.00	WOODLAND HTS LOT 14	52.64
024-310-033-000	NorthRes	1.00	WOODLAND HTS LOT 13	52.64
024-310-034-000	NorthRes	1.00	WOODLAND HTS LOT 12	52.64
024-310-035-000	NorthRes	1.00	WOODLAND HTS LOT 11	52.64
024-310-036-000	NorthRes	1.00	WOODLAND HTS LOT 10	52.64
024-310-037-000	NorthRes	1.00	PARCEL 1 PM 53-4 SEC 24/6/11	52.64
024-321-003-000	SouthRes	1.00	TEMPO EST #4 LOT 14	52.64
024-321-004-000	SouthRes	1.00	TEMPO EST #4 LOT 15	52.64
024-321-005-000	SouthRes	1.00	TEMPO EST #4 LOT 16	52.64
024-321-006-000	SouthRes	1.00	TEMPO EST #4 LOT 17	52.64
024-321-007-000	SouthRes	1.00	TEMPO EST #4 LOT 18	52.64
024-321-008-000	SouthRes	1.00	TEMPO EST #4 LOT 19	52.64
024-321-009-000	SouthRes	1.00	TEMPO EST #4 LOT 20	52.64
024-321-010-000	SouthRes	1.00	TEMPO EST #4 LOT 21	52.64
024-321-011-000	SouthRes	1.00	TEMPO EST #4 LOT 22	52.64
024-321-012-000	SouthRes	1.00	TEMPO EST #4 LOT 23	52.64
024-321-013-000	SouthRes	1.00	TEMPO EST #4 LOT 24	52.64
024-321-014-000	SouthRes	1.00	TEMPO EST #4 LOT 25	52.64
024-321-015-000	SouthRes	1.00	TEMPO EST #4 LOT 26	52.64
024-321-016-000	SouthRes	1.00	TEMPO EST #4 LOT 27	52.64
024-321-017-000	SouthRes	1.00	TEMPO EST #4 LOT 28	52.64
024-321-018-000	SouthRes	1.00	TEMPO EST #4 LOT 29	52.64
024-322-001-000	SouthRes	1.00	WINTON SUB #2 LOT 55 & POR 56	52.64
024-322-002-000	SouthRes	1.00	WINTON SUB #2 POR LOT 56	52.64
024-322-003-000	SouthRes	1.00	WINTON SUB #2 LOT 57	52.64
024-322-004-000	SouthRes	1.00	WINTON SUB #2 LOT 58&POR 59	52.64
024-322-005-000	SouthRes	1.00	PARCEL 1 PM 1-19 SEC 26/6/11	52.64
024-322-006-000	SouthRes	1.00	WINTON SUB #2 POR LOT 60	52.64
024-322-007-000	SouthRes	1.00	WINTON SUB #2 LOT 61 & S 11.74 FT LOT 60	52.64
024-322-008-000	SouthRes	1.00	WINTON SUB #2 LOT 62	52.64
024-322-017-000	SouthRes	1.00	TEMPO EST #3 LOT 13	52.64
024-322-018-000	SouthRes	1.00	TEMPO EST #3 LOT 12	52.64
024-322-019-000	SouthRes	1.00	TEMPO EST #3 LOT 11	52.64
024-322-020-000	SouthRes	1.00	TEMPO EST #3 LOT 10	52.64
024-322-021-000	SouthRes	1.00	TEMPO EST #3 LOT 9	52.64
024-322-022-000	SouthRes	1.00	TEMPO EST #3 LOT 8	52.64
024-322-023-000	SouthRes	1.00	TEMPO EST #3 LOT 7	52.64
024-322-024-000	SouthRes	1.00	TEMPO EST #3 LOT 6	52.64
024-322-025-000	SouthRes	1.00	TEMPO EST #3 LOT 5	52.64
024-322-026-000	SouthRes	1.00	TEMPO EST #3 LOT 4	52.64
024-323-001-000	SouthRes	1.00	WINTON SUB #2 POR LOTS 33&34	52.64
024-323-002-000	SouthRes	1.00	WINTON SUB #2 POR LOT 34	52.64
024-323-003-000	SouthRes	1.00	WINTON SUB #2 LOT 35	52.64
024-323-004-000	SouthRes	1.00	WINTON SUB #2 LOT 36	52.64
024-323-005-000	SouthRes	1.00	WINTON SUB #2 LOT 37	52.64
024-323-006-000	SouthRes	1.00	WINTON SUB #2 LOT 38	52.64
024-323-007-000	SouthRes	1.00	WINTON SUB #2 LOT 39	52.64
024-323-008-000	SouthRes	1.00	WINTON SUB #2 LOT 40	52.64
024-323-009-000	SouthRes	1.00	WINTON SUB #2 LOT 41	52.64
024-323-010-000	SouthRes	1.00	WINTON SUB #2 LOT 42	52.64
024-323-011-000	SouthRes	1.00	WINTON SUB #2 S 70' LOT 43	52.64
024-323-012-000	SouthRes	1.00	WINTON SUB #2 POR LOT 43&44	52.64
024-323-013-000	SouthRes	1.00	WINTON SUB #2 N 40' LOT 44 & S 30' OF 45	52.64
024-323-014-000	SouthRes	1.00	WINTON SUB #2 N 60' LOT 45 & S 10' LOT 46	52.64
024-323-015-000	SouthRes	1.00	WINTON SUB #2 POR LOT 46	52.64
024-323-016-000	SouthRes	1.00	WINTON SUB #2 LOT 47	52.64
024-323-017-000	SouthRes	1.00	WINTON SUB #2 LOT 48	52.64
024-324-001-000	SouthRes	1.00	WINTON SUB LOT 5 POR 6	52.64
024-324-002-000	SouthRes	1.00	WINTON SUB POR LOT 6&7	52.64
024-324-003-000	SouthRes	1.00	WINTON SUB POR LOT 7&8	52.64
024-324-004-000	SouthRes	1.00	WINTON SUB POR LOTS 8&9	52.64
024-324-005-000	SouthRes	1.00	WINTON SUB POR LOTS 9&10	52.64
024-324-006-000	SouthRes	1.00	WINTON SUB POR LOTS 10&11	52.64

**LMD Zones 7 through 12  
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ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-324-007-000	SouthRes	1.00	WINTON SUB S 60' LOT 11	52.64
024-324-008-000	SouthRes	1.00	WINTON SUB LOT 12	52.64
024-324-009-000	SouthRes	1.00	WINTON SUB LOT 13	52.64
024-324-010-000	SouthRes	1.00	WINTON SUB LOT 14	52.64
024-324-011-000	SouthRes	1.00	WINTON SUB LOT 15	52.64
024-324-012-000	SouthRes	1.00	WINTON SUB LOT 16	52.64
024-324-014-000	SouthRes	1.00	WINTON SUB POR LOT 17	52.64
024-324-015-000	SouthRes	1.00	WINTON SUB LOT 18	52.64
024-324-016-000	SouthRes	1.00	WINTON SUB LOT 19	52.64
024-324-017-000	SouthRes	1.00	WINTON SUB LOT 20	52.64
024-324-018-000	SouthRes	1.00	WINTON SUB LOT 21	52.64
024-324-019-000	SouthRes	1.00	WINTON SUB LOT 22	52.64
024-324-020-000	SouthRes	1.00	WINTON SUB LOT 23 POR 24	52.64
024-324-021-000	SouthRes	1.00	WINTON SUB POR LOTS 24&25	52.64
024-324-022-000	SouthRes	1.00	WINTON SUB POR LOTS 25&26	52.64
024-334-001-000	NorthRes	1.00	PACIFIC AC LOT 20	52.64
024-334-002-000	NorthRes	1.00	PACIFIC AC LOT 21	52.64
024-334-003-000	NorthRes	1.00	PACIFIC AC LOT 22	52.64
024-334-004-000	NorthRes	1.00	PACIFIC AC LOT 23	52.64
024-334-005-000	NorthRes	1.00	PACIFIC AC LOT 24	52.64
024-334-006-000	NorthRes	1.00	PACIFIC AC LOT 25	52.64
024-334-007-000	NorthRes	1.00	PACIFIC AC LOT 26	52.64
024-334-008-000	NorthRes	1.00	PACIFIC AC LOT 27	52.64
024-334-009-000	NorthRes	1.00	PACIFIC AC LOT 28	52.64
024-334-010-000	NorthRes	1.00	PACIFIC AC LOT 29	52.64
024-334-011-000	NorthRes	1.00	PACIFIC AC LOT 30	52.64
024-334-012-000	NorthRes	1.00	PACIFIC AC LOT 31	52.64
024-334-013-000	NorthRes	1.00	PACIFIC AC LOT 32	52.64
024-334-014-000	NorthRes	1.00	PACIFIC AC LOT 33	52.64
024-334-015-000	NorthRes	1.00	PACIFIC AC LOT 34	52.64
024-334-016-000	NorthRes	1.00	PACIFIC AC LOT 35	52.64
024-334-017-000	NorthRes	1.00	PACIFIC AC LOT 36	52.64
024-334-018-000	NorthRes	1.00	PACIFIC AC LOT 37	52.64
024-334-019-000	NorthRes	1.00	PACIFIC AC LOT 38	52.64
024-334-020-000	NorthRes	1.00	PACIFIC AC LOT 39	52.64
024-334-021-000	NorthRes	1.00	PACIFIC AC LOT 40	52.64
024-335-001-000	NorthRes	1.00	PACIFIC AC LOT 19	52.64
024-335-002-000	NorthRes	1.00	PACIFIC AC LOT 18	52.64
024-335-003-000	NorthRes	1.00	PACIFIC AC LOT 17	52.64
024-335-005-000	NorthRes	1.00	PACIFIC AC LOT 16	52.64
024-335-006-000	NorthRes	1.00	PACIFIC AC LOT 15	52.64
024-335-007-000	NorthRes	1.00	PACIFIC AC LOT 14	52.64
024-336-001-000	NorthRes	1.00	PACIFIC AC LOT 13	52.64
024-336-002-000	NorthRes	1.00	PACIFIC AC LOT 12	52.64
024-336-003-000	NorthRes	1.00	PACIFIC AC LOT 11	52.64
024-336-004-000	NorthRes	1.00	PACIFIC AC LOT 10	52.64
024-336-005-000	NorthRes	1.00	PACIFIC AC LOT 9	52.64
024-336-006-000	NorthRes	1.00	PACIFIC AC LOT 8	52.64
024-336-007-000	NorthRes	1.00	PACIFIC AC LOT 7	52.64
024-336-008-000	NorthRes	1.00	PACIFIC AC LOT 6	52.64
024-336-009-000	NorthRes	1.00	PACIFIC AC LOT 5	52.64
024-336-010-000	NorthRes	1.00	PACIFIC AC LOT 4	52.64
024-336-011-000	NorthRes	1.00	PACIFIC AC LOT 3	52.64
024-336-012-000	NorthRes	1.00	PACIFIC AC LOT 2	52.64
024-336-013-000	NorthRes	1.00	PACIFIC AC LOT 1	52.64
024-340-001-000	SouthRes	1.00	TEMPO EST #5 LOT 47	52.64
024-340-002-000	SouthRes	1.00	TEMPO EST #5 LOT 46	52.64
024-340-003-000	SouthRes	1.00	TEMPO EST #5 LOT 45	52.64
024-340-004-000	SouthRes	1.00	TEMPO EST #5 LOT 44	52.64
024-340-005-000	SouthRes	1.00	TEMPO EST #5 LOT 43	52.64
024-340-007-000	SouthRes	1.00	TEMPO EST #4 LOT 42	52.64
024-340-008-000	SouthRes	1.00	TEMPO EST #4 LOT 41	52.64
024-340-009-000	SouthRes	1.00	TEMPO EST #4 LOT 40	52.64
024-340-010-000	SouthRes	1.00	TEMPO EST #4 LOT 39	52.64
024-340-011-000	SouthRes	1.00	TEMPO EST #4 LOT 38	52.64
024-340-012-000	SouthRes	1.00	TEMPO EST #4 LOT 37	52.64
024-340-013-000	SouthRes	1.00	TEMPO EST #4 LOT 36	52.64
024-340-014-000	SouthRes	1.00	TEMPO EST #4 LOT 35	52.64
024-340-015-000	SouthRes	1.00	TEMPO EST #4 LOT 34	52.64
024-340-016-000	SouthRes	1.00	TEMPO EST #4 LOT 33	52.64
024-340-017-000	SouthRes	1.00	TEMPO EST #4 LOT 32	52.64
024-340-018-000	SouthRes	1.00	TEMPO EST #4 LOT 31	52.64

**LMD Zones 7 through 12  
Commercial & Residential  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-340-019-000	SouthRes	1.00	TEMPO EST #4 LOT 30	52.64
024-350-001-000	SouthRes	1.00	VILLAS EAST LOT 1	52.64
024-350-002-000	SouthRes	1.00	VILLAS EAST LOT 2	52.64
024-350-003-000	SouthRes	1.00	VILLAS EAST LOT 3	52.64
024-350-004-000	SouthRes	1.00	VILLAS EAST LOT 4	52.64
024-350-005-000	SouthRes	1.00	VILLAS EAST LOT 5	52.64
024-350-006-000	SouthRes	1.00	VILLAS EAST LOT 6	52.64
024-350-007-000	SouthRes	1.00	VILLAS EAST LOT 7	52.64
024-350-012-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 85	52.64
024-350-013-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 85	52.64
024-350-017-000	SouthRes	1.00	VILLAS EAST LOT 8	52.64
024-350-018-000	SouthRes	1.00	VILLAS EAST LOT 9	52.64
024-350-019-000	SouthRes	1.00	VILLAS EAST LOT 10	52.64
024-350-020-000	SouthRes	1.00	VILLAS EAST LOT 11	52.64
024-350-021-000	SouthRes	1.00	VILLAS EAST LOT 12	52.64
024-350-022-000	SouthRes	1.00	VILLAS EAST LOT 13	52.64
024-350-023-000	SouthRes	1.00	VILLAS EAST LOT 14	52.64
024-350-024-000	SouthRes	1.00	VILLAS EAST LOT 15	52.64
024-350-025-000	SouthRes	1.00	VILLAS EAST LOT 16	52.64
024-350-026-000	SouthRes	1.00	VILLAS EAST LOT 17	52.64
024-350-027-000	SouthRes	1.00	VILLAS EAST LOT 18	52.64
024-350-028-000	SouthRes	1.00	VILLAS EAST LOT 19	52.64
024-350-029-000	SouthRes	1.00	VILLAS EAST LOT 20	52.64
024-350-030-000	SouthRes	1.00	VILLAS EAST LOT 21	52.64
024-350-031-000	SouthRes	1.00	VILLAS EAST LOT 22	52.64
024-350-032-000	SouthRes	1.00	VILLAS EAST LOT 23	52.64
024-350-033-000	SouthRes	1.00	VILLAS EAST LOT 24	52.64
024-350-034-000	SouthRes	1.00	VILLAS EAST LOT 25	52.64
024-350-035-000	SouthRes	1.00	VILLAS EAST LOT 26	52.64
024-350-036-000	SouthRes	1.00	VILLAS EAST LOT 27	52.64
024-350-037-000	SouthRes	1.00	VILLAS EAST LOT 28	52.64
024-350-038-000	SouthRes	1.00	VILLAS EAST LOT 29	52.64
024-350-039-000	SouthRes	1.00	VILLAS EAST LOT 30	52.64
024-350-040-000	SouthRes	1.00	VILLAS EAST LOT 31	52.64
024-350-041-000	SouthRes	1.00	VILLAS EAST LOT 32	52.64
024-350-042-000	SouthRes	1.00	VILLAS EAST LOT 33	52.64
024-350-043-000	SouthRes	1.00	VILLAS EAST LOT 34	52.64
024-350-044-000	SouthRes	1.00	VILLAS EAST LOT 35	52.64
024-350-045-000	SouthRes	1.00	VILLAS EAST LOT 36	52.64
024-350-046-000	SouthRes	1.00	VILLAS EAST LOT 37	52.64
024-350-047-000	SouthRes	1.00	VILLAS EAST LOT 38	52.64
024-350-048-000	SouthRes	1.00	VILLAS EAST LOT 39	52.64
024-350-050-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 85	52.64
024-350-052-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 85	52.64
024-350-053-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 85	52.64
024-350-054-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 85 ETC	52.64
024-361-002-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 88	52.64
024-361-003-000	SouthRes	1.00	LIV RLTY CO SUB POR LOT 88	52.64
024-362-001-000	SouthRes	1.00	RODS ADD #2 LOT 40 LESS N 5' TO RD	52.64
024-362-002-000	SouthRes	1.00	RODS ADD #2 LOT 39	52.64
024-362-003-000	SouthRes	1.00	RODS ADD #2 LOT 38	52.64
024-362-004-000	SouthRes	1.00	RODS ADD #2 LOT 37	52.64
024-362-005-000	SouthRes	1.00	RODS ADD #2 LOT 36	52.64
024-362-006-000	SouthRes	1.00	RODS ADD #2 LOT 35	52.64
024-362-007-000	SouthRes	1.00	RODS ADD #2 LOT 34	52.64
024-362-008-000	SouthRes	1.00	RODS ADD #2 LOT 33	52.64
024-362-009-000	SouthRes	1.00	RODS ADD #2 LOT 32	52.64
024-362-010-000	SouthRes	1.00	RODS ADD #2 LOT 31	52.64
024-362-011-000	SouthRes	1.00	PARK VIEW LOT 20	52.64
024-362-012-000	SouthRes	1.00	PARK VIEW LOT 19	52.64
024-362-013-000	SouthRes	1.00	PARK VIEW LOT 18	52.64
024-362-014-000	SouthRes	1.00	PARK VIEW LOT 17	52.64
024-362-015-000	SouthRes	1.00	PARK VIEW LOT 16	52.64
024-362-016-000	SouthRes	1.00	PARK VIEW LOT 15	52.64
024-362-017-000	SouthRes	1.00	PARK VIEW LOT 14	52.64
024-362-018-000	SouthRes	1.00	PARK VIEW LOT 13	52.64
024-362-019-000	SouthRes	1.00	PARK VIEW LOT 12	52.64
024-362-020-000	SouthRes	1.00	PARK VIEW LOT 11	52.64
024-363-001-000	SouthRes	1.00	RODS ADD #2 LOT 21	52.64
024-363-002-000	SouthRes	1.00	RODS ADD #2 LOT 22	52.64
024-363-003-000	SouthRes	1.00	RODS ADD #2 LOT 23	52.64
024-363-004-000	SouthRes	1.00	RODS ADD #2 LOT 24	52.64

**LMD Zones 7 through 12  
Commercial & Residential  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	ZONE	EDU	LEGAL DESCRIPTION	CHARGE (\$)
024-363-005-000	SouthRes	1.00	RODS ADD #2 LOT 25	52.64
024-363-006-000	SouthRes	1.00	RODS ADD #2 LOT 26	52.64
024-363-007-000	SouthRes	1.00	RODS ADD #2 LOT 27	52.64
024-363-008-000	SouthRes	1.00	RODS ADD #2 LOT 28	52.64
024-363-009-000	SouthRes	1.00	RODS ADD #2 LOT 29	52.64
024-363-010-000	SouthRes	1.00	RODS ADD #2 LOT 30	52.64
024-363-011-000	SouthRes	1.00	PARK VIEW LOT 1	52.64
024-363-012-000	SouthRes	1.00	PARK VIEW LOT 2	52.64
024-363-013-000	SouthRes	1.00	PARK VIEW LOT 3	52.64
024-363-014-000	SouthRes	1.00	PARK VIEW LOT 4	52.64
024-363-015-000	SouthRes	1.00	PARK VIEW LOT 5	52.64
024-363-016-000	SouthRes	1.00	PARK VIEW LOT 6	52.64
024-363-017-000	SouthRes	1.00	PARK VIEW LOT 7	52.64
024-363-018-000	SouthRes	1.00	PARK VIEW LOT 8	52.64
024-363-019-000	SouthRes	1.00	PARK VIEW LOT 9	52.64
024-363-020-000	SouthRes	1.00	PARK VIEW LOT 10	52.64
024-370-026-000	NorthRes	1.00	PARCEL A PM 53-6 SEC 24/6/11	52.64
024-370-029-000	NorthRes	1.00	YAM COL #2 LOT 1 POR LOT 6	52.64
047-090-003-000	NorthCom	5.52	LIV COL #1 W1/2 LOT 17&18	63.14
047-090-004-000	NorthCom	5.64	LIV COL #1 E1/2 LOT 17&18	64.52
047-090-007-000	NorthCom	8.73	LIV COL #2 POR LOT 35-37	99.86
047-090-020-000	NorthCom	3.90	POR W 1/2 SEC 23/6/11	44.60
047-090-025-000	NorthCom	7.17	POR PAR 1 PM 1-11 ETC 14&23/6/11	82.02
047-090-033-000	NorthCom	10.59	LIV COL #1 LOT 20 POR 19 SEC 23/6/11	121.14
047-100-025-000	NorthCom	438.60	NEW NCDC FOR FOSTER FARMS	5,017.58
047-100-033-000	NorthCom	417.60	LIV COL #2 LOT 38 ETC	4,777.34
047-100-046-000	NorthRes	1.59	POR W1/2 OF SW1/4 SEC 23/6/11	83.68
047-280-020-000	SouthRes	1.00	POR PARCEL 1 PM 48-47 SEC 36/6/11	52.64
047-280-021-000	SouthRes	1.00	POR PARCEL 1 PM 48-47 SEC 36/6/11	52.64
047-280-029-000	SouthRes	4.86	LIV LD COL SUB #1 POR LOT 89	255.82
047-310-019-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 90	52.64
047-310-020-000	SouthRes	1.00	PARCEL 1 PM 8-21 SEC 35/6/11	52.64
047-310-021-000	SouthRes	1.95	PARCEL 2 PM 8-21 SEC 35/6/11	102.64
047-310-022-000	SouthCom	0.19	LIV LD COL SUB #2 POR LOT 90	2.12
047-310-023-000	SouthCom	7.20	LIV LD COL SUB #2 POR LOT 90	82.36
047-310-024-000	SouthCom	0.12	LIV LD COL SUB #2 POR LOT 90	1.36
047-310-025-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 91	52.64
047-310-026-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 91	52.64
047-310-027-000	SouthRes	1.00	LIV LD COL SUB #2 POR LOT 91	52.64
047-310-038-000	SouthRes	1.00	POR PARCEL A PM 25-6 SEC 35/6/11	52.64
047-460-001-000	NorthCom	14.67	POR W 1/2 SEC 23/6/11	167.82
047-460-003-000	NorthCom	6.06	LIV COL #1 POR LOTS 23 & 24	69.32
047-460-004-000	NorthCom	115.2	LIV COL #1 POR LOTS 23 & 24	1,317.88
047-595-001-000	SouthRes	49.00	LIV LD COL SUB #2 POR LOT 91	2,579.36

Zone	Total EDUs	Total Charge
<b>Central Residential</b>	<b>523.66</b>	<b>27,565.26</b>
<b>Downtown Commercial</b>	<b>113.11</b>	<b>1,293.62</b>
<b>North Commercial</b>	<b>1,649.25</b>	<b>18,867.00</b>
<b>North Residential</b>	<b>388.55</b>	<b>20,453.18</b>
<b>South Commercial</b>	<b>47.65</b>	<b>545.02</b>
<b>South Residential</b>	<b>707.86</b>	<b>37,261.32</b>
<b>Total</b>	<b>3,430.07</b>	<b>105,985.40</b>

**City of Livingston**  
**LMD Zone 13 - Monte Cristo**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-140-001-000	1325	EMERALD DR	1.0	122.18
022-140-002-000	927	RUBY WAY	1.0	122.18
022-140-003-000	919	RUBY WAY	1.0	122.18
022-140-004-000	1511	SAPPHIRE DR	1.0	122.18
022-140-005-000	1515	SAPPHIRE DR	1.0	122.18
022-140-006-000	1331	EMERALD DR	1.0	122.18
022-140-007-000	1337	EMERALD DR	1.0	122.18
022-140-008-000	907	TURQUOISE CT	1.0	122.18
022-140-009-000	901	TURQUOISE CT	1.0	122.18
022-140-010-000	904	TURQUOISE CT	1.0	122.18
022-140-011-000	910	TURQUOISE CT	1.0	122.18
022-140-012-000	1405	EMERALD DR	1.0	122.18
022-140-013-000	1411	EMERALD DR	1.0	122.18
022-140-014-000	1417	EMERALD DR	1.0	122.18
022-140-015-000	1423	EMERALD DR	1.0	122.18
022-140-016-000	1429	EMERALD DR	1.0	122.18
022-151-001-000	1521	SAPPHIRE DR	1.0	122.18
022-151-002-000	1527	SAPPHIRE DR	1.0	122.18
022-151-003-000	1533	SAPPHIRE DR	1.0	122.18
022-151-004-000	1605	SAPPHIRE DR	1.0	122.18
022-151-005-000	1611	SAPPHIRE DR	1.0	122.18
022-151-006-000	1617	SAPPHIRE DR	1.0	122.18
022-151-007-000	1623	SAPPHIRE DR	1.0	122.18
022-151-008-000	1629	SAPPHIRE DR	1.0	122.18
022-151-009-000	906	TOPAZ WAY	1.0	122.18
022-151-010-000	912	TOPAZ WAY	1.0	122.18
022-151-011-000	924	TOPAZ WAY	1.0	122.18
022-151-012-000	930	TOPAZ WAY	1.0	122.18
022-151-013-000	936	TOPAZ WAY	1.0	122.18
022-151-014-000	942	TOPAZ WAY	1.0	122.18
022-151-015-000	948	TOPAZ WAY	1.0	122.18
022-151-016-000	954	TOPAZ WAY	1.0	122.18
022-151-017-000	960	TOPAZ WAY	1.0	122.18
022-151-018-000	933	TOPAZ WAY	1.0	122.18
022-151-019-000	972	TOPAZ WAY	1.0	122.18
022-152-001-000	926	RUBY WAY	1.0	122.18
022-152-002-000	1615	EMERALD DR	1.0	122.18
022-152-003-000	1621	EMERALD DR	1.0	122.18
022-152-004-000	957	TOPAZ WAY	1.0	122.18
022-152-005-000	951	TOPAZ WAY	1.0	122.18
022-152-006-000	945	TOPAZ WAY	1.0	122.18
022-152-007-000	939	TOPAZ WAY	1.0	122.18
022-152-008-000	933	TOPAZ WAY	1.0	122.18
022-152-009-000	1622	SAPPHIRE DR	1.0	122.18
022-152-010-000	1616	SAPPHIRE DR	1.0	122.18
022-152-011-000	1610	SAPPHIRE DR	1.0	122.18
022-152-012-000	934	OPAL CT	1.0	122.18
022-152-013-000	940	OPAL CT	1.0	122.18
022-152-014-000	944	OPAL CT	1.0	122.18
022-152-015-000	946	OPAL CT	1.0	122.18
022-152-016-000	941	OPAL CT	1.0	122.18
022-152-017-000	935	OPAL CT	1.0	122.18
022-152-018-000	929	OPAL CT	1.0	122.18
022-152-019-000	921	OPAL CT	1.0	122.18
022-152-020-000	932	RUBY WAY	1.0	122.18
022-152-021-000	938	RUBY WAY	1.0	122.18
022-152-022-000	1507	EMERALD DR	1.0	122.18
022-152-023-000	1513	EMERALD DR	1.0	122.18
022-152-024-000	1519	EMERALD DR	1.0	122.18
022-152-025-000	1525	EMERALD DR	1.0	122.18
022-152-026-000	1529	EMERALD DR	1.0	122.18
022-152-027-000	1535	EMERALD DR	1.0	122.18

**City of Livingston**  
**LMD Zone 13 - Monte Cristo**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-152-028-000	1603	EMERALD DR	1.0	122.18
022-152-029-000	1609	EMERALD DR	1.0	122.18

Summary Fields	Value
Number of Parcels to be Levied	64
Total EDUs	64.00
Total Charges	\$7,819.52



**City of Livingston**  
**LMD Zone 13B - Monte Cristo II**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-131-001-000	1581	BAY MEADOW LN	1.0	241.90
022-131-002-000			1.0	241.90
022-131-003-000	1569	BAY MEADOW LN	1.0	241.90
022-131-004-000	1563	BAY MEADOW LN	1.0	241.90
022-131-005-000	1557	BAY MEADOW LN	1.0	241.90
022-131-006-000	1551	BAY MEADOW LN	1.0	241.90
022-131-007-000	725	FAIRLANE DR	1.0	241.90
022-131-008-000	731	FAIRLANE DR	1.0	241.90
022-131-009-000	737	FAIRLANE DR	1.0	241.90
022-131-010-000	745	DR	1.0	241.90
022-131-011-000	751	FAIRLANE DR	1.0	241.90
022-131-012-000	1552	MONTECITO DR	1.0	241.90
022-131-013-000	1558	MONTECITO DR	1.0	241.90
022-131-014-000	1564	MONTECITO DR	1.0	241.90
022-131-015-000	1570	MONTECITO DR	1.0	241.90
022-131-016-000	1576	MONTECITO DR	1.0	241.90
022-131-017-000	1582	MONTECITO DR	1.0	241.90
022-131-018-000	1588	MONTECITO DR	1.0	241.90
022-131-019-000	750	KENSINGTON DR	1.0	241.90
022-131-020-000	744	KENSINGTON DR	1.0	241.90
022-131-021-000	738	KENSINGTON	1.0	241.90
022-131-022-000	1588	BAY MEADOW LN	1.0	241.90
022-131-023-000	1594	BAY MEADOW LN	1.0	241.90
022-132-001-000	1587	BAY MEADOW LN	1.0	241.90
022-132-002-000	1593	BAY MEADOW LN	1.0	241.90
022-133-001-000	726	FAIRLANE DR	1.0	241.90
022-133-002-000	732	FAIRLANE DR	1.0	241.90
022-133-003-000	738	FAIRLANE DR	1.0	241.90
022-133-004-000	1571	MONTECITO DR	1.0	241.90
022-133-005-000	739	KENSINGTON DR	1.0	241.90
022-133-006-000	733	KENSINGTON DR	1.0	241.90
022-133-007-000	727	KENSINGTON DR	1.0	241.90
022-133-008-000	1572	BAY MEADOW LN	1.0	241.90
022-161-001-000	1599	BAY MEADOW LN	1.0	241.90
022-161-002-000	1605	BAY MEADOW LN	1.0	241.90
022-161-003-000	1611	BAY MEADOW LN	1.0	241.90
022-161-004-000	1617	BAY MEADOW LN	1.0	241.90
022-161-005-000	1623	BAY MEADOW LN	1.0	241.90
022-161-006-000	1629	BAY MEADOW LN	1.0	241.90
022-161-007-000	1635	BAY MEADOW LN	1.0	241.90
022-161-008-000	1641	BAY MEADOW LN	1.0	241.90
022-161-009-000	720	CAMBRIA PL	1.0	241.90
022-161-010-000	726	CAMBRIA PL	1.0	241.90
022-161-011-000	732	CAMBRIA PL	1.0	241.90
022-161-012-000	738	CAMBRIA PL	1.0	241.90
022-161-013-000	744	CAMBRIA PL	1.0	241.90
022-162-001-000	728	OAKHURST PL	1.0	241.90
022-162-002-000	734	OAKHURST PL	1.0	241.90
022-162-003-000	740	OAKHURST PL	1.0	241.90
022-162-004-000	1623	JANTZ DR	1.0	241.90
022-162-005-000	741	CAMBRIA PL	1.0	241.90
022-162-006-000	735	CAMBRIA PL	1.0	241.90
022-162-007-000	729	CAMBRIA PL	1.0	241.90
022-162-008-000	1628	BAY MEADOW LN	1.0	241.90
022-163-001-000	1600	BAY MEADOW LN	1.0	241.90
022-163-002-000	733	OAKHURST PL	1.0	241.90
022-163-003-000	739	OAKHURST PL	1.0	241.90
022-163-004-000	745	OAKHURST PL	1.0	241.90
022-163-005-000	1608	JANTZ DR	1.0	241.90
022-163-006-000	1614	JANTZ DR	1.0	241.90
022-163-007-000	1620	JANTZ DR	1.0	241.90
022-163-008-000	1626	JANTZ DR	1.0	241.90

**City of Livingston**  
**LMD Zone 13B - Monte Cristo II**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-163-009-000	1632	JANTZ DR	1.0	241.90
022-163-010-000	1638	JANTZ DR	1.0	241.90
022-163-011-000	1644	JANTZ DR	1.0	241.90
022-163-012-000	1650	JANTZ DR	1.0	241.90

Summary Fields	Value
Number of Parcels to be Levied	66
Total EDUs	66.00
Total Charges	\$15,965.40

**City of Livingston**  
**LMD Zone 14 - Sundance (Country Villas)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-291-001-000	2881	TULARE CT	1.0	122.16
143-291-002-000	2873	TULARE CT	1.0	122.16
143-291-003-000	2865	TULARE CT	1.0	122.16
143-291-004-000	2859	TULARE ST	1.0	122.16
143-291-005-000	2849	TULARE ST	1.0	122.16
143-291-006-000	2841	TULARE CT	1.0	122.16
143-291-007-000	2835	TULARE CT	1.0	122.16
143-291-008-000	2827	TULARE CT	1.0	122.16
143-291-009-000	2825	TULARE CT	1.0	122.16
143-291-010-000	2828	TULARE CT	1.0	122.16
143-291-011-000	2836	TULARE CT	1.0	122.16
143-291-012-000	2842	TULARE CT	1.0	122.16
143-291-013-000	2850	TULARE CT	1.0	122.16
143-291-014-000	2860	TULARE CT	1.0	122.16
143-291-015-000	2866	TULARE CT	1.0	122.16
143-291-016-000	2874	TULARE CT	1.0	122.16
143-291-017-000	2882	TULARE ST	1.0	122.16
143-291-018-000	2883	FRANQUETTE CT	1.0	122.16
143-291-019-000	2875	FRANQUETTE CT	1.0	122.16
143-291-020-000	2867	FRANQUETTE CT	1.0	122.16
143-291-021-000	2861	FRANQUETTE CT	1.0	122.16
143-291-022-000	2851	FRANQUETTE CT	1.0	122.16
143-291-023-000	2843	FRANQUETTE CT	1.0	122.16
143-291-024-000	2837	FRANQUETTE CT	1.0	122.16
143-291-025-000	2829	FRANQUETTE CT	1.0	122.16
143-291-026-000	2827	FRANQUETTE CT	1.0	122.16
143-291-027-000	2830	FRANQUETTE CT	1.0	122.16
143-291-028-000	2838	FRANQUETTE CT	1.0	122.16
143-291-029-000	2844	FRANQUETTE CT	1.0	122.16
143-291-030-000	2852	FRANQUETTE CT	1.0	122.16
143-291-031-000	2862	FRANQUETTE CT	1.0	122.16
143-291-032-000	2868	FRANQUETTE CT	1.0	122.16
143-291-033-000	2876	FRANQUETTE CT	1.0	122.16
143-291-034-000	2884	FRANQUETTE CT	1.0	122.16
143-291-035-000	2885	TEHAMA DR	1.0	122.16
143-291-036-000	2871	TEHAMA DR	1.0	122.16
143-291-037-000	2861	TEHAMA DR	1.0	122.16
143-291-038-000	2853	TEHAMA DR	1.0	122.16
143-291-039-000	2845	TEHAMA DR	1.0	122.16
143-291-040-000	2839	TEHAMA DR	1.0	122.16
143-291-041-000	2831	TEHAMA DR	1.0	122.16
143-291-042-000	2823	TEHAMA DR	1.0	122.16
143-291-043-000	2817	TEHAMA DR	1.0	122.16
143-292-001-000	549	VINA CT	1.0	122.16
143-293-001-000	548	VINA CT	1.0	122.16
143-293-002-000	551	CHANDLER CT	1.0	122.16
143-294-001-000	550	CHANDLER CT	1.0	122.16
143-294-002-000	549	ALDRICH AVE	1.0	122.16
143-295-001-000	2909	TULARE ST	1.0	122.16
143-295-002-000	2917	TULARE ST	1.0	122.16
143-295-003-000	2923	TULARE ST	1.0	122.16
143-295-004-000	2931	TULARE ST	1.0	122.16
143-295-005-000	2937	TULARE ST	1.0	122.16
143-295-006-000	2945	TULARE ST	1.0	122.16
143-295-007-000	2953	TULARE ST	1.0	122.16
143-295-008-000	2959	TULARE ST	1.0	122.16
143-295-009-000	2965	TULARE ST	1.0	122.16
143-295-010-000	650	SERR AVE	1.0	122.16
143-295-011-000	644	SERR AVE	1.0	122.16
143-295-012-000	636	SERR AVE	1.0	122.16
143-295-013-000	630	SERR AVE	1.0	122.16
143-295-014-000	622	SERR AVE	1.0	122.16
143-295-015-000	616	SERR AVE	1.0	122.16

**City of Livingston**  
**LMD Zone 14 - Sundance (Country Villas)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-295-016-000	608	SERR AVE	1.0	122.16
143-295-017-000	602	SERR AVE	1.0	122.16
143-296-001-000	2910	TULARE ST	1.0	122.16
143-296-002-000	2911	FRANQUETTE ST	1.0	122.16
143-296-003-000	2919	FRANQUETTE ST	1.0	122.16
143-296-004-000	2925	FRANQUETTE ST	1.0	122.16
143-296-005-000	2933	FRANQUETTE ST	1.0	122.16
143-296-006-000	2941	FRANQUETTE ST	1.0	122.16
143-296-007-000	2949	FRANQUETTE ST	1.0	122.16
143-296-008-000	2955	FRANQUETTE ST	1.0	122.16
143-296-009-000	2954	TULARE ST	1.0	122.16
143-296-010-000	2946	TULARE ST	1.0	122.16
143-296-011-000	2938	TULARE ST	1.0	122.16
143-296-012-000	2932	TULARE ST	1.0	122.16
143-296-013-000	2924	TULARE ST	1.0	122.16
143-296-014-000	2918	TULARE ST	1.0	122.16
143-297-001-000	2912	FRANQUETTE ST	1.0	122.16
143-297-002-000	2913	TEHAMA DR	1.0	122.16
143-297-003-000	2921	TEHAMA DR	1.0	122.16
143-297-004-000	2927	TEHAMA DR	1.0	122.16
143-297-005-000	2935	TEHAMA DR	1.0	122.16
143-297-006-000	2943	TEHAMA DR	1.0	122.16
143-297-008-000	2957	TEHAMA DR	1.0	122.16
143-297-009-000	2956	FRANQUETTE ST	1.0	122.16
143-297-010-000	2948	FRANQUETTE ST	1.0	122.16
143-297-011-000	2940	FRANQUETTE ST	1.0	122.16
143-297-012-000	2932	FRANQUETTE ST	1.0	122.16
143-297-013-000	2922	FRANQUETTE ST	1.0	122.16
143-297-014-000	2918	FRANQUETTE ST	1.0	122.16
143-298-001-000	548	ALDRICH AVE	1.0	122.16
143-298-002-000	551	SAUBER CT	1.0	122.16
143-299-001-000	550	SAUBER CT	1.0	122.16
143-301-001-000	548	SERR CT	1.0	122.16
143-301-002-000	542	SERR CT	1.0	122.16
143-301-003-000	536	SERR CT	1.0	122.16
143-301-004-000			1.0	122.16
143-301-005-000	524	SERR CT	1.0	122.16
143-301-006-000			1.0	122.16
143-301-007-000	512	SERR CT	1.0	122.16
143-301-008-000	506	SERR CT	1.0	122.16
143-301-009-000	500	SERR CT	1.0	122.16
143-301-010-000	501	SERR CT	1.0	122.16
143-301-011-000	507	SERR CT	1.0	122.16
143-301-012-000	513	SERR CT	1.0	122.16
143-301-013-000	519	SERR CT	1.0	122.16
143-301-014-000	525	SERR CT	1.0	122.16
143-301-015-000			1.0	122.16
143-301-016-000	537	SERR CT	1.0	122.16
143-301-017-000	543	SERR CT	1.0	122.16
143-301-018-000	549	SERR CT	1.0	122.16
143-301-019-000	542	SAUBER CT	1.0	122.16
143-301-020-000	536	SAUBER CT	1.0	122.16
143-301-021-000	530	SAUBER CT	1.0	122.16
143-301-022-000	524	SAUBER CT	1.0	122.16
143-301-023-000	518	SAUBER CT	1.0	122.16
143-301-024-000	512	SAUBER CT	1.0	122.16
143-301-025-000	506	SAUBER CT	1.0	122.16
143-301-026-000	500	SAUBER CT	1.0	122.16
143-301-027-000	501	SAUBER CT	1.0	122.16
143-301-028-000	507	SAUBER CT	1.0	122.16
143-301-029-000	513	SAUBER CT	1.0	122.16
143-301-030-000	519	SAUBER CT	1.0	122.16
143-301-031-000	525	SAUBER CT	1.0	122.16

**City of Livingston**  
**LMD Zone 14 - Sundance (Country Villas)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-301-032-000	531	SAUBER CT	1.0	122.16
143-301-033-000	537	SAUBER CT	1.0	122.16
143-301-034-000	543	SAUBER CT	1.0	122.16
143-301-035-000	542	ALDRICH AVE	1.0	122.16
143-301-036-000	536	ALDRICH AVE	1.0	122.16
143-301-037-000	530	ALDRICH AVE	1.0	122.16
143-301-038-000	524	ALDRICH AVE	1.0	122.16
143-301-039-000	518	ALDRICH AVE	1.0	122.16
143-301-040-000	512	ALDRICH AVE	1.0	122.16
143-301-041-000	506	ALDRICH AVE	1.0	122.16
143-301-042-000	502	ALDRICH AVE	1.0	122.16
143-301-043-000	500	ALDRICH AVE	1.0	122.16
143-302-044-000	501	ALDRICH AVE	1.0	122.16
143-302-045-000	503	ALDRICH AVE	1.0	122.16
143-302-046-000	507	ALDRICH AVE	1.0	122.16
143-302-047-000	513	ALDRICH AVE	1.0	122.16
143-302-048-000	519	ALDRICH AVE	1.0	122.16
143-302-049-000	525	ALDRICH AVE	1.0	122.16
143-302-050-000	531	ALDRICH AVE	1.0	122.16
143-302-051-000	537	ALDRICH AVE	1.0	122.16
143-302-052-000	543	ALDRICH AVE	1.0	122.16
143-302-053-000	542	CHANDLER CT	1.0	122.16
143-302-054-000	536	CHANDLER CT	1.0	122.16
143-302-055-000	530	CHANDLER CT	1.0	122.16
143-302-056-000	524	CHANDLER CT	1.0	122.16
143-302-057-000	518	CHANDLER CT	1.0	122.16
143-302-058-000			1.0	122.16
143-302-059-000			1.0	122.16
143-302-060-000	500	CHANDLER CT	1.0	122.16
143-302-061-000			1.0	122.16
143-302-062-000			1.0	122.16
143-302-063-000	513	CHANDLER CT	1.0	122.16
143-302-064-000			1.0	122.16
143-302-065-000			1.0	122.16
143-302-066-000	531	CHANDLER CT	1.0	122.16
143-302-067-000	537	CHANDLER CT	1.0	122.16
143-302-068-000	548	CHANDLER CT	1.0	122.16
143-302-069-000			1.0	122.16
143-302-070-000	536	VINA CT	1.0	122.16
143-302-071-000			1.0	122.16
143-302-072-000	524	VINA CT	1.0	122.16
143-302-073-000	518	VINA CT	1.0	122.16
143-302-074-000	512	VINA CT	1.0	122.16
143-302-075-000	506	VINA CT	1.0	122.16
143-302-076-000	500	VINA CT	1.0	122.16
143-302-077-000	501	VINA CT	1.0	122.16
143-302-078-000	507	VINA CT	1.0	122.16
143-302-079-000	513	VINA CT	1.0	122.16
143-302-080-000	519	VINA CT	1.0	122.16
143-302-081-000	525	VINA CT	1.0	122.16
143-302-082-000			1.0	122.16
143-302-083-000	537	VINA CT	1.0	122.16
143-302-084-000	543	VINA CT	1.0	122.16

Summary Fields	Value
Number of Parcels to be Levied	179
Total EDUs	179.00
Total Charges	\$21,866.64

**City of Livingston**  
**LMD Zone 15 - Kensington Park South**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-100-050-000	2797	COLLEEN CT	1.0	136.12
023-100-051-000	2783	COLLEEN CT	1.0	136.12
023-100-052-000	2769	COLLEEN CT	1.0	136.12
023-100-053-000	2755	COLLEEN CT	1.0	136.12
023-100-054-000	2741	COLLEEN CT	1.0	136.12
023-100-055-000	2740	COLLEEN CT	1.0	136.12
023-100-056-000	2754	COLLEEN CT	1.0	136.12
023-100-057-000	2768	COLLEEN CT	1.0	136.12
023-100-058-000	2782	COLLEEN CT	1.0	136.12
023-100-059-000	2796	COLLEEN CT	1.0	136.12
023-100-060-000	2775	CLARET CIR	1.0	136.12
023-100-061-000	2761	CLARET CIR	1.0	136.12
023-100-062-000	2747	CLARET CIR	1.0	136.12
023-100-063-000	2733	CLARET CIR	1.0	136.12
023-100-064-000	2719	CLARET CIR	1.0	136.12
023-100-065-000	2705	CLARET CIR	1.0	136.12
023-100-066-000	2691	CLARET CIR	1.0	136.12
023-100-067-000	2677	CLARET CIR	1.0	136.12
023-100-068-000	2663	CLARET CIR	1.0	136.12
023-100-069-000	2649	CLARET CIR	1.0	136.12
023-100-070-000	2648	CLARET CIR	1.0	136.12
023-100-071-000	2662	CLARET CIR	1.0	136.12
023-100-072-000	2676	CLARET CIR	1.0	136.12
023-100-073-000	2690	CLARET CIR	1.0	136.12
023-100-074-000	2704	CLARET CIR	1.0	136.12
023-100-075-000	2718	CLARET CIR	1.0	136.12
023-100-076-000	2732	CLARET CIR	1.0	136.12
023-100-077-000	2746	CLARET CIR	1.0	136.12
023-100-078-000	2760	CLARET CIR	1.0	136.12
023-100-079-000	2774	CLARET CIR	1.0	136.12

Summary Fields	Value
Number of Parcels to be Levied	30
Total EDUs	30.00
Total Charges	\$4,083.60



**City of Livingston**  
**LMD Zone 16 - Bridgeport**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-073-001-000	901	MISTY HARBOUR DR	1.0	421.36
022-073-002-000	913	MISTY HARBOUR DR	1.0	421.36
022-073-003-000	923	MISTY HARBOUR DR	1.0	421.36
022-073-004-000	933	MISTY HARBOUR DR	1.0	421.36
022-073-005-000	943	MISTY HARBOUR DR	1.0	421.36
022-073-006-000	953	MISTY HARBOUR DR	1.0	421.36
022-073-007-000	963	MISTY HARBOUR DR	1.0	421.36
022-073-008-000	973	MISTY HARBOUR DR	1.0	421.36
022-073-009-000	983	MISTY HARBOUR DR	1.0	421.36
022-074-001-000	900	MISTY HARBOUR DR	1.0	421.36
022-074-002-000	903	BRIDGEPORT AVE	1.0	421.36
022-074-003-000	915	BRIDGEPORT AVE	1.0	421.36
022-074-004-000	925	BRIDGEPORT AVE	1.0	421.36
022-074-005-000	935	BRIDGEPORT AVE	1.0	421.36
022-074-006-000	945	BRIDGEPORT AVE	1.0	421.36
022-074-007-000	955	BRIDGEPORT AVE	1.0	421.36
022-074-008-000	965	BRIDGEPORT AVE	1.0	421.36
022-074-009-000	975	BRIDGEPORT AVE	1.0	421.36
022-074-010-000	985	BRIDGEPORT AVE	1.0	421.36
022-074-011-000	980	MISTY HARBOUR DR	1.0	421.36
022-074-012-000	970	MISTY HARBOUR DR	1.0	421.36
022-074-013-000	960	MISTY HARBOUR DR	1.0	421.36
022-074-014-000	950	MISTY HARBOUR DR	1.0	421.36
022-074-015-000	940	MISTY HARBOUR DR	1.0	421.36
022-074-016-000	930	MISTY HARBOUR DR	1.0	421.36
022-074-017-000	920	MISTY HARBOUR DR	1.0	421.36
022-074-018-000	910	MISTY HARBOUR DR	1.0	421.36
022-075-001-000	902	BRIDGEPORT AVE	1.0	421.36
022-075-002-000	912	BRIDGEPORT AVE	1.0	421.36
022-075-003-000	922	BRIDGEPORT AVE	1.0	421.36
022-075-004-000	932	BRIDGEPORT AVE	1.0	421.36
022-075-005-000	942	BRIDGEPORT AVE	1.0	421.36
022-075-006-000	952	BRIDGEPORT AVE	1.0	421.36
022-075-007-000	962	BRIDGEPORT AVE	1.0	421.36
022-075-008-000	972	BRIDGEPORT AVE	1.0	421.36
022-075-009-000	982	BRIDGEPORT AVE	1.0	421.36
022-101-001-000	1033	MISTY HARBOUR DR	1.0	421.36
022-101-002-000	1043	MISTY HARBOUR DR	1.0	421.36
022-101-003-000	1053	MISTY HARBOUR DR	1.0	421.36
022-101-004-000	1063	MISTY HARBOUR DR	1.0	421.36
022-101-005-000	1073	MISTY HARBOUR DR	1.0	421.36
022-101-006-000	1023	MISTY HARBOUR DR	1.0	421.36
022-101-007-000	1013	MISTY HARBOUR DR	1.0	421.36
022-101-008-000	1003	MISTY HARBOUR DR	1.0	421.36
022-101-009-000	993	MISTY HARBOUR DR	1.0	421.36
022-102-001-000	521	SEAPORT VILLAGE DR	1.0	421.36
022-102-002-000	541	SEAPORT VILLAGE DR	1.0	421.36
022-102-003-000	551	SEAPORT VILLAGE DR	1.0	421.36
022-102-004-000	1015	BRIDGEPORT AVE	1.0	421.36
022-102-005-000	1005	BRIDGEPORT AVE	1.0	421.36
022-102-006-000	995	BRIDGEPORT AVE	1.0	421.36
022-102-007-000	990	MISTY HARBOUR DR	1.0	421.36
022-102-008-000	1000	MISTY HARBOUR DR	1.0	421.36
022-102-009-000	1010	MISTY HARBOUR DR	1.0	421.36
022-103-001-000	520	SEAPORT VILLAGE DR	1.0	421.36
022-103-002-000	530	SEAPORT VILLAGE DR	1.0	421.36
022-103-003-000	540	SEAPORT VILLAGE DR	1.0	421.36
022-103-004-000	550	SEAPORT VILLAGE DR	1.0	421.36
022-103-005-000	560	SEAPORT VILLAGE DR	1.0	421.36
022-103-006-000	570	SEAPORT VILLAGE DR	1.0	421.36
022-103-007-000	577	MONT CLIFF WAY	1.0	421.36
022-103-008-000	567	MONT CLIFF WAY	1.0	421.36

**City of Livingston**  
**LMD Zone 16 - Bridgeport**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-103-009-000	557	MONT CLIFF WAY	1.0	421.36
022-103-010-000	547	MONT CLIFF WAY	1.0	421.36
022-103-011-000	537	MONT CLIFF WAY	1.0	421.36
022-103-012-000	527	MONT CLIFF WAY	1.0	421.36
022-103-013-000	580	SEAPORT VILLAGE DR	1.0	421.36
022-103-014-000	587	MONT CLIFF WAY	1.0	421.36
022-104-001-000	502	MONT CLIFF WAY	1.0	421.36
022-104-002-000	512	MONT CLIFF WAY	1.0	421.36
022-104-003-000	522	MONT CLIFF WAY	1.0	421.36
022-104-004-000	532	MONT CLIFF WAY	1.0	421.36
022-104-005-000	542	MONT CLIFF WAY	1.0	421.36
022-104-006-000	552	MONT CLIFF WAY	1.0	421.36
022-104-007-000	562	MONT CLIFF WAY	1.0	421.36
022-104-008-000	572	MONT CLIFF WAY	1.0	421.36
022-104-009-000	582	MONT CLIFF WAY	1.0	421.36
022-107-001-000			1.0	421.36
022-107-002-000	1002	BRIDGEPORT AVE	1.0	421.36
022-107-003-000	1012	BRIDGEPORT AVE	1.0	421.36
022-107-004-000	1022	BRIDGEPORT AVE	1.0	421.36
022-107-005-000	1032	BRIDGEPORT AVE	1.0	421.36

Summary Fields	Value
<b>Number of Parcels to be Levied</b>	<b>82</b>
<b>Total EDUs</b>	<b>82.00</b>
<b>Total Charges</b>	<b>\$34,551.52</b>

**City of Livingston**  
**LMD Zone 17 - Davante Villas**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-081-001-000			1.0	605.82
022-081-002-000	912	BRIARWOOD DR	1.0	605.82
022-081-003-000	922	BRIARWOOD DR	1.0	605.82
022-081-004-000	938	BRIARWOOD DR	1.0	605.82
022-081-005-000	952	BRIARWOOD DR	1.0	605.82
022-081-006-000	951	DALLAS CT	1.0	605.82
022-081-007-000	935	DALLAS CT	1.0	605.82
022-081-008-000	925	DALLAS CT	1.0	605.82
022-081-009-000	915	DALLAS CT	1.0	605.82
022-081-010-000	903	DALLAS CT	1.0	605.82
022-081-011-000	902	DALLAS CT	1.0	605.82
022-081-012-000	912	DALLAS CT	1.0	605.82
022-081-013-000	922	DALLAS CT	1.0	605.82
022-081-014-000	938	DALLAS CT	1.0	605.82
022-081-015-000			1.0	605.82
022-081-016-000	951	MONTELENA CT	1.0	605.82
022-081-017-000	935	MONTELENA CT	1.0	605.82
022-081-018-000	925	MONTELENA CT	1.0	605.82
022-081-019-000	915	MONTELENA CT	1.0	605.82
022-081-020-000	903	MONTELENA CT	1.0	605.82
022-081-021-000	902	MONTELENA CT	1.0	605.82
022-081-022-000	912	MONTELENA CT	1.0	605.82
022-081-023-000	922	MONTELENA CT	1.0	605.82
022-081-024-000	938	MONTELENA CT	1.0	605.82
022-081-025-000	952	MONTELENA CT	1.0	605.82
022-081-026-000	951	CHASTANET CT	1.0	605.82
022-081-027-000	935	CHASTANET CT	1.0	605.82
022-081-028-000	925	CHASTANET CT	1.0	605.82
022-081-029-000	915	CHASTANET CT	1.0	605.82
022-081-030-000	901	CHASTANET CT	1.0	605.82
022-081-031-000	902	CHASTANET CT	1.0	605.82
022-081-032-000			1.0	605.82
022-081-033-000			1.0	605.82
022-081-034-000	912	CHASTANET CT	1.0	605.82
022-081-035-000	922	CHASTANET CT	1.0	605.82
022-081-036-000			1.0	605.82
022-081-037-000			1.0	605.82
022-081-038-000	938	CHASTANET CT	1.0	605.82
022-081-039-000			1.0	605.82
022-081-040-000	952	CHASTANET CT	1.0	605.82
022-081-041-000			1.0	605.82
022-081-042-000	962	CHASTANET CT	1.0	605.82
022-081-043-000			1.0	605.82
022-081-044-000			1.0	605.82
022-081-045-000	888	VINE CLIFF WAY	1.0	605.82
022-081-046-000	876	VINE CLIFF WAY	1.0	605.82
022-081-047-000	864	VINE CLIFF WAY	1.0	605.82
022-081-048-000	852	VINE CLIFF WAY	1.0	605.82
022-081-049-000	840	VINE CLIFF WAY	1.0	605.82
022-081-050-000	839	CHANDON CT	1.0	605.82
022-081-051-000	851	CHANDON CT	1.0	605.82
022-081-052-000	863	CHANDON CT	1.0	605.82
022-081-053-000	875	CHANDON CT	1.0	605.82
022-081-054-000	887	CHANDON CT	1.0	605.82
022-081-055-000	893	CHANDON CT	1.0	605.82
022-081-056-000	897	CHANDON CT	1.0	605.82
022-081-057-000	898	CHANDON CT	1.0	605.82
022-081-058-000	894	CHANDON CT	1.0	605.82
022-081-059-000	888	CHANDON CT	1.0	605.82
022-081-060-000	876	CHANDON CT	1.0	605.82
022-081-061-000	864	CHANDON CT	1.0	605.82
022-081-062-000	852	CHANDON CT	1.0	605.82

**City of Livingston**  
**LMD Zone 17 - Davante Villas**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-081-063-000			1.0	605.82
022-082-001-000	975	MONTELENA AVE	1.0	605.82
022-082-002-000			1.0	605.82
022-082-003-000	995	MONTELENA AVE	1.0	605.82
022-082-004-000	1005	MONTELENA AVE	1.0	605.82
022-082-005-000	1015	MONTELENA AVE	1.0	605.82
022-082-006-000	1025	MONTELENA AVE	1.0	605.82
022-082-007-000	992	DALLAS DR	1.0	605.82
022-082-008-000	982	DALLAS DR	1.0	605.82
022-082-009-000	972	DALLAS DR	1.0	605.82
022-083-001-000	975	DALLAS DR	1.0	605.82
022-083-002-000	985	DALLAS DR	1.0	605.82
022-083-003-000	995	DALLAS DR	1.0	605.82
022-083-004-000	992	BRIARWOOD DR	1.0	605.82
022-083-005-000	982	BRIARWOOD DR	1.0	605.82
022-083-006-000	972	BRIARWOOD DR	1.0	605.82
022-084-001-000	656	F ST	1.0	605.82
022-084-002-000	668	F ST	1.0	605.82
022-084-003-000	903	BRIARWOOD DR	1.0	605.82
022-084-004-000	915	BRIARWOOD DR	1.0	605.82
022-084-005-000	925	BRIARWOOD DR	1.0	605.82
022-084-006-000	669	MIADORA CT	1.0	605.82
022-084-007-000	657	MIADORA CT	1.0	605.82
022-084-008-000	656	MIADORA CT	1.0	605.82
022-084-009-000	668	MIADORA CT	1.0	605.82
022-084-010-000	680	MIADORA CT	1.0	605.82
022-084-011-000	965	BRIARWOOD DR	1.0	605.82
022-084-012-000	975	BRIARWOOD DR	1.0	605.82
022-084-013-000	687	CALERO CT	1.0	605.82
022-084-014-000	669	CALERO CT	1.0	605.82
022-084-015-000	657	CALERO CT	1.0	605.82
022-091-001-000	1035	MONTELENA AVE	1.0	605.82
022-091-002-000	1045	MONTELENA AVE	1.0	605.82
022-091-003-000	1055	MONTELENA AVE	1.0	605.82
022-091-004-000	1065	MONTELENA AVE	1.0	605.82
022-091-005-000	1075	MONTELENA AVE	1.0	605.82
022-091-006-000	1072	DALLAS DR	1.0	605.82
022-091-007-000	1062	DALLAS DR	1.0	605.82
022-091-008-000	1052	DALLAS DR	1.0	605.82
022-091-009-000	1042	DALLAS DR	1.0	605.82
022-091-010-000	1032	DALLAS DR	1.0	605.82
022-091-011-000	1022	DALLAS DR	1.0	605.82
022-091-012-000	1012	DALLAS DR	1.0	605.82
022-091-013-000	1002	DALLAS DR	1.0	605.82
022-092-001-000			1.0	605.82
022-092-002-000			1.0	605.82
022-092-003-000			1.0	605.82
022-092-004-000			1.0	605.82
022-092-005-000			1.0	605.82
022-092-006-000			1.0	605.82
022-092-007-000			1.0	605.82
022-092-008-000			1.0	605.82
022-092-009-000			1.0	605.82
022-092-010-000	1072	AMARONE WAY	1.0	605.82
022-093-002-000			1.0	605.82
022-093-003-000			1.0	605.82
022-093-004-000	772	MONT CLIFF WAY	1.0	605.82
022-093-005-000	762	MONT CLIFF WAY	1.0	605.82
022-093-006-000	752	MONT CLIFF WAY	1.0	605.82
022-093-007-000	742	MONT CLIFF WAY	1.0	605.82
022-093-008-000	732	MONT CLIFF WAY	1.0	605.82
022-093-009-000	722	MONT CLIFF WAY	1.0	605.82

**City of Livingston**  
**LMD Zone 17 - Davante Villas**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-093-010-000	712	MONT CLIFF WAY	1.0	605.82
022-094-001-000	656	CALERO CT	1.0	605.82
022-094-002-000	668	CALERO CT	1.0	605.82
022-094-003-000	1003	BRIARWOOD DR	1.0	605.82
022-094-004-000	1013	BRIARWOOD DR	1.0	605.82
022-094-005-000	1023	BRIARWOOD DR	1.0	605.82
022-094-006-000	669	SEAPORT VILLAGE DR	1.0	605.82
022-094-007-000	657	SEAPORT VILLAGE DR	1.0	605.82
022-095-001-000	1005	DALLAS DR	1.0	605.82
022-095-002-000	1015	DALLAS DR	1.0	605.82
022-095-003-000	1025	DALLAS DR	1.0	605.82
022-095-004-000	1035	DALLAS DR	1.0	605.82
022-095-005-000	1045	DALLAS DR	1.0	605.82
022-095-006-000	1055	DALLAS DR	1.0	605.82
022-095-007-000	1065	DALLAS DR	1.0	605.82
022-095-008-000	1075	DALLAS DR	1.0	605.82
022-095-009-000	1072	BRIARWOOD DR	1.0	605.82
022-095-010-000	1062	BRIARWOOD DR	1.0	605.82
022-095-011-000	1052	BRIARWOOD DR	1.0	605.82
022-095-012-000	1042	BRIARWOOD DR	1.0	605.82
022-095-013-000	1032	BRIARWOOD DR	1.0	605.82
022-095-014-000	1022	BRIARWOOD DR	1.0	605.82
022-095-015-000	1012	BRIARWOOD DR	1.0	605.82
022-095-016-000	1002	BRIARWOOD DR	1.0	605.82
022-096-001-000	656	SEAPORT VILLAGE DR	1.0	605.82
022-096-002-000	668	SEAPORT VILLAGE DR	1.0	605.82
022-096-003-000	1053	BRIARWOOD DR	1.0	605.82
022-096-004-000	1063	BRIARWOOD DR	1.0	605.82
022-096-005-000	1073	BRIARWOOD DR	1.0	605.82

Summary Fields	Value
Number of Parcels to be Levied	153
Total EDUs	153.00
Total Charges	\$92,690.46

**City of Livingston**  
**LMD Zone 18 - Country Lane I**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-034-001-000	2133	ASPENGLLEN WAY	1.0	447.28
023-034-002-000	2143	ASPENGLLEN WAY	1.0	447.28
023-034-003-000	2153	ASPENGLLEN WAY	1.0	447.28
023-034-004-000	2163	ASPENGLLEN WAY	1.0	447.28
023-034-005-000	2173	ASPENGLLEN WAY	1.0	447.28
023-034-006-000	2183	ASPENGLLEN WAY	1.0	447.28
023-034-007-000	2193	ASPENGLLEN WAY	1.0	447.28
023-034-008-000	2203	ASPENGLLEN WAY	1.0	447.28
023-034-009-000	2213	ASPENGLLEN WAY	1.0	447.28
023-034-010-000	2223	ASPENGLLEN WAY	1.0	447.28
023-035-001-000	2130	ASPENGLLEN WAY	1.0	447.28
023-035-002-000	2140	ASPENGLLEN WAY	1.0	447.28
023-035-003-000	2150	ASPENGLLEN WAY	1.0	447.28
023-035-004-000	2160	ASPENGLLEN WAY	1.0	447.28
023-035-005-000	2170	ASPENGLLEN WAY	1.0	447.28
023-035-006-000	899	JORDONOLLA WAY	1.0	447.28
023-035-007-000	889	JORDONOLLA WAY	1.0	447.28
023-035-008-000	877	JORDONOLLA WAY	1.0	447.28
023-035-009-000	867	JORDONOLLA WAY	1.0	447.28
023-035-010-000	855	JORDONOLLA WAY	1.0	447.28
023-035-011-000	845	JORDONOLLA WAY	1.0	447.28
023-035-012-000	2193	KAPREIL WAY	1.0	447.28
023-035-013-000	2183	KAPREIL WAY	1.0	447.28
023-035-014-000	2173	KAPREIL WAY	1.0	447.28
023-035-015-000	2163	KAPREIL WAY	1.0	447.28
023-035-016-000	2153	KAPREIL WAY	1.0	447.28
023-035-017-000	2143	KAPREIL WAY	1.0	447.28
023-035-018-000	2133	KAPREIL WAY	1.0	447.28
023-035-019-000	2130	KARINA LAU CT	1.0	447.28
023-035-020-000	2140	KARINA LAU CT	1.0	447.28
023-035-021-000	2150	KARINA LAU CT	1.0	447.28
023-035-022-000	2160	KARINA LAU CT	1.0	447.28
023-035-023-000	2170	KARINA LAU CT	1.0	447.28
023-035-024-000	2173	KARINA LAU CT	1.0	447.28
023-035-025-000	2163	KARINA LAU CT	1.0	447.28
023-035-026-000	2153	KARINA LAU CT	1.0	447.28
023-035-027-000	2143	KARINA LAU CT	1.0	447.28
023-035-028-000	2133	KARINA LAU CT	1.0	447.28
023-036-001-000	898	JORDONOLLA WAY	1.0	447.28
023-036-002-000	888	JORDONOLLA WAY	1.0	447.28
023-036-003-000	878	JORDONOLLA WAY	1.0	447.28
023-036-004-000	868	JORDONOLLA WAY	1.0	447.28
023-036-005-000	856	JORDONOLLA WAY	1.0	447.28
023-036-006-000	846	JORDONOLLA WAY	1.0	447.28
023-036-007-000	834	JORDONOLLA WAY	1.0	447.28
023-036-008-000	824	JORDONOLLA WAY	1.0	447.28
023-043-001-000	2130	KAPREIL WAY	1.0	447.28
023-043-002-000	2140	KAPREIL WAY	1.0	447.28
023-043-003-000	2150	KAPREIL WAY	1.0	447.28
023-043-004-000	2160	KAPREIL WAY	1.0	447.28
023-043-005-000	2170	KAPREIL WAY	1.0	447.28
023-043-006-000	2180	KAPREIL WAY	1.0	447.28
023-043-007-000	2190	KAPREIL WAY	1.0	447.28
023-043-008-000	2200	KAPREIL WAY	1.0	447.28
023-043-009-000	2210	KAPREIL WAY	1.0	447.28
023-043-010-000	814	JORDONOLLA WAY	1.0	447.28

Summary Fields	Value
Number of Parcels to be Levied	56
Total EDUs	56.00
Total Charges	\$25,047.68



**City of Livingston**  
**LMD Zone 19 - Country Lane II**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-011-001-000	2085	KISHI DR	1.0	846.44
023-011-002-000	2075	KISHI DR	1.0	846.44
023-011-003-000	2065	KISHI DR	1.0	846.44
023-011-004-000	2055	KISHI DR	1.0	846.44
023-011-005-000	2047	KISHI DR	1.0	846.44
023-011-006-000	2035	KISHI DR	1.0	846.44
023-011-007-000	2025	KISHI DR	1.0	846.44
023-011-008-000	1157	NARADA WAY	1.0	846.44
023-011-009-000	1141	NARADA WAY	1.0	846.44
023-011-010-000	1127	NARADA WAY	1.0	846.44
023-011-011-000	1113	NARADA WAY	1.0	846.44
023-011-012-000	1101	NARADA WAY	1.0	846.44
023-011-013-000	1085	NARADA WAY	1.0	846.44
023-011-014-000	1071	NARADA WAY	1.0	846.44
023-011-015-000	1059	NARADA WAY	1.0	846.44
023-011-016-000	1045	NARADA WAY	1.0	846.44
023-012-001-000	1138	NARADA WAY	1.0	846.44
023-012-002-000	1137	SHOJI CT	1.0	846.44
023-012-003-000	1125	SHOJI CT	1.0	846.44
023-012-004-000	1113	SHOJI CT	1.0	846.44
023-012-005-000	1097	SHOJI CT	1.0	846.44
023-012-006-000	1079	SHOJI CT	1.0	846.44
023-012-007-000	1065	SHOJI CT	1.0	846.44
023-012-008-000	1047	SHOJI CT	1.0	846.44
023-012-009-000	1064	NARADA WAY	1.0	846.44
023-012-010-000	1064	NARADA WAY	1.0	846.44
023-012-011-000	1078	NARADA WAY	1.0	846.44
023-012-012-000	1098	NARADA WAY	1.0	846.44
023-012-013-000	1112	NARADA WAY	1.0	846.44
023-012-014-000	1126	NARADA WAY	1.0	846.44
023-013-001-000	1138	SHOJI CT	1.0	846.44
023-013-002-000	1126	SHOJI CT	1.0	846.44
023-013-003-000	1112	SHOJI CT	1.0	846.44
023-013-004-000	1098	SHOJI CT	1.0	846.44
023-013-005-000	1078	SHOJI CT	1.0	846.44
023-013-006-000	1064	SHOJI CT	1.0	846.44
023-013-007-000	1048	SHOJI CT	1.0	846.44
023-014-001-000	2123	KISHI DR	1.0	846.44
023-014-002-000	2133	KISHI DR	1.0	846.44
023-014-003-000	2143	KISHI DR	1.0	846.44
023-014-004-000	2153	KISHI DR	1.0	846.44
023-014-005-000	2163	KISHI DR	1.0	846.44
023-014-006-000	2173	KISHI DR	1.0	846.44
023-014-007-000	2183	KISHI DR	1.0	846.44
023-014-008-000	2193	KISHI DR	1.0	846.44
023-014-009-000	2201	KISHI DR	1.0	846.44
023-015-001-000	2124	KISHI DR	1.0	846.44
023-015-002-000	2134	KISHI DR	1.0	846.44
023-015-003-000	2144	KISHI DR	1.0	846.44
023-015-004-000	2154	KISHI DR	1.0	846.44
023-015-005-000	2164	KISHI DR	1.0	846.44
023-015-006-000	2174	KISHI DR	1.0	846.44
023-015-007-000	2184	KISHI DR	1.0	846.44
023-015-008-000	1137	OHKI ST	1.0	846.44
023-015-009-000	1127	OHKI ST	1.0	846.44
023-015-010-000	1115	OHKI ST	1.0	846.44
023-015-011-000	2183	KINOSHITA CT	1.0	846.44
023-015-012-000	2173	KINOSHITA CT	1.0	846.44
023-015-013-000	2163	KINOSHITA CT	1.0	846.44
023-015-014-000	2153	KINOSHITA CT	1.0	846.44
023-015-015-000	2143	KINOSHITA CT	1.0	846.44
023-015-016-000	2133	KINOSHITA CT	1.0	846.44
023-015-017-000	2123	KINOSHITA CT	1.0	846.44

**City of Livingston**  
**LMD Zone 19 - Country Lane II**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-015-019-000	2126	KINOSHITA CT	1.0	846.44
023-015-020-000	2142	KINOSHITA CT	1.0	846.44
023-015-021-000	2154	KINOSHITA CT	1.0	846.44
023-015-022-000	2164	KINOSHITA CT	1.0	846.44
023-015-023-000	2174	KINOSHITA CT	1.0	846.44
023-015-024-000	2184	KINOSHITA CT	1.0	846.44
023-015-025-000	1079	OHKI ST	1.0	846.44
023-015-026-000	1065	OHKI ST	1.0	846.44
023-015-027-000	1047	OHKI ST	1.0	846.44
023-015-028-000	2183	WAKAMI DR	1.0	846.44
023-015-029-000	2173	WAKAMI DR	1.0	846.44
023-015-030-000	2163	WAKAMI DR	1.0	846.44
023-015-031-000	2153	WAKAMI DR	1.0	846.44
023-015-032-000	2143	WAKAMI DR	1.0	846.44
023-015-033-000	2133	WAKAMI DR	1.0	846.44
023-016-002-000	1148	OHKI ST	1.0	846.44
023-016-003-000	1136	OHKI ST	1.0	846.44
023-016-004-000	1124	OHKI ST	1.0	846.44
023-016-005-000	1112	OHKI ST	1.0	846.44
023-016-006-000	1098	OHKI ST	1.0	846.44
023-016-007-000	1078	OHKI ST	1.0	846.44
023-016-008-000	1064	OHKI ST	1.0	846.44
023-016-009-000	1048	OHKI ST	1.0	846.44
023-021-001-000	1033	NARADA WAY	1.0	846.44
023-021-002-000	1019	NARADA WAY	1.0	846.44
023-021-003-000	1007	NARADA WAY	1.0	846.44
023-021-004-000	999	NARADA WAY	1.0	846.44
023-021-005-000	977	NARADA WAY	1.0	846.44
023-021-006-000	965	NARADA WAY	1.0	846.44
023-021-007-000	955	NARADA WAY	1.0	846.44
023-021-008-000	945	NARADA WAY	1.0	846.44
023-022-001-000	935	NARADA WAY	1.0	846.44
023-023-001-000	1048	NARADA WAY	1.0	846.44
023-023-002-000	1020	NARADA WAY	1.0	846.44
023-023-003-000	2035	WAKAMI DR	1.0	846.44
023-023-004-000	2047	WAKAMI DR	1.0	846.44
023-023-005-000	2055	WAKAMI DR	1.0	846.44
023-023-006-000	2065	WAKAMI DR	1.0	846.44
023-023-007-000	2089	WAKAMI DR	1.0	846.44
023-023-008-000	2109	WAKAMI DR	1.0	846.44
023-023-009-000	2123	WAKAMI DR	1.0	846.44
023-023-010-000	1028	WILLOW BROOK CT	1.0	846.44
023-023-011-000	1019	WILLOW BROOK CT	1.0	846.44
023-023-012-000	1035	WILLOW BROOK CT	1.0	846.44
023-024-001-000	2034	WAKAMI DR	1.0	846.44
023-024-002-000	1030	NARADA WAY	1.0	846.44
023-024-003-000	2054	WAKAMI DR	1.0	846.44
023-024-004-000	2064	WAKAMI DR	1.0	846.44
023-024-005-000	2086	WAKAMI DR	1.0	846.44
023-024-006-000	2100	WAKAMI DR	1.0	846.44
023-024-007-000	2114	WAKAMI DR	1.0	846.44
023-024-008-000	2126	WAKAMI DR	1.0	846.44
023-024-009-000	2123	GRAPEVINE DR	1.0	846.44
023-024-010-000	2111	GRAPEVINE DR	1.0	846.44
023-024-011-000	2099	GRAPEVINE DR	1.0	846.44
023-024-012-000	2085	GRAPEVINE DR	1.0	846.44
023-024-013-000	2065	GRAPEVINE DR	1.0	846.44
023-024-014-000	2055	GRAPEVINE DR	1.0	846.44
023-024-015-000	2047	GRAPEVINE DR	1.0	846.44
023-024-016-000	2035	GRAPEVINE DR	1.0	846.44
023-025-001-000	2034	GRAPEVINE DR	1.0	846.44
023-025-002-000	2046	GRAPEVINE DR	1.0	846.44
023-025-003-000	2054	GRAPEVINE DR	1.0	846.44

**City of Livingston**  
**LMD Zone 19 - Country Lane II**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
023-025-004-000	2064	GRAPEVINE DR	1.0	846.44
023-025-005-000	2086	GRAPEVINE DR	1.0	846.44
023-025-006-000	2100	GRAPEVINE DR	1.0	846.44
023-025-007-000	2114	GRAPEVINE DR	1.0	846.44
023-025-008-000	2126	GRAPEVINE DR	1.0	846.44
023-026-001-000	1009	MORI CT	1.0	846.44
023-026-002-000	2184	WAKAMI DR	1.0	846.44
023-026-003-000	2194	WAKAMI DR	1.0	846.44
023-026-004-000	2204	WAKAMI DR	1.0	846.44
023-026-005-000	2214	WAKAMI DR	1.0	846.44
023-026-006-000	2224	WAKAMI DR	1.0	846.44
023-026-007-000	2223	NATSU RD	1.0	846.44
023-026-008-000	2213	NATSU RD	1.0	846.44
023-026-009-000	2203	NATSU RD	1.0	846.44
023-026-010-000	2193	NATSU RD	1.0	846.44
023-026-011-000	2183	NATSU RD	1.0	846.44
023-026-012-000	986	MORI CT	1.0	846.44
023-026-013-000	994	MORI CT	1.0	846.44
023-027-001-000	999	MORI CT	1.0	846.44
023-027-002-000	989	MORI CT	1.0	846.44
023-027-003-000	983	MORI CT	1.0	846.44
023-027-004-000	975	MORI CT	1.0	846.44
023-027-005-000	965	MORI CT	1.0	846.44
023-027-006-000	955	MORI CT	1.0	846.44
023-027-007-000	941	MORI CT	1.0	846.44
023-027-008-000	931	MORI CT	1.0	846.44
023-027-009-000	932	MORI CT	1.0	846.44
023-027-010-000	942	MORI CT	1.0	846.44
023-027-011-000	954	MORI CT	1.0	846.44
023-027-012-000	964	MORI CT	1.0	846.44
023-027-013-000	974	MORI CT	1.0	846.44

Summary Fields	Value
<b>Number of Parcels to be Levied</b>	<b>157</b>
<b>Total EDUs</b>	<b>157.00</b>
<b>Total Charges</b>	<b>\$132,891.08</b>

**City of Livingston**  
**LMD Zone 20 - Parkside Forecast**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-062-005-000	377	TASHIMA DR	1.0	212.28
022-062-006-000	371	TASHIMA DR	1.0	212.28
022-062-007-000	363	TASHIMA DR	1.0	212.28
022-062-008-000	355	TASHIMA DR	1.0	212.28
022-062-009-000	343	TASHIMA CT	1.0	212.28
022-062-010-000	335	TASHIMA CT	1.0	212.28
022-062-011-000			1.0	212.28
022-062-012-000	321	TASHIMA DR	1.0	212.28
022-062-013-000	1012	PARADISE DR	1.0	212.28
022-062-014-000	322	PARADISE DR	1.0	212.28
022-062-015-000	328	PARADISE DR	1.0	212.28
022-062-016-000	334	PARADISE DR	1.0	212.28
022-067-007-000	301	PARADISE DR	1.0	212.28
022-067-008-000	307	PARADISE DR	1.0	212.28
022-067-009-000	315	PARADISE DR	1.0	212.28
022-067-010-000	951	DOSANGH CT	1.0	212.28
022-067-011-000	939	DOSANGH CT	1.0	212.28
022-067-012-000	923	DOSANGH CT	1.0	212.28
022-067-013-000	310	DOSANGH CT	1.0	212.28
022-067-014-000	308	DOSANGH CT	1.0	212.28
022-067-015-000	300	DOSANGH CT	1.0	212.28
022-067-016-000	301	DOSANGH CT	1.0	212.28
022-067-017-000	307	DOSANGH CT	1.0	212.28
022-067-018-000	315	DOSANGH CT	1.0	212.28
022-067-019-000	323	DOSANGH CT	1.0	212.28
022-067-020-000	329	DOSANGH CT	1.0	212.28
022-067-021-000	335	DOSANGH CT	1.0	212.28
022-067-022-000	912	DOSANGH CT	1.0	212.28
022-067-023-000	924	DOSANGH CT	1.0	212.28
022-067-024-000	938	DOSANGH CT	1.0	212.28
022-067-025-000	950	DOSANGH CT	1.0	212.28
022-068-004-000	1085	FERNWOOD WAY	1.0	212.28
022-068-005-000	1067	FERNWOOD WAY	1.0	212.28
022-068-006-000	1049	FERNWOOD WAY	1.0	212.28
022-068-007-000	1031	FERNWOOD WAY	1.0	212.28
022-068-008-000	1013	FERNWOOD WAY	1.0	212.28
022-069-001-000	320	TASHIMA DR	1.0	212.28
022-069-002-000	328	TASHIMA DR	1.0	212.28
022-069-003-000	336	TASHIMA DR	1.0	212.28
022-069-004-000	344	TASHIMA DR	1.0	212.28
022-069-005-000	354	TASHIMA DR	1.0	212.28
022-069-006-000	362	TASHIMA DR	1.0	212.28
022-069-007-000	368	TASHIMA DR	1.0	212.28
022-069-008-000	376	TASHIMA DR	1.0	212.28
022-105-002-000	407	TASHIMA CT	1.0	212.28
022-105-003-000	419	TASHIMA CT	1.0	212.28
022-105-004-000	429	TASHIMA CT	1.0	212.28
022-105-005-000	437	TASHIMA CT	1.0	212.28
022-105-006-000	447	TASHIMA CT	1.0	212.28
022-105-007-000	457	TASHIMA CT	1.0	212.28
022-105-008-000	469	TASHIMA CT	1.0	212.28
022-105-009-000	454	TASHIMA CT	1.0	212.28
022-105-010-000	444	TASHIMA CT	1.0	212.28
022-105-011-000	436	TASHIMA CT	1.0	212.28
022-105-012-000	428	TASHIMA CT	1.0	212.28
022-105-013-000	418	TASHIMA CT	1.0	212.28
022-105-014-000	406	TASHIMA CT	1.0	212.28
022-105-015-000	398	TASHIMA CT	1.0	212.28
022-105-016-000	390	TASHIMA CT	1.0	212.28
022-108-001-000	385	TASHIMA DR	1.0	212.28
022-108-002-000	393	TASHIMA DR	1.0	212.28
022-111-001-000	1103	FERNWOOD WAY	1.0	212.28

**City of Livingston**  
**LMD Zone 20 - Parkside Forecast**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-111-002-000	1125	FERNWOOD WAY	1.0	212.28
022-111-003-000	1147	FERNWOOD WAY	1.0	212.28
022-111-004-000	1169	FERNWOOD WAY	1.0	212.28
022-111-005-000	1191	FERNWOOD WAY	1.0	212.28
022-111-006-000	1213	FERNWOOD WAY	1.0	212.28
022-112-001-000	321	JASMINE LN	1.0	212.28
022-112-002-000	327	JASMINE LN	1.0	212.28
022-112-003-000	335	JASMINE LN	1.0	212.28
022-112-004-000	343	JASMINE LN	1.0	212.28
022-112-005-000	353	JASMINE LN	1.0	212.28
022-112-006-000	359	JASMINE LN	1.0	212.28
022-112-007-000	369	JASMINE LN	1.0	212.28
022-112-008-000	375	JASMINE LN	1.0	212.28
022-113-001-000	1169	VINEMAPLE WAY	1.0	212.28
022-113-002-000	1191	VINEMAPLE WAY	1.0	212.28
022-113-003-000	1213	VINEMAPLE WAY	1.0	212.28
022-113-004-000	1210	FERNWOOD WAY	1.0	212.28
022-113-005-000	1190	FERNWOOD WAY	1.0	212.28
022-113-006-000	1168	FERNWOOD WAY	1.0	212.28
022-114-001-000	350	JASMINE LN	1.0	212.28
022-114-002-000	358	JASMINE LN	1.0	212.28
022-114-003-000	360	JASMINE LN	1.0	212.28
022-114-004-000	376	JASMINE LN	1.0	212.28
022-114-005-000	1201	PARKSIDE WAY	1.0	212.28
022-114-006-000	1200	VINEMAPLE WAY	1.0	212.28
022-121-001-000	1235	FERNWOOD WAY	1.0	212.28
022-121-002-000	1257	FERNWOOD WAY	1.0	212.28
022-122-002-000	1301	FERNWOOD WAY	1.0	212.28
022-122-003-000	1323	FERNWOOD WAY	1.0	212.28
022-122-004-000	1345	FERNWOOD WAY	1.0	212.28
022-122-005-000	1367	FERNWOOD WAY	1.0	212.28
022-122-006-000	1389	FERNWOOD WAY	1.0	212.28
022-122-007-000	1401	FERNWOOD WAY	1.0	212.28
022-122-008-000	1423	FERNWOOD WAY	1.0	212.28
022-122-009-000	308	KENSINGTON DR	1.0	212.28
022-122-010-000	316	KENSINGTON DR	1.0	212.28
022-122-011-000	324	KENSINGTON DR	1.0	212.28
022-122-012-000	334	KENSINGTON DR	1.0	212.28
022-122-013-000	340	KENSINGTON DR	1.0	212.28
022-122-014-000	346	KENSINGTON DR	1.0	212.28
022-122-015-000	354	KENSINGTON DR	1.0	212.28
022-123-001-000	1235	VINEMAPLE WAY	1.0	212.28
022-123-002-000	1257	VINEMAPLE WAY	1.0	212.28
022-123-003-000	1256	FERNWOOD WAY	1.0	212.28
022-123-004-000	1234	FERNWOOD WAY	1.0	212.28
022-124-001-000	353	LILAC LN	1.0	212.28
022-124-002-000	359	LILAC LN	1.0	212.28
022-124-003-000	369	LILAC LN	1.0	212.28
022-124-004-000	375	LILAC LN	1.0	212.28
022-125-001-000	321	MANDARIN CT	1.0	212.28
022-125-002-000	343	KENSINGTON DR	1.0	212.28
022-125-003-000	351	KENSINGTON DR	1.0	212.28
022-125-004-000	355	KENSINGTON DR	1.0	212.28
022-125-005-000	367	KENSINGTON DR	1.0	212.28
022-125-006-000	373	KENSINGTON DR	1.0	212.28
022-125-007-000	327	MANDARIN CT	1.0	212.28
022-125-008-000	335	MANDARIN CT	1.0	212.28
022-125-009-000	343	MANDARIN CT	1.0	212.28
022-125-010-000	351	MANDARIN CT	1.0	212.28
022-125-011-000	355	MANDARIN CT	1.0	212.28
022-125-012-000	367	MANDARIN CT	1.0	212.28
022-125-013-000	373	MANDARIN CT	1.0	212.28

**City of Livingston**  
**LMD Zone 20 - Parkside Forecast**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-125-014-000	374	MANDARIN CT	1.0	212.28
022-125-015-000	368	MANDARIN CT	1.0	212.28
022-125-016-000	356	MANDARIN CT	1.0	212.28
022-125-017-000	352	MANDARIN CT	1.0	212.28
022-125-018-000	344	MANDARIN CT	1.0	212.28
022-125-019-000	336	MANDARIN CT	1.0	212.28
022-125-020-000	328	MANDARIN CT	1.0	212.28
022-125-021-000	320	MANDARIN CT	1.0	212.28
022-125-022-000	321	KENSINGTON DR	1.0	212.28
022-125-023-000	327	KENSINGTON DR	1.0	212.28
022-125-024-000	335	KENSINGTON DR	1.0	212.28
022-126-001-000	1444	PINECREST DR	1.0	212.28
022-171-001-000	1697	VIEIRA ST	1.0	212.28
022-171-002-000	1675	VIEIRA ST	1.0	212.28
022-171-003-000	1653	VIEIRA ST	1.0	212.28
022-171-004-000	1629	VIEIRA ST	1.0	212.28
022-171-005-000	1607	VIEIRA ST	1.0	212.28
022-171-006-000	1597	VIEIRA ST	1.0	212.28
022-171-007-000	1587	VIEIRA ST	1.0	212.28
022-171-008-000	1575	VIEIRA ST	1.0	212.28
022-171-009-000	1543	VIEIRA ST	1.0	212.28
022-171-010-000	1515	VIEIRA ST	1.0	212.28
022-171-011-000	307	LIVE OAK WAY	1.0	212.28
022-171-012-000	315	LIVE OAK WAY	1.0	212.28
022-171-013-000	323	LIVE OAK WAY	1.0	212.28
022-171-014-000	333	LIVE OAK WAY	1.0	212.28
022-171-015-000	339	LIVE OAK WAY	1.0	212.28
022-171-016-000	345	LIVE OAK WAY	1.0	212.28
022-171-017-000	353	LIVE OAK WAY	1.0	212.28
022-172-001-000	320	LIVE OAK WAY	1.0	212.28
022-172-002-000	328	LIVE OAK WAY	1.0	212.28
022-172-003-000	336	LIVE OAK WAY	1.0	212.28
022-172-004-000	344	LIVE OAK WAY	1.0	212.28
022-172-005-000	354	LIVE OAK WAY	1.0	212.28
022-172-006-000	353	REDWOOD WAY	1.0	212.28
022-172-007-000	343	REDWOOD WAY	1.0	212.28
022-172-008-000	335	REDWOOD WAY	1.0	212.28
022-172-009-000	327	REDWOOD WAY	1.0	212.28
022-172-010-000	321	REDWOOD WAY	1.0	212.28
022-173-001-000	1466	PINECREST DR	1.0	212.28
022-173-002-000	1488	PINECREST DR	1.0	212.28
022-173-003-000	1516	PINECREST DR	1.0	212.28
022-173-004-000	1544	PINECREST DR	1.0	212.28
022-173-005-000	1576	PINECREST DR	1.0	212.28
022-173-006-000	1588	PINECREST DR	1.0	212.28
022-173-007-000	1598	PINECREST DR	1.0	212.28
022-173-008-000	368	REDWOOD WAY	1.0	212.28
022-173-009-000	360	REDWOOD WAY	1.0	212.28
022-173-010-000	352	REDWOOD WAY	1.0	212.28
022-173-011-000			1.0	212.28
022-173-012-000	1656	SPRUCE CT	1.0	212.28
022-173-013-000	1697	SPRUCE CT	1.0	212.28
022-173-014-000	1675	SPRUCE CT	1.0	212.28
022-173-015-000	1653	SPRUCE CT	1.0	212.28
022-173-016-000	1629	SPRUCE CT	1.0	212.28
022-173-017-000	1607	SPRUCE CT	1.0	212.28
022-173-018-000	1608	VIEIRA ST	1.0	212.28
022-173-019-000	1632	VIEIRA ST	1.0	212.28
022-173-020-000	1656	VIEIRA ST	1.0	212.28
022-173-021-000	1676	VIEIRA ST	1.0	212.28
022-173-022-000	1698	VIEIRA ST	1.0	212.28



**City of Livingston**  
**LMD Zone 20 - Parkside Forecast**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
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Summary Fields	Value
<b>Number of Parcels to be Levied</b>	<b>185</b>
<b>Total EDUs</b>	<b>185.00</b>
<b>Total Charges</b>	<b>\$39,271.80</b>

**City of Livingston**  
**LMD Zone 21 - Sundance IV**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-311-001-000	2817	TRIGGER LN	1.0	276.04
143-311-002-000	2823	TRIGGER LN	1.0	276.04
143-311-003-000	2831	TRIGGER LN	1.0	276.04
143-311-004-000	2839	TRIGGER LN	1.0	276.04
143-311-005-000	2845	TRIGGER LN	1.0	276.04
143-311-006-000	2853	TRIGGER LN	1.0	276.04
143-311-007-000	2861	TRIGGER LN	1.0	276.04
143-311-008-000	2871	TRIGGER LN	1.0	276.04
143-311-009-000	2885	TRIGGER LN	1.0	276.04
143-311-010-000	2895	TRIGGER LN	1.0	276.04
143-312-001-000	425	EVANS LN	1.0	276.04
143-312-002-000	437	EVANS LN	1.0	276.04
143-312-003-000	449	EVANS LN	1.0	276.04
143-312-004-000	461	EVANS LN	1.0	276.04
143-312-005-000	473	EVANS LN	1.0	276.04
143-313-001-000	425	SUNDANCE ST	1.0	276.04
143-313-002-000	437	SUNDANCE ST	1.0	276.04
143-313-003-000	449	SUNDANCE ST	1.0	276.04
143-313-004-000	461	SUNDANCE ST	1.0	276.04
143-313-005-000	473	SUNDANCE ST	1.0	276.04
143-313-006-000	472	EVANS LN	1.0	276.04
143-313-007-000	460	EVANS LN	1.0	276.04
143-313-008-000	448	EVANS LN	1.0	276.04
143-313-009-000	436	EVANS LN	1.0	276.04
143-313-010-000	424	EVANS LN	1.0	276.04
143-314-001-000	425	ALDRICH AVE	1.0	276.04
143-314-002-000	437	ALDRICH AVE	1.0	276.04
143-314-003-000	449	ALDRICH AVE	1.0	276.04
143-314-004-000	461	ALDRICH AVE	1.0	276.04
143-314-005-000	473	ALDRICH AVE	1.0	276.04
143-314-006-000	472	SUNDANCE ST	1.0	276.04
143-314-007-000	460	SUNDANCE ST	1.0	276.04
143-314-008-000	448	SUNDANCE ST	1.0	276.04
143-314-009-000	436	SUNDANCE ST	1.0	276.04
143-314-010-000	424	SUNDANCE ST	1.0	276.04
143-315-001-000	2816	AUTRY LN	1.0	276.04
143-315-002-000	2822	AUTRY LN	1.0	276.04
143-315-003-000	2830	AUTRY LN	1.0	276.04
143-315-004-000	2838	AUTRY LN	1.0	276.04
143-315-005-000	2844	AUTRY LN	1.0	276.04
143-315-006-000	2852	AUTRY LN	1.0	276.04
143-315-007-000	2860	AUTRY LN	1.0	276.04
143-315-008-000	2870	AUTRY LN	1.0	276.04
143-315-009-000	2884	AUTRY LN	1.0	276.04
143-315-010-000	2894	AUTRY LN	1.0	276.04
143-316-001-000	2913	TRIGGER LN	1.0	276.04
143-316-002-000	2921	TRIGGER LN	1.0	276.04
143-316-003-000	2927	TRIGGER LN	1.0	276.04
143-316-004-000	2935	TRIGGER LN	1.0	276.04
143-316-005-000	2943	TRIGGER LN	1.0	276.04
143-316-006-000	2949	TRIGGER LN	1.0	276.04
143-316-007-000	2957	TRIGGER LN	1.0	276.04
143-316-008-000	2965	TRIGGER LN	1.0	276.04
143-316-009-000	2973	TRIGGER LN	1.0	276.04
143-316-010-000	2981	TRIGGER LN	1.0	276.04
143-316-011-000	2989	TRIGGER LN	1.0	276.04
143-316-012-000	2997	TRIGGER LN	1.0	276.04
143-316-013-000	412	ROGERS AVE	1.0	276.04
143-316-014-000	424	ROGERS AVE	1.0	276.04
143-316-015-000	436	ROGERS AVE	1.0	276.04
143-316-016-000	448	ROGERS AVE	1.0	276.04
143-316-017-000	460	ROGERS AVE	1.0	276.04

**City of Livingston**  
**LMD Zone 21 - Sundance IV**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
143-316-018-000	472	ROGERS AVE	1.0	276.04
143-316-019-000	480	ROGERS AVE	1.0	276.04
143-316-020-000	488	ROGERS AVE	1.0	276.04
143-316-021-000	496	ROGERS AVE	1.0	276.04
143-317-001-000	424	ALDRICH AVE	1.0	276.04
143-317-002-000	2924	TRIGGER LN	1.0	276.04
143-317-003-000	2930	TRIGGER LN	1.0	276.04
143-317-004-000	2938	TRIGGER LN	1.0	276.04
143-317-005-000	2946	TRIGGER LN	1.0	276.04
143-317-006-000	2952	TRIGGER LN	1.0	276.04
143-317-007-000	2960	TRIGGER LN	1.0	276.04
143-317-008-000	2968	TRIGGER LN	1.0	276.04
143-317-009-000	2978	TRIGGER LN	1.0	276.04
143-317-010-000	2979	SILVER LN	1.0	276.04
143-317-011-000	2969	SILVER LN	1.0	276.04
143-317-012-000	2961	SILVER LN	1.0	276.04
143-317-013-000	2953	SILVER LN	1.0	276.04
143-317-014-000	2947	SILVER LN	1.0	276.04
143-317-015-000	2939	SILVER LN	1.0	276.04
143-317-016-000	2931	SILVER LN	1.0	276.04
143-317-017-000	2925	SILVER LN	1.0	276.04
143-317-018-000	448	ALDRICH AVE	1.0	276.04
143-317-019-000	436	ALDRICH AVE	1.0	276.04
143-318-001-000	473	WYATT EARP CT	1.0	276.04
143-318-002-000	485	WYATT EARP CT	1.0	276.04
143-318-003-000	497	WYATT EARP CT	1.0	276.04
143-318-004-000	496	WYATT EARP CT	1.0	276.04
143-318-005-000	484	WYATT EARP CT	1.0	276.04
143-318-006-000	472	WYATT EARP CT	1.0	276.04
143-318-007-000	473	CISCO CT	1.0	276.04
143-318-008-000	485	CISCO CT	1.0	276.04
143-318-009-000	497	CISCO CT	1.0	276.04
143-318-010-000	496	CISCO CT	1.0	276.04
143-318-011-000	484	CISCO CT	1.0	276.04
143-318-012-000	472	CISCO CT	1.0	276.04

Summary Fields	Value
Number of Parcels to be Levied	97
Total EDUs	97.00
Total Charges	\$26,775.88

**City of Livingston**  
**LMD Zone 22 - Strawberry Fields**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-096-006-000	669	MONT CLIFF WAY	1.0	421.36
022-096-007-000	657	MONT CLIFF WAY	1.0	421.36
022-097-001-000	650	MONT CLIFF WAY	1.0	421.36
022-097-002-000	660	MONT CLIFF WAY	1.0	421.36
022-097-003-000	670	MONT CLIFF WAY	1.0	421.36
022-097-004-000	684	MONT CLIFF WAY	1.0	421.36

Summary Fields	Value
Number of Parcels to be Levied	6
Total EDUs	6.00
Total Charges	\$2,528.16

**City of Livingston**  
**LMD Zone 23 - La Tierra**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-064-001-000	253	MADRID WAY	1.0	672.20
022-064-002-000	247	MADRID WAY	1.0	672.20
022-064-003-000	241	MADRID WAY	1.0	672.20
022-064-004-000	235	MADRID WAY	1.0	672.20
022-064-005-000	229	MADRID WAY	1.0	672.20
022-064-006-000	915	TALARA DR	1.0	672.20
022-064-007-000	931	TALARA DR	1.0	672.20
022-064-008-000	947	TALARA DR	1.0	672.20
022-064-009-000	963	TALARA DR	1.0	672.20
022-064-010-000	979	TALARA DR	1.0	672.20
022-064-011-000	995	TALARA DR	1.0	672.20
022-064-012-000	1013	TALARA DR	1.0	672.20
022-064-013-000	1031	TALARA DR	1.0	672.20
022-064-014-000	1049	TALARA DR	1.0	672.20
022-064-015-000	1067	TALARA DR	1.0	672.20
022-065-001-000	232	MADRID WAY	1.0	672.20
022-065-002-000	240	MADRID WAY	1.0	672.20
022-065-003-000	246	MADRID WAY	1.0	672.20
022-065-004-000	252	MADRID WAY	1.0	672.20
022-065-005-000	253	PARADISE DR	1.0	672.20
022-065-006-000	247	PARADISE DR	1.0	672.20
022-065-007-000	241	PARADISE DR	1.0	672.20
022-065-008-000	235	PARADISE DR	1.0	672.20
022-066-001-000	232	PARADISE DR	1.0	672.20
022-066-002-000	240	PARADISE DR	1.0	672.20
022-066-003-000	246	PARADISE DR	1.0	672.20
022-066-004-000	252	PARADISE DR	1.0	672.20
022-066-005-000	253	MERIDA WAY	1.0	672.20
022-066-006-000	247	MERIDA WAY	1.0	672.20
022-066-007-000	241	MERIDA WAY	1.0	672.20
022-066-008-000	235	MERIDA WAY	1.0	672.20
022-067-001-000	916	BARCELONA DR	1.0	672.20
022-067-002-000	932	BARCELONA DR	1.0	672.20
022-067-003-000	948	BARCELONA DR	1.0	672.20
022-067-004-000	964	BARCELONA DR	1.0	672.20
022-067-005-000	980	BARCELONA DR	1.0	672.20
022-067-006-000	994	BARCELONA DR	1.0	672.20
022-068-001-000	1020	BARCELONA DR	1.0	672.20
022-068-002-000	1040	BARCELONA DR	1.0	672.20
022-068-003-000	1060	BARCELONA DR	1.0	672.20
022-111-007-000	1256	BARCELONA DR	1.0	672.20
022-111-008-000	1234	BARCELONA DR	1.0	672.20
022-111-009-000	1208	BARCELONA DR	1.0	672.20
022-111-010-000	1184	BARCELONA DR	1.0	672.20
022-111-011-000	1164	BARCELONA DR	1.0	672.20
022-111-012-000	1144	BARCELONA DR	1.0	672.20
022-111-013-000	1124	BARCELONA DR	1.0	672.20
022-111-014-000	1104	BARCELONA DR	1.0	672.20
022-111-015-000	1080	BARCELONA DR	1.0	672.20
022-115-001-000	1085	TALARA DR	1.0	672.20
022-115-002-000	1103	TALARA DR	1.0	672.20
022-115-003-000	1125	TALARA DR	1.0	672.20
022-115-004-000	1133	TALARA DR	1.0	672.20
022-115-005-000	1147	TALARA DR	1.0	672.20
022-115-006-000	1169	TALARA DR	1.0	672.20
022-115-007-000	1181	TALARA DR	1.0	672.20
022-115-008-000	1191	TALARA DR	1.0	672.20
022-115-009-000	1192	TALARA DR	1.0	672.20
022-115-010-000	1180	TALARA DR	1.0	672.20
022-115-011-000	1168	TALARA DR	1.0	672.20
022-115-012-000	1144	TALARA DR	1.0	672.20
022-115-013-000	1130	TALARA DR	1.0	672.20

**City of Livingston**  
**LMD Zone 23 - La Tierra**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
022-115-014-000	232	MERIDA WAY	1.0	672.20
022-115-015-000	240	MERIDA WAY	1.0	672.20
022-115-016-000	246	MERIDA WAY	1.0	672.20
022-115-017-000	252	MERIDA WAY	1.0	672.20
022-115-018-000	1139	BARCELONA DR	1.0	672.20
022-115-019-000	1159	BARCELONA DR	1.0	672.20
022-115-020-000	1179	BARCELONA DR	1.0	672.20
022-115-021-000	1199	BARCELONA DR	1.0	672.20
022-115-022-000	1215	BARCELONA DR	1.0	672.20
022-115-023-000	253	LILAC LN	1.0	672.20
022-115-024-000	247	LILAC LN	1.0	672.20
022-115-025-000	241	LILAC LN	1.0	672.20
022-115-026-000	235	LILAC LN	1.0	672.20
022-115-027-000	225	LILAC LN	1.0	672.20
022-115-028-000	215	LILAC LN	1.0	672.20

Summary Fields	Value
Number of Parcels to be Levied	77
Total EDUs	77.00
Total Charges	\$51,759.40

**City of Livingston**  
**LMD Zone 24 - Somerset**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
047-581-001-000	1702	SUN VALLEY AVE	1.0	464.94
047-581-002-000	1714	SUN VALLEY AVE	1.0	464.94
047-581-003-000	1728	SUN VALLEY AVE	1.0	464.94
047-581-004-000	1742	SUN VALLEY AVE	1.0	464.94
047-581-005-000	1756	SUN VALLEY AVE	1.0	464.94
047-582-001-000	1701	SUN VALLEY AVE	1.0	464.94
047-582-002-000	1711	SUN VALLEY AVE	1.0	464.94
047-582-003-000	1723	SUN VALLEY AVE	1.0	464.94
047-582-004-000	1735	SUN VALLEY AVE	1.0	464.94
047-582-005-000	1745	SUN VALLEY AVE	1.0	464.94
047-582-006-000	1755	SUN VALLEY AVE	1.0	464.94
047-582-007-000	1767	SUN VALLEY AVE	1.0	464.94
047-582-008-000	1777	SUN VALLEY AVE	1.0	464.94
047-582-009-000	961	SPRING BROOK DR	1.0	464.94
047-582-010-000	951	SPRING BROOK DR	1.0	464.94
047-582-011-000	941	SPRING BROOK DR	1.0	464.94
047-582-012-000	931	SPRINGBROOK DR	1.0	464.94
047-582-013-000	921	SPRING BROOK DR	1.0	464.94
047-582-014-000	909	SPRING BROOK DR	1.0	464.94
047-582-015-000	1789	WELLS AVE	1.0	464.94
047-582-016-000	1801	WELLS AVE	1.0	464.94
047-582-017-000	1811	WELLS AVE	1.0	464.94
047-582-018-000	1821	WELLS AVE	1.0	464.94
047-582-019-000	1831	WELLS AVE	1.0	464.94
047-582-020-000	1841	WELLS AVE	1.0	464.94
047-582-021-000	1851	WELLS AVE	1.0	464.94
047-582-022-000	1861	WELLS AVE	1.0	464.94
047-582-023-000	1871	WELLS AVE	1.0	464.94
047-582-024-000	1883	WELLS AVE	1.0	464.94
047-582-026-000	1905	SUN VALLEY AVE	1.0	464.94
047-582-027-000	1915	SUN VALLEY AVE	1.0	464.94
047-582-028-000	1929	SUN VALLEY AVE	1.0	464.94
047-582-029-000	978	NEWCASTLE DR	1.0	464.94
047-582-030-000	988	NEWCASTLE DR	1.0	464.94
047-582-031-000	998	NEWCASTLE DR	1.0	464.94
047-583-001-000	1804	SUN VALLEY AVE	1.0	464.94
047-583-002-000	1820	SUN VALLEY AVE	1.0	464.94
047-583-003-000	1836	SUN VALLEY AVE	1.0	464.94
047-584-001-000	978	SPRINGBROOK DR	1.0	464.94
047-584-002-000	977	GOLDEN LEAF DR	1.0	464.94
047-584-003-000	967	GOLDEN LEAF DR	1.0	464.94
047-584-004-000	957	GOLDEN LEAF DR	1.0	464.94
047-584-005-000	945	GOLDEN LEAF DR	1.0	464.94
047-584-006-000	935	GOLDEN LEAF DR	1.0	464.94
047-584-007-000	923	GOLDEN LEAF DR	1.0	464.94
047-584-008-000	924	SPRING BROOK DR	1.0	464.94
047-584-009-000	936	SPRING BROOK DR	1.0	464.94
047-584-010-000	946	SPRINGBROOK DR	1.0	464.94
047-584-011-000	958	SPRING BROOK DR	1.0	464.94
047-584-012-000	968	SPRINGBROOK DR	1.0	464.94
047-585-001-000	1848	SUN VALLEY AVE	1.0	464.94
047-585-002-000	1860	SUN VALLEY AVE	1.0	464.94
047-585-003-000	1870	SUN VALLEY AVE	1.0	464.94
047-585-004-000	1884	SUN VALLEY AVE	1.0	464.94
047-585-005-000	1896	SUN VALLEY AVE	1.0	464.94
047-585-006-000	1910	SUN VALLEY AVE	1.0	464.94
047-586-001-000	978	GOLDEN LEAF DR	1.0	464.94
047-586-002-000	977	PARK VIEW DR	1.0	464.94
047-586-003-000	967	PARK VIEW DR	1.0	464.94
047-586-004-000	957	PARK VIEW DR	1.0	464.94
047-586-005-000	945	PARK VIEW DR	1.0	464.94
047-586-006-000	935	PARK VIEW DR	1.0	464.94



**City of Livingston**  
**LMD Zone 24 - Somerset**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
047-586-007-000	923	PARK VIEW DR	1.0	464.94
047-586-008-000	924	GOLDEN LEAF DR	1.0	464.94
047-586-009-000	936	GOLDEN LEAF DR	1.0	464.94
047-586-010-000	946	GOLDEN LEAF DR	1.0	464.94
047-586-011-000	958	GOLDEN LEAF DR	1.0	464.94
047-586-012-000	968	GOLDEN LEAF DR	1.0	464.94
047-591-001-000	1001	GOLDEN LEAF DR	1.0	464.94
047-591-002-000	1013	GOLDEN LEAF DR	1.0	464.94
047-591-003-000	1025	GOLDEN LEAF DR	1.0	464.94
047-591-004-000	1035	GOLDEN LEAF DR	1.0	464.94
047-591-005-000	1047	GOLDEN LEAF DR	1.0	464.94
047-591-006-000	1057	GOLDEN LEAF DR	1.0	464.94
047-591-007-000	1069	GOLDEN LEAF DR	1.0	464.94
047-591-008-000	1079	GOLDEN LEAF DR	1.0	464.94
047-591-009-000	1098	GOLDEN LEAF DR	1.0	464.94
047-591-010-000	1099	GOLDEN LEAF DR	1.0	464.94
047-591-011-000	1111	GOLDEN LEAF DR	1.0	464.94
047-591-012-000	1123	GOLDEN LEAF DR	1.0	464.94
047-591-013-000	1135	GOLDEN LEAF DR	1.0	464.94
047-591-014-000	1838	ST IVES AVE	1.0	464.94
047-591-015-000	1848	ST IVES AVE	1.0	464.94
047-591-016-000	1860	ST IVES AVE	1.0	464.94
047-591-017-000	1872	ST IVES AVE	1.0	464.94
047-591-018-000	1884	ST IVES AVE	1.0	464.94
047-591-019-000	1896	ST IVES AVE	1.0	464.94
047-591-020-000	1910	ST IVES AVE	1.0	464.94
047-592-001-000	1847	SOUTHPORT AVE	1.0	464.94
047-592-002-000	1859	SOUTHPORT AVE	1.0	464.94
047-592-003-000	1871	SOUTHPORT AVE	1.0	464.94
047-592-004-000	1883	SOUTHPORT AVE	1.0	464.94
047-592-005-000	1895	SOUTHPORT AVE	1.0	464.94
047-592-006-000	1909	SOUTHPORT AVE	1.0	464.94
047-593-001-000	1848	SOUTHPORT AVE	1.0	464.94
047-593-002-000	1847	YORK AVE	1.0	464.94
047-593-003-000	1859	YORK AVE	1.0	464.94
047-593-004-000	1871	YORK AVE	1.0	464.94
047-593-005-000	1883	YORK AVE	1.0	464.94
047-593-006-000	1895	YORK AVE	1.0	464.94
047-593-007-000	1909	YORK AVE	1.0	464.94
047-593-008-000	1910	SOUTHPORT AVE	1.0	464.94
047-593-009-000	1896	SOUTHPORT AVE	1.0	464.94
047-593-010-000	1884	SOUTHPORT AVE	1.0	464.94
047-593-011-000	1870	SOUTHPORT AVE	1.0	464.94
047-593-012-000	1860	SOUTHPORT AVE	1.0	464.94
047-594-001-000	1848	YORK AVE	1.0	464.94
047-594-002-000	1847	ST IVES AVE	1.0	464.94
047-594-003-000	1859	ST IVES AVE	1.0	464.94
047-594-004-000	1871	ST IVES AVE	1.0	464.94
047-594-005-000	1883	ST IVES AVE	1.0	464.94
047-594-006-000	1895	ST IVES AVE	1.0	464.94
047-594-007-000	1909	ST IVES AVE	1.0	464.94
047-594-008-000	1910	YORK AVE	1.0	464.94
047-594-009-000	1896	YORK AVE	1.0	464.94
047-594-010-000	1884	YORK AVE	1.0	464.94
047-594-011-000	1870	YORK AVE	1.0	464.94
047-594-012-000	1860	YORK AVE	1.0	464.94
047-596-001-000	1008	NEWCASTLE DR	1.0	464.94
047-596-002-000	1014	NEWCASTLE DR	1.0	464.94
047-596-003-000	1024	NEWCASTLE DR	1.0	464.94
047-596-004-000	1034	NEWCASTLE DR	1.0	464.94
047-596-005-000	1042	NEWCASTLE DR	1.0	464.94
047-596-006-000	1055	NEWCASTLE DR	1.0	464.94

**City of Livingston**  
**LMD Zone 24 - Somerset**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE (\$)
047-596-007-000	1065	NEWCASTLE DR	1.0	464.94
047-596-008-000	1074	NEWCASTLE DR	1.0	464.94
047-596-009-000	1082	NEWCASTLE DR	1.0	464.94
047-596-010-000	1092	NEWCASTLE DR	1.0	464.94
047-596-011-000	1104	NEWCASTLE DR	1.0	464.94
047-596-012-000	1116	NEWCASTLE DR	1.0	464.94
047-596-013-000	1122	NEWCASTLE DR	1.0	464.94
047-596-014-000	1134	NEWCASTLE DR	1.0	464.94
047-596-015-000	1146	NEWCASTLE DR	1.0	464.94

Summary Fields	Value
<b>Number of Parcels to be Levied</b>	<b>133</b>
<b>Total EDUs</b>	<b>133.00</b>
<b>Total Charges</b>	<b>\$61,837.02</b>

# STAFF REPORT

**AGENDA ITEM:** (Continued) Proceedings under the Benefit Assessment Act of 1982, Government Code Section 547003, et seq., for the approval to levy annual assessments for the Livingston Benefit Assessment Districts, confirming assessments for fiscal year 2019/2020.

**MEETING DATE:** July 16, 2019

**PREPARED BY:** Willdan Financial Services

**REVIEWED BY:** Jose Antonio Ramirez, City Manager

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## **RECOMMENDATION:**

It is recommended that the City Council consider:

1. Opening the Public Hearing and take any testimony given;
2. Closing the Public Hearing and consider comments from the public; and
3. Adopting Resolution No. 2019- \_\_\_\_\_, approving the Engineer's Report and the Levy and Collection of Assessments and Confirming the Diagrams and Assessments for Fiscal Year 2019/2020 for the City of Livingston Benefit Assessment Districts.

## **BACKGROUND:**

The City of Livingston annually levies and collects special assessments in the City's Benefit Assessment Districts to offset the cost of providing the annual maintenance of drainage improvement within specific areas of the City. There are currently eighteen (18) individual districts within the City as follows:

Country Glen	Sundance (Country Villas 1, 2, and 3)
Country Roads	Kensington Park South (Vineyard Estates)
Vinewood Estates	Monte Cristo Estates
Vintage West (Area A & B)	Monte Cristo Estates II (Briarwood)
	Vinewood Estates II (Briarwood)
	Bridgeport Village
	Davante Villas
	Country Lane I (Liberty Square)
	Country Lane II (Country Lane, Kishi)
	Sundance IV (Country Villas IV)
	Strawberry Fields (Mcroy Wilbur)
	Parkside-Forecast
	La Tierra (Rancho Estrada)
	Somerset (Sun Valley Estates)

**DISCUSSION:**

This resolution approves the Engineer’s Report, orders the levy and collection of assessments and confirms the diagrams and assessments for the Districts.

Since no cost of living adjustments are allowed in four Districts, the proposed FY 2019/2020 assessments will remain unchanged from the previous year’s assessment rates for Country Glen, Country Roads, Vintage West (Area A & B) and Vinewood Estates as the assessment rates in these Districts may not be increased over last year’s rates until approved through a ballot of the property owners.

The assessments for the Districts known as Bridgeport, Country Lane I (Liberty Square), Country Lane II (Country Lane, Kishi), Davante Villas, Sundance (Country Villas 1, 2, and 3), Kensington Park South (Vineyard Estates), La Tierra (Rancho Estrada), Parkside-Forecast, Monte Cristo, Monte Cristo II (Briarwood), Somerset (Sun Valley Estates), Strawberry Fields, Sundance IV (Country Villas IV), and Vinewood Estates II (Briarwood) were approved by the property owners pursuant to a mailed ballot election conducted in accordance with Article XIII D of the California Constitution.

In each fiscal year following these balloted elections, the City Council may impose the assessments in these Districts at a rate or amount that is less than or equal to the amount authorized for the previous fiscal year after being increased by the approved annual escalation factor, without conducting another mailed ballot election. The approved annual escalation factor for these Districts is based upon the Consumer Price Index, All Urban Consumers, for the San Francisco-Oakland-San Jose Area (“CPI”). The fiscal year 2019/2020 assessment rates within these Districts are proposed to be increased over last year’s rates by 3.865%, which is the percentage increase in the CPI, All Urban Consumers, for the San Francisco-Oakland-San Jose Area Annual 2018 calculated from Annual 2017.

Pursuant to Proposition 218, The Right to Vote on Taxes Act, new or increased assessments must be approved by a balloting (vote) of the owners of the property to be assessed. Since the assessment rates are not to be increased by any amount other than the approved CPI, there is no balloting or property owner vote to be considered in approving this year’s assessments.

**FISCAL IMPACT:**

All funding of costs applicable to the benefiting District parcels are borne by the property owners within the above referenced Districts, except as noted below. The following Districts show a projected negative beginning fund balance and/or a projected deficit for fiscal year 2019/2020.

<b>BAD District</b>	<b>Projected Beg Reserve Balance (7-1-19)</b>	<b>Projected General Fund (Contribution) / Repayment (FY 2019-20)</b>	<b>Total Projected Deficit (6-30-20)</b>
Kensington Park South (Vineyard Estates)	(\$2,132)	(\$489)	(\$2,621)
Davante Villas	(\$22,737)	(\$7,511)	(\$30,248)
Strawberry Fields	\$75	(\$571)	(\$496)
Sundance IV (Country Villas IV)	(\$23,247)	(\$1,395)	(\$24,642)
Parkside Forecast	(\$21,050)	(\$4,075)	(\$25,125)
Country Lane I (Liberty Square)	(\$2,667)	(\$758)	(\$3,425)
Country Lane II (Country Lane, Kishi)	(\$7,888)	(\$2,633)	(\$10,521)
La Tierra (Rancho Estrada)	(\$24,323)	(\$1,477)	(\$25,800)
Somerset (Sun Valley Estates)	(\$44,283)	(\$2,998)	(\$47,281)
<b>Total</b>	<b>(\$148,252)</b>	<b>(\$21,906)</b>	<b>(\$170,158)</b>

**ATTACHMENTS:**

1. Resolution 2019-\_\_\_\_\_
2. Engineer's Report and Budget

**RESOLUTION NO. 2019 - \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVINGSTON,  
AMENDING AND/OR APPROVING THE ENGINEER'S REPORT, FOR THE  
LIVINGSTON BENEFIT ASSESSMENT DISTRICTS AND THE LEVY AND  
COLLECTION OF ANNUAL ASSESSMENTS WITHIN SUCH DISTRICTS FOR FISCAL  
YEAR 2019/2020 AND CONFIRMING DIAGRAMS AND ASSESSMENTS PURSUANT  
TO THE BENEFIT ASSESSMENT ACT OF 1982 AND AS PROVIDED BY ARTICLE  
XIII D OF THE CALIFORNIA CONSTITUTION**

The City Council of the City of Livingston, California (hereinafter referred to as the "City Council") does resolve as follows:

**WHEREAS**, the City Council by Resolution having initiated proceedings, and declared its intention to levy annual assessments for the Livingston Benefit Assessment Districts (the "District" or the "Districts") and to levy and collect assessments against lots and parcels of land within such Districts pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Article 4, Sections 54703 to 54719 of the Government Code of the State of California (hereinafter referred to as the "Act") to pay for the costs and expenses of operating, maintaining and servicing public drainage improvements and appurtenant facilities located within public places within the boundaries of the Districts; and

**WHEREAS**, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a written report in connection with the annual levy of assessments against lots and parcels of land within the Districts, and the City Council did by previous Resolution preliminarily approved such report (the "Engineer's Report" or "Report"); and

**WHEREAS**, there has now been presented to this City Council the Report as required by the Act, and as previously directed by Resolution; and

**WHEREAS**, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, monitoring and services to be performed, as set forth in said Report; and,

**WHEREAS**, the City Council desires to levy and collect assessments against lots and parcels of land within the Districts for the fiscal year commencing July 1, 2019 and ending June 30, 2020, to pay for the costs and expenses of operating, maintaining, monitoring and servicing public drainage improvements and appurtenant facilities located within public places within the boundaries of the Districts; and

**WHEREAS**, the City Council and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIII C and XIII D of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF LIVINGSTON BENEFIT ASSESSMENT DISTRICTS, AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3. Following notice duly given, the City Council has held a full and fair public hearing regarding the Districts, the Engineer's Report prepared in connection with the Districts and the proposed levy and collection of assessments and the City Council has considered all oral and written statements, protests, objections and communications made or filed by interested persons.

Section 4. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, and other reports and information, the City Council hereby finds and determines with respect to the Districts included in the Engineer's Report, that:

- (i) the land within the Districts will be specially benefited by the operation, maintenance and servicing of public drainage improvements, located in public places within the boundaries of the Districts; and
- (ii) the Districts includes all lands so specially benefited; and
- (iii) the net amount to be assessed upon the lots and parcels within the Districts in accordance with the Engineer's Report for the fiscal year commencing July 1, 2019 and ending June 30, 2020 is apportioned by a formula and method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated special benefits to be received by each lot or parcel from the improvements; and
- (iv) only special benefits are assessed, and no assessment is imposed on any parcel, which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

Section 5. The City Council hereby orders the proposed improvements to be made as set forth in the Engineer's Report, which improvements are briefly described as follows: The operation, maintenance, monitoring and servicing of drainage improvements, including but not limited to: a lift station, detention basin, storm drain pipeline and all appurtenant facilities required for the operation and maintenance of the above mentioned improvements located in public places within the boundaries of the Districts. Maintenance shall include, but are not limited to repairing outlets if damaged, cleaning retention basins and repairing damage related to flooding.

Section 6. The City Council hereby confirms the diagrams and assessments set forth in the Engineer's Report. The maintenance, operation, monitoring and servicing of the public drainage improvements and appurtenant facilities shall be performed pursuant to the Act. For fiscal year 2019/2020, the County Auditor of Merced County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment, and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessment after deduction of any compensation due the County for collection shall be paid to the City Treasurer.

Section 7. The assessments are in compliance with the provisions of the Act and Articles XIII C and XIII D of the California Constitution, and the City Council has complied with all laws pertaining to the levy of annual assessments pursuant to the Act and Articles XIII C and XIII D of the California Constitution.

Section 8. The assessments are levied for the purpose of paying the costs and expenses of the improvements described above for fiscal year 2019/2020.

Section 9. The City Treasurer shall deposit all money representing assessments collected for the Districts to the credit of special fund(s) known as "Improvement Fund, City of Livingston Benefit Assessment Districts" and such money shall be expended only for the maintenance, operation, monitoring and servicing of the public drainage improvements and appurtenant facilities as described above for the respective districts.

Section 10. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2019 and ending June 30, 2020.

Section 11. A certified copy of the diagrams and assessments shall be on file in office of the City Clerk and shall be open for public inspection.

Section 12. The City Clerk or the City's representative, Willdan Financial Services, is hereby authorized and directed to submit such assessments to the County Auditor upon adoption of this Resolution pursuant to the Act.



Resolution No. 2019 - \_\_\_\_\_  
July 16, 2019  
Page 4

Passed and adopted this 16th day of July, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Gurpal Samra, Mayor  
of the City of Livingston

ATTEST:

I, hereby certify that the foregoing Resolution was regularly introduced, passed, and adopted at a regular meeting of the City Council of the City of Livingston this 16th day of July, 2019.

\_\_\_\_\_  
Monica Cisneros, Deputy City Clerk  
of the City of Livingston



**CITY OF LIVINGSTON**  
**ANNUAL ENGINEER'S REPORT**  
**BENEFIT ASSESSMENT DISTRICTS**

**FISCAL YEAR 2019/2020**

**INTENT MEETING: June 4, 2019**  
**PUBLIC HEARING: June 18, 2019**

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**AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT**

**Establishment of Annual Assessments for the:**

**BENEFIT ASSESSMENT DISTRICTS**

City of Livingston

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## I. OVERVIEW

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### A. Introduction

The City of Livingston (“City”) annually levies and collects special assessments in order to maintain the improvements within eighteen (18) existing Benefit Assessment Districts (“Districts”) within the City.

This Annual Engineer’s Report (“Report”) describes the assessments per parcel for the Districts for fiscal year 2019/2020. The assessments are based on the historical and estimated costs to maintain the improvements that provide a direct and special benefit to properties within each District. These Districts, by the use of special benefit assessments, will provide funding for the maintenance of public drainage improvements. These improvements are made in accordance with the *Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703* (hereafter referred to as the “Code”).

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own assessment parcel number by the Merced County Assessor’s Office. The Merced County Auditor/Controller uses assessment parcel numbers and specific fund numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2019/2020 pursuant to the Code. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2019/2020.

### B. Compliance With Current Legislation

On November 5, 1996, California voters approved Proposition 218. This Constitutional amendment was the latest in a series of initiatives altering the revenue-raising discretion of California local agencies. The provisions of the Proposition are set forth in California Constitutional Articles XIIC and XIID.

As relevant to the District, California Constitution Article XIII D, Sections 1 through 5, provide for additional substantive and procedural requirements, as outlined below.

In Proposition 218, “Assessments” are defined as:

“... any levy or charge upon real property by an agency for a special benefit conferred upon the real property. ‘Assessment’ includes, but is not limited to, ‘special assessment,’ ‘benefit assessment,’ ‘maintenance assessment’ and ‘special assessment tax.’” Article XIII D Section 2b

Although District assessments are generally collected on the property tax rolls, District “assessments” are not “taxes.” Assessments are distinct from the regular one percent (1%) property tax and property tax debt overrides in that assessment rates are not levied on an ad valorem basis. The levies contained in this report are considered assessments under Proposition 218.

Proposition 218 requires that beginning July 1, 1997, all new and existing assessments (with some exceptions) conform to new substantive and procedural requirements. However, certain assessments are exempted from the conformity requirement until they are increased. Generally, these exemptions include:

- Assessments used exclusively to fund sidewalks, streets, sewers, water, flood control, drainage systems, or vector control.
- Assessments used exclusively for bond repayments, the cessation of which would violate the Contract Impairment Clause of the U.S. Constitution.
- Assessments previously approved by a majority of voters.
- Assessments approved by the persons owning all of the property at the time the assessment was initially imposed.

The Districts formed prior to the passage of Proposition 218, designated as Country Glen, Country Roads, Vinewood Estates, and Vintage West A & B maintain improvements that are exempt from the requirements. However, any new or increased assessments, if proposed, will be subject to the substantive and procedural requirements of Proposition 218.

The Districts Sundance (Country Villas 1,2 and 3), Kensington Park South (Vineyard Estates), Monte Cristo, Monte Cristo II (Briarwood), Vinewood Estates II (Briarwood), Bridgeport Village and Davante Villas, Country Lane I (Liberty Square), Country Lane II (Country Lane, Kishi), Parkside-Forecast, Sundance IV (Country Villas IV), Strawberry Fields, La Tierra (Rancho Estrada) and Somerset (Sun Valley Estates) were formed after the passage of Proposition 218. As such, these Districts were formed in accordance with the substantive and procedural requirements and property owners were balloted for the assessments. The assessments for these Districts included an annual Consumer Price Index inflator.

### C. District Boundaries

**Country Glen** This District is generally located south of “F” Street, and west of Sun Crest Avenue, in the southwest corner of the City. Parcels within the District are located in the Country Glen Subdivision.

**Country Roads** This District is generally located at the northeast corner of Dwight Way and Walnut Avenue. All parcels within the District are located within the Country Roads Subdivision.

**Vintage West (Area A & B)** This District is located north of Peach Avenue, through and including Burgundy and Gamay Way, west of Hammatt Avenue, through and including Amaretto Way. All parcels are within the Vintage West Subdivision. Area A parcels are generally west of Chianti Way while Area B parcels are generally east of Chardonnay Way.

**Monte Cristo** This District is located on Peach Avenue west of Prusso Street.

**Monte Cristo II (Briarwood)** This District is located on the northeast corner of Peach Avenue and Winton Parkway.

**Vinewood Estates** This District is generally located north of “F” Street, south of “B” Street, and west of Selma Herndon School. All parcels are within the Vinewood Estates Subdivision.

**Vinewood Estates II (Briarwood)** This District is generally located south of “B” street and west of Selma Herndon School. All parcels are northwest of the Vinewood Estates Subdivision.

**Kensington Park South (Vineyard Estates)** This District is located on Dwight Avenue north of Peach Avenue.

**Bridgeport Village** This District is located south of F Street and east of Winton Parkway.

**Davante Villas** This District is located south of F Street and east of Arena Canal.

**Strawberry Fields** This District is located on “I” Street and west of the Arena Canal.

**Sundance (Country Villas 1, 2, and 3)** This District is located southeast of Walnut Avenue and Dwight Way.

**Sundance IV (Country Villas IV)** This District is located east of Dwight Way and approximately 1,311 feet south of Walnut Avenue.



**Parkside-Forecast** This District is located between “F” Street and Peach Avenue, east of Robin.

**Country Lane I (Liberty Square)** This District is located on the southeast corner of Hammatt Avenue and Aspenglen Way.

**Country Lane II (Kishi)** This District is located south of Olive Avenue at Hammatt Avenue.

**La Tierra (Rancho Estrada)** This District is located on the southeast corner of “F” Street and Robin Avenue.

**Somerset (Sun Valley Estates)** This District is located on the south side of Peach Avenue, west of the Arena Canal.



## II. PLANS AND SPECIFICATIONS

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### A. Description of Each District's Services

The improvements to be serviced and maintained in each District, are public drainage improvements and City streets, including, but not limited to: personnel, electrical energy costs, a lift station, detention basin, storm drain pipeline, and all appurtenant facilities required for operation and maintenance of the above-mentioned improvements. Maintenance, servicing and operation shall include, but are not limited to repairing outlets if damaged, cleaning retention basins and repairing damage related to flooding together with implementation of and compliance to applicable municipal storm water quality objectives and State and Regional water quality regulations. Such maintenance, servicing and operation shall be authorized by the City Engineer or the City Manager. The specific Districts are known and designated as:

- Country Glen
- Country Roads
- Vintage West
  - Area A
  - Area B
- Monte Cristo Estates
- Monte Cristo Estates II (Briarwood)
- Vinewood Estates
- Vinewood Estates II (Briarwood)
- Kensington Park South (Vineyard Estates)
- Bridgeport Village
- Davante Villas
- Strawberry Fields
- Sundance (Country Villas 1, 2, and 3)
- Sundance IV (Country Villas IV)
- Parkside - Forecast
- Country Lane I (Liberty Square)
- Country Lane II (Kishi)
- La Tierra (Rancho Estrada)
- Somerset (Sun Valley Estates)

Improvement plans for the above-mentioned areas are more particularly identified and located in plans filed in the office of the City Engineer

### III. METHOD OF APPORTIONMENT

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#### A. Benefit Analysis

##### BACKGROUND

The Benefit Assessment Act of 1982 provides that assessments may be apportioned upon all assessable lots or parcels of land within a district in proportion to the estimated benefits to be received by each lot or parcel from the improvements in that district. Additionally, Proposition 218 states:

“In any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question.” Article XIID Section 4f

Therefore, the agency also has a responsibility to identify the benefits conferred on each parcel, (i.e., “special benefit” versus “general benefit”). Proposition 218 defines special benefit as:

“... a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute ‘special benefit.’” Article XIID Section 2i

This does not necessarily mean “special benefit” cannot be “estimated benefit”.

Proposition 218 requires the City to identify all parcels which have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit to each parcel shall be determined in relationship to the entirety of the public improvements or the maintenance and operation expenses being provided, and

“Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.” Article XIII D Section 4a (Emphasis added)

##### SPECIAL BENEFIT

Each and every parcel within each District receives a particular and distinct benefit from the improvements in that District over and above general benefits conferred by the improvements.

First, all of the improvements were conditions of approval for the creation or development of the parcels. In order to create or develop the parcels, the City required the original developer to install and guarantee the maintenance of storm water control structures, and appurtenant facilities to serve the parcels. Therefore, each and every parcel within each District could not have been developed in the absence of the installation and promised maintenance of these facilities.

In addition, the improvements continue to confer a particular and distinct special benefit upon parcels within each District because of the nature of the improvements. The proper maintenance of storm water control and appurtenant facilities specially benefit parcels within each District by alleviating excess water during periods of rain. This allows individual parcels to be used to their fullest extent. All of the above-mentioned contributes to a specific enhancement of each of the parcels within each District.

### **GENERAL BENEFIT**

In addition to the special benefits received by the parcels within each District, there are incidental general benefits conferred by the proposed improvements.

The total benefits are thus a combination of the special benefits to the parcels within each District and the general benefits to the public at large and to adjacent property owners. The portion of the total drainage maintenance costs, which are associated with general benefits, will not be assessed to the parcels in each District, but will be paid from other City Funds.

Because the drainage facilities are located immediately adjacent to properties within each District, and are maintained solely for the benefit of the properties within each District, any benefit received by properties outside of each District is merely incidental. It is estimated that the general benefit portion of the benefit received from the improvements for each District is less than one (1%) percent of the total benefit. Nonetheless, the City has agreed to ensure that no property is assessed in excess of the reasonable cost of the proportional special benefit conferred on that property.

### **B. Assessment Methodology**

The net amount to be assessed upon parcels within each District are apportioned by any method, which fairly distributes the net amount among all parcels that receive benefit from improvements within each District.

The benefit formula used within each District may vary. The formula used for each District reflects the composition of the parcels, and the improvements and services provided, to accurately proportion the costs based on the estimated special benefit to each parcel.

Each parcel in a District is assigned a weighting factor known as an Equivalent Dwelling Unit (“EDU”). All single-family residential properties are assigned an EDU of 1.0. The total EDUs in each District is divided into the total Balance to Levy for the District to establish the Levy per EDU (“Rate”). The Rate is then multiplied by the

parcel's individual EDU to establish the parcel's levy amount. An explanation of how the weighting factors were determined can be found in the original District formation documents on file with the City.

The following shows the EDU factors for each property type in a District:

Property Type	EDU Factor	Basis
Developed Residential	1.00	Per Parcel
Developed Multi-Family	1.00	Per Unit
Undeveloped Residential	0.30	Per Acre
Developed Commercial/Industrial	6.00	Per Acre
Undeveloped Commercial/Industrial	0.30	Per Acre
Developed Public	6.00	Per Acre

The total number of EDUs within each District is provided in the District Budget under Section IV. B of this Report.

A residential parcel shall be considered developed if a building permit can be issued on such parcel without further subdivision and the parcel is adjacent to curb and gutter improvements.

The following formulas are used to calculate each property's assessment.

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU (Rate)}$$

$$\text{Parcel EDU} \times \text{Levy per EDU (Rate)} = \text{Parcel Levy Amount}$$

The table below is a sample levy calculation for a typical residential parcel from each Area of the Vintage West District.

### SAMPLE LEVY CALCULATION

DISTRICT	PROPERTY TYPE	TOTAL BALANCE TO LEVY	TOTAL EDU	=	LEVY PER EDU	×	PARCEL EDU	=	PARCEL LEVY
Vintage West Area A	Single Family	\$1,839.00	75.00	=	\$24.52	×	1.00	=	\$24.52
Vintage West Area B	Single Family	\$11,014.92	141.00	=	\$78.12	×	1.00	=	\$78.12

All assessed lots or parcels of real property within each District are listed on the Assessment Roll (See Appendix B - 2019/2020 Assessment Roll). The Assessment Roll states the net amount to be assessed upon assessable lands within each District for fiscal year 2019/2020, shows the fiscal year 2019/2020 assessment upon each lot and parcel within each District and describes each assessable lot or parcel of land within each District. These lots and parcels are more particularly described on the County Assessment Roll, which is on file in the office of the Merced County Assessor and by reference is made a part of this report.



### C. Assessment Rate Per EDU

For fiscal year 2019/2020, the assessment rate per EDU for the Sundance (Country Villas 1, 2, and 3), Kensington Park South (Vineyard Estates), Monte Cristo, Monte Cristo II (Briarwood), Vinewood Estates II (Briarwood), Bridgeport Village, Davante Villas, Country Lane I (Liberty Square), Country Lane II (Kishi), Sundance IV (Country Villas IV), Strawberry Fields, Parkside-Forecast, La Tierra (Rancho Estrada), and Somerset (Sun Valley Estates) Districts have been increased by the annual percentage increase in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-San Jose Area (“CPI”) calculated from Annual 2017 to Annual 2018 of 3.865%. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living. The FY 2019/2020 maximum rates per EDU for each District are shown in the budget section of this Report.

The following table provides the proposed Assessment Rates per EDU of each District to be levied in fiscal year 2019/2020:

District Code	District	Proposed Assessment Rate Per EDU*	Annual Inflator
401	Country Glen	\$43.02	Flat Rate
402	Country Roads	\$17.20	Flat Rate
403	Vintage West Area A	\$24.52	Flat Rate
404	Monte Cristo	\$119.24	CPI
405	Monte Cristo II (Briarwood)	\$119.24	CPI
406	Vinewood Estates	\$44.58	Flat Rate
407	Vinewood Estates II (Briarwood)	\$66.40	CPI
408	Kensington Park South (Vineyard Estates)	\$31.82	CPI
409	Bridgeport Viilage	\$120.72	CPI
410	Davante Villas	\$122.40	CPI
411	Strawberry Fields	\$120.72	CPI
412	Sundance (Country Villas 1, 2 & 3)	\$119.20	CPI
413	Sundance IV (Country Villas IV)	\$120.72	CPI
414	Parkside Forcast	\$120.72	CPI
415	Country Lane I (Liberty Square)	\$122.40	CPI
416	Country Lane II (Country Lane, Kishi)	\$122.40	CPI
417	La Tierra (Rancho Estrada)	\$120.72	CPI
418	Vintage West Area B	\$78.12	Flat Rate
420	Somerset (Sun Valley Estates)	\$118.96	CPI

\* Rates have been rounded down to the nearest even penny per Merced County requirements.

## IV. DISTRICT BUDGET

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### A. Description of Budget Items

The following describes the services and costs that are funded through each District, shown in the following Budgets.

#### **DIRECT COSTS:**

**Personnel Services** - Includes labor related costs required to properly maintain, service and/or operate the District improvements and appurtenant facilities including, the drainage system, pipelines and streets.

**Contract Services** - Includes cost of contract labor required to properly maintain, service and/or operate the District improvements and appurtenant facilities.

**Maintenance Support** - Includes costs related to communications of support personnel and information technology services.

**Detention Basin/Equip O&M** - Includes non-labor costs of maintaining, servicing and/or operating the Detention Basin improvements and related equipment.

**Storm Water Management** - Includes non-labor costs related to implementation and/or compliance to applicable municipal storm water quality objectives and State and Regional water quality regulations.

**Storm Drain O&M** - Includes non-labor costs of maintaining and/or serving storm drain improvements.

**Electrical Energy** - Includes costs for electrical energy provided by Pacific Gas and Electric to operate the District improvements.

**Incidental & Other Costs** - Includes the cost of publishing the notice of the public hearing related to the approval of the assessments and the cost of liability insurance.

**Street Equip O&M** - Includes the costs of maintaining the equipment needed to properly maintain the applicable portions of the streets.

**Equipment Purchases** - Purchases of equipment to be used to maintain, service and/or operate the District improvements. This and any other budget line item that is zero for the current fiscal year may not be listed shown in the Report's budget.

#### **ADMINISTRATION COSTS:**

**County Administration Fee** — The costs to the District for the County to collect assessments on the property tax bills.

***District Engineering/Administration*** — The cost to all particular departments and staff of the City, for providing the coordination of District services, operations and maintenance, response to public concerns and education, and procedures associated with the levy and collection of assessments. Also includes the costs of contracting with professionals to provide any additional administrative, legal or engineering services specific to the District.

#### **LEVY BREAKDOWN:**

***Replenishment/(Use) of Reserve*** — Funding transferred from or to the District's Reserve to either offset a portion of the budgeted costs or to replenish the Reserve. The Reserve provides for the collection of funds to operate a District from the time period of July 1 (beginning of the Fiscal Year) through January to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. If sufficiently funded, the Reserve can eliminate the need for the City to transfer funds from non-district accounts to pay for District costs during this period.

***General Fund (Contribution)/Repayment*** — The projected General Fund contribution to the District when projected District expenditures cannot be met by the District's annual assessments or available reserves. A negative amount indicates a projected General Fund contribution while a positive amount represents potential funds available for repayment to the General Fund of a previous contribution.

***Rounding Adjustment*** – A necessary rounding adjustment due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

***Balance to Levy*** — This is the total amount to be levied and collected through assessments for the current fiscal year. The balance to levy represents the sum of total direct and administration costs, together with any applicable adjustments to the budget as described above.

#### **DISTRICT STATISTICS**

***Charge Per EDU*** – The proposed assessment rate per EDU.

***Maximum Rate per EDU*** – For each District, the maximum rate per EDU is the prior year maximum assessment rate of any District not subject to annual rate increases; the maximum rate per EDU in all other Districts is the prior year maximum assessment rate inflated by the annual percentage CPI increase.

***Projected Maximum Assessment*** – Represents each District's total EDUs times the respective maximum assessment rate per EDU. Since this amount is not affected by rounding or other County requirements, this amount may vary slightly from the Balance to Levy.

## OPERATING RESERVE

***Projected Beginning Reserve Balance*** - The projected fund balance as of July 1, 2019.

***Replenish /(Use) Operating Reserve*** — A positive amount increases the levy in order to replenish the reserve (or fund anticipated costs) where a negative amount reduces the levy by using the reserves to offset costs.

***Transfer from/(to) the Special Projects Reserve*** — The amount of Operating Reserve monies expected to be transferred to or from the Special Projects Reserve in order to arrive at an operating reserve balance generally sufficient to fund District expenses for six months, to the extent that funds are available.

***Ending Reserve Balance (est.)*** — This amount represents the projected Operating Reserve balance/(deficit) for each District as of June 30, 2020. The optimum ending balance of the Operating Reserve is considered to be an amount sufficient to fund the estimated costs of the District from July 1, 2020 to December 31, 2020.

## SPECIAL PROJECTS RESERVE

***Beginning Reserve Balance*** — The Special Projects Beginning Reserve Balance is shown as zero as each District's entire beginning reserve balance is shown in the Operating Reserve.

***Replenish /(Use) Special Projects Reserve*** — This amount is added to the levy to replenish the reserves and / or to fund anticipated needs of the District.

***Transfer from/(to) the Operating Reserve*** — The amount of Operating Reserve monies expected to be transferred to or from the Special Projects Reserve in order to arrive at an operating reserve balance generally sufficient to fund District expenses for six months.

***Ending Reserve Balance (est.)*** — The projected balance of funds in the Special Projects Reserve as of June 30, 2020. These funds are held for future rehabilitation projects, replacements, restorations, upgrades of District improvements or other improvements allowed by the Act. Periodically, funds held in a Special Projects Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Special Projects Reserve are subject to transfer into the same District's Operating Reserve, at the discretion of the Public Works Director, in order to provide for the replacement, maintenance, servicing and operation of the improvements.



## B. District Budget

Description	Country Glen	Country Roads	Vintage West Area A	Monte Cristo	Monte Cristo II (Briarwood)	Vinewood Estates	Vinewood Estates II (Briarwood)	Kensington Park South (Vineyard Estates)	Bridgeport Village	Davante Villas
<b>Direct Costs</b>										
Personnel Services	\$1,153	\$1,912	\$1,213	\$4,373	\$4,499	\$3,282	\$594	\$519	\$5,658	\$10,034
Contract Services	5	7	5	14	14	5	3	2	8	0
Maintenance Support	15	17	13	52	51	38	9	7	63	115
Detention Basin/Equip O&M	75	400	590	115	111	83	15	0	140	250
Storm Water Management	90	50	83	340	157	120	10	19	0	0
Storm Drain O&M	100	135	80	150	135	104	18	0	170	0
Electrical Energy	500	2,000	1,480	3,670	3,580	1,575	264	670	3,700	12,500
Incidental & Other Costs	20	37	21	75	75	55	10	10	89	174
Street Equip O&M	40	0	0	0	0	0	0	0	0	0
<b>Direct Costs (subtotal)</b>	<b>\$1,998</b>	<b>\$4,558</b>	<b>\$3,485</b>	<b>\$8,789</b>	<b>\$8,622</b>	<b>\$5,262</b>	<b>\$923</b>	<b>\$1,227</b>	<b>\$9,828</b>	<b>\$23,073</b>
<b>Administration Costs</b>										
County Administration Fee	\$66	\$120	\$20	\$73	\$74	\$94	\$56	\$61	\$79	\$104
District Engineering/Admin	310	563	301	1,249	1,288	932	163	156	1,619	3,064
<b>Administration (subtotal)</b>	<b>\$376</b>	<b>\$683</b>	<b>\$321</b>	<b>\$1,322</b>	<b>\$1,362</b>	<b>\$1,026</b>	<b>\$219</b>	<b>\$217</b>	<b>\$1,698</b>	<b>\$3,168</b>
<b>Levy Breakdown</b>										
Total Direct and Admin Costs	\$2,374	\$5,241	\$3,806	\$10,111	\$9,984	\$6,288	\$1,142	\$1,444	\$11,526	\$26,241
Replenishment /(Use) of Reserve	(481)	(1,801)	(1,967)	(2,479)	(2,114)	(805)	(146)	0	(1,627)	0
General Fund (Contribution)/Repayment								(489)		(7,511)
Rounding Adjustment				(0.49)	(0.51)		(0.23)	(0.53)	(0.43)	(2.63)
<b>Balance to Levy</b>	<b>\$1,892.88</b>	<b>\$3,440.00</b>	<b>\$1,839.00</b>	<b>\$7,631.36</b>	<b>\$7,869.84</b>	<b>\$5,483.34</b>	<b>\$996.00</b>	<b>\$954.60</b>	<b>\$9,899.04</b>	<b>\$18,727.20</b>
<b>District Statistics</b>										
Charge Per EDU*	\$43.02	\$17.20	\$24.52	\$119.24	\$119.24	\$44.58	\$66.40	\$31.82	\$120.72	\$122.40
Total EDUs	44.00	200.00	75.00	64.000	66.00	123.00	15.00	30.00	82.00	153.00
Total Levied Parcels	44	200	75	64	66	123	15	30	82	153
Maximum Rate Per EDU	\$43.0200	\$17.2000	\$24.5200	\$119.2477	\$119.2477	\$44.5800	\$66.4155	\$31.8375	\$120.7252	\$122.4172
Projected Maximum Assessment	\$1,893	\$3,440	\$1,839	\$7,632	\$7,870	\$5,483	\$996	\$955	\$9,899	\$18,730
<b>Operating Reserve</b>										
Projected Beginning Reserve Balance	\$3,901	\$2,523	\$12,902	\$3,758	\$2,761	\$16,448	\$7,949	(\$2,132)	\$6,639	(\$22,737)
Replenish /(Use) Operating Reserve	(481)	(1,801)	(1,967)	(2,479)	(2,114)	(805)	(146)		(1,627)	
Transfer fm/(to) Spec Projects Reserve	(2,233)		(9,032)			(12,499)	(7,232)			
<b>Ending Reserve Balance (est.)</b>	<b>\$1,187</b>	<b>\$722</b>	<b>\$1,903</b>	<b>\$1,279</b>	<b>\$647</b>	<b>\$3,144</b>	<b>\$571</b>	<b>(\$2,132)</b>	<b>\$5,012</b>	<b>(\$22,737)</b>
<b>Special Projects Reserve</b>										
Beginning Reserve Balance (7-1-19)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replenish /(Use) Spec Projects Reserve										
Transfer from / (to) Operating Reserve	2,233	0	9,032	0	0	12,499	7,232	0	0	0
<b>Ending Reserve Balance (est.)</b>	<b>\$2,233</b>	<b>\$0</b>	<b>\$9,032</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,499</b>	<b>\$7,232</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\* Rates have been rounded to nearest even penny per Merced County Requirements.



## District Budget (Continued)

Description	Strawberry Fields	Sundance (Country Villas 1, 2 & 3)	Sundance IV (Country Villas IV)	Parkside Forecast	Country Lane I (Liberty Square)	Country Lane II (Country Lane, Kishi)	La Tierra (Rancho Estrada)	Vintage West Area B	Somerset (Sun Valley Estates)
<b>Direct Costs</b>									
Personnel Services	\$837	\$12,202	\$6,293	\$11,997	\$3,673	\$10,986	\$4,984	\$6,216	\$8,491
Contract Services	0	0	0	0	11	32	0	0	0
Maintenance Support	7	131	70	140	48	110	56	76	100
Detention Basin/Equip O&M	50	450	278	282	100	275	135	542	1,693
Storm Water Management	0	0	0	15	5	10	5	0	0
Storm Drain O&M	0	0	0	0	100	0	0	80	0
Electrical Energy	296	8,670	4,356	10,000	2,420	7,000	3,903	2,940	5,705
Incidental & Other Costs	9	205	108	206	65	190	92	110	145
Street Equip O&M	0	0	0	0	0	0	0	0	0
<b>Direct Costs (subtotal)</b>	<b>\$1,199</b>	<b>\$21,658</b>	<b>\$11,105</b>	<b>\$22,640</b>	<b>\$6,422</b>	<b>\$18,603</b>	<b>\$9,175</b>	<b>\$9,964</b>	<b>\$16,134</b>
<b>Administration Costs</b>									
County Administration Fee	\$53	\$113	\$84	\$115	\$70	\$105	\$77	\$99	\$97
District Engineering/Admin	118	3,491	1,916	3,654	1,121	3,144	1,521	1,802	2,589
<b>Administration (subtotal)</b>	<b>\$171</b>	<b>\$3,604</b>	<b>\$2,000</b>	<b>\$3,769</b>	<b>\$1,191</b>	<b>\$3,249</b>	<b>\$1,598</b>	<b>\$1,901</b>	<b>\$2,686</b>
<b>Levy Breakdown</b>									
Total Direct and Admin Costs	\$1,370	\$25,262	\$13,105	\$26,409	\$7,613	\$21,852	\$10,773	\$11,865	\$18,820
Replenishment /(Use) of Reserve	(75)	(3,925)	0	0	0	0	0	(850)	0
General Fund (Contribution)/Repayment	(571)		(1,395)	(4,075)	(758)	(2,633)	(1,477)		(2,998)
Rounding Adjustment	(0.03)	(0.01)	(0.50)	(0.96)	(0.96)	(2.70)	(0.40)	0.00	(0.23)
<b>Balance to Levy</b>	<b>\$724.32</b>	<b>\$21,336.80</b>	<b>\$11,709.84</b>	<b>\$22,333.20</b>	<b>\$6,854.40</b>	<b>\$19,216.80</b>	<b>\$9,295.44</b>	<b>\$11,014.92</b>	<b>\$15,821.68</b>
<b>District Statistics</b>									
Charge Per EDU*	\$120.72	\$119.20	\$120.72	\$120.72	\$122.40	\$122.40	\$120.72	\$78.12	\$118.96
Total EDUs	6.00	179.00	97.000	185.00	56.00	157.00	77.000	141.00	133.00
Total Levied Parcels	6	179	97	185	56	157	77	141	133
Maximum Rate Per EDU	\$120.7252	\$119.2001	\$120.7252	\$120.7252	\$122.4172	\$122.4172	\$120.7252	\$78.1200	\$118.9617
Projected Maximum Assessment	\$724	\$21,337	\$11,710	\$22,334	\$6,855	\$19,219	\$9,296	\$11,015	\$15,822
<b>Operating Reserve</b>									
Projected Beginning Reserve Balance	\$75	\$12,538	(\$23,247)	(\$21,050)	(\$2,667)	(\$7,888)	(\$24,323)	\$26,182	(\$44,283)
Replenish /(Use) Operating Reserve	(75)	(3,925)						(850)	
Transfer fm/(to) Spec Projects Reserve								(19,399)	
<b>Ending Reserve Balance (est.)</b>	<b>\$0</b>	<b>\$8,613</b>	<b>(\$23,247)</b>	<b>(\$21,050)</b>	<b>(\$2,667)</b>	<b>(\$7,888)</b>	<b>(\$24,323)</b>	<b>\$5,933</b>	<b>(\$44,283)</b>
<b>Special Projects Reserve</b>									
Beginning Reserve Balance (7-1-19)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replenish /(Use) Spec Projects Reserve									
Transfer from / (to) Operating Reserve	0	0	0	0	0	0	0	19,399	0
<b>Ending Reserve Balance (est.)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,399</b>	<b>\$0</b>

\* Rates have been rounded to nearest even penny per Merced County Requirements.

## **V. APPENDIX A — DISTRICT BOUNDARY DIAGRAMS**

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The Boundary Diagram for each District have been previously submitted to the City Clerk in the format required under the Act and are, by reference, hereby made part of this Report. The Boundary Diagrams are available for inspection at the office of the City Clerk during normal business hours.

The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions shown on the maps of the Assessor of the County of Merced, for the year when this Report was prepared, and are also incorporated by reference herein and made part of this Report.

## VI. APPENDIX B — 2019/2020 ASSESSMENT ROLL

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Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Merced County Assessor's map for the year in which this Report is prepared. The land use classification for each parcel is based on the Merced County Assessor's Roll. A listing of parcels assessed within each District, along with the corresponding assessment amount of each, is provided in the following pages.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment. Properties outside the District boundary receive no direct or special benefits from the improvements provided by the District and are not assessed.

Approval of this Report (as submitted or as modified) confirms the method of apportionment and the maximum assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for the fiscal year. The parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the property tax roll for the fiscal year.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

**City of Livingston  
BAD - Country Glen  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-062-001-000	337	PARADISE DR	1.0	43.02
022-062-002-000	349	PARADISE DR	1.0	43.02
022-062-003-000	361	PARADISE DR	1.0	43.02
022-062-004-000	373	PARADISE DR	1.0	43.02
022-063-001-000	915	HILLTOP AVE	1.0	43.02
022-063-002-000	931	HILLTOP AVE	1.0	43.02
022-063-003-000	947	HILLTOP AVE	1.0	43.02
022-063-004-000	963	HILLTOP AVE	1.0	43.02
022-063-005-000	979	HILLTOP AVE	1.0	43.02
022-063-006-000	995	HILLTOP AVE	1.0	43.02
022-067-026-000	996	HILLTOP AVE	1.0	43.02
022-067-027-000	980	HILLTOP AVE	1.0	43.02
022-067-028-000	964	HILLTOP AVE	1.0	43.02
022-067-029-000	948	HILLTOP AVE	1.0	43.02
022-067-030-000	932	HILLTOP AVE	1.0	43.02
022-067-031-000	916	HILLTOP DR	1.0	43.02
022-071-001-000	988	AUBURN CT	1.0	43.02
022-071-002-000	976	AUBURN CT	1.0	43.02
022-071-003-000	968	AUBURN CT	1.0	43.02
022-071-004-000	960	AUBURN CT	1.0	43.02
022-071-005-000	948	AUBURN CT	1.0	43.02
022-071-006-000	936	AUBURN CT	1.0	43.02
022-071-007-000	928	AUBURN CT	1.0	43.02
022-071-008-000	920	AUBURN CT	1.0	43.02
022-071-009-000	912	AUBURN CT	1.0	43.02
022-071-011-000	915	AUBURN CT	1.0	43.02
022-071-012-000	925	AUBURN CT	1.0	43.02
022-071-013-000	933	AUBURN CT	1.0	43.02
022-071-014-000	414	PARADISE CT	1.0	43.02
022-071-015-000	426	PARADISE CT	1.0	43.02
022-071-016-000	440	PARADISE CT	1.0	43.02
022-071-017-000	452	PARADISE CT	1.0	43.02
022-071-018-000	466	PARADISE CT	1.0	43.02
022-071-019-000	482	PARADISE CT	1.0	43.02
022-071-020-000	498	PARADISE CT	1.0	43.02
022-071-021-000	499	PARADISE CT	1.0	43.02
022-071-022-000	483	PARADISE CT	1.0	43.02
022-071-023-000	467	PARADISE CT	1.0	43.02
022-071-024-000	453	PARADISE CT	1.0	43.02
022-071-025-000	441	PARADISE CT	1.0	43.02
022-071-026-000	427	PARADISE CT	1.0	43.02
022-071-027-000	415	PARADISE CT	1.0	43.02
022-072-001-000	385	PARADISE DR	1.0	43.02
022-072-002-000	399	PARADISE DR	1.0	43.02

Summary Fields	Value
Number of Parcels to be Levied	44
Total EDUs	44.00
Total Charges	\$1,892.88



**City of Livingston**  
**BAD - Country Roads**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-271-001-000	828	DWIGHT WAY	1.0	17.20
143-271-002-000	824	MAPLE AVE	1.0	17.20
143-271-003-000	812	MAPLE AVE	1.0	17.20
143-271-004-000	800	MAPLE AVE	1.0	17.20
143-271-005-000	788	MAPLE AVE	1.0	17.20
143-271-006-000	776	MAPLE AVE	1.0	17.20
143-271-007-000	780	DWIGHT WAY	1.0	17.20
143-271-008-000	792	DWIGHT WAY	1.0	17.20
143-271-009-000	804	DWIGHT WAY	1.0	17.20
143-271-010-000	816	DWIGHT WAY	1.0	17.20
143-272-001-000	708	DWIGHT WAY	1.0	17.20
143-272-002-000	720	DWIGHT WAY	1.0	17.20
143-272-003-000	732	DWIGHT WAY	1.0	17.20
143-272-004-000	744	DWIGHT WAY	1.0	17.20
143-272-005-000	756	DWIGHT WAY	1.0	17.20
143-272-006-000	768	DWIGHT WAY	1.0	17.20
143-272-007-000	764	MAPLE AVE	1.0	17.20
143-272-008-000	752	MAPLE AVE	1.0	17.20
143-272-009-000	740	MAPLE AVE	1.0	17.20
143-272-010-000	726	MAPLE AVE	1.0	17.20
143-272-011-000	712	MAPLE AVE	1.0	17.20
143-272-012-000	2832	ELM ST	1.0	17.20
143-272-013-000	2836	ELM ST	1.0	17.20
143-272-014-000	2842	ELM ST	1.0	17.20
143-272-015-000	2850	ELM ST	1.0	17.20
143-272-016-000	2858	ELM ST	1.0	17.20
143-272-017-000	2866	ELM ST	1.0	17.20
143-272-018-000	2872	ELM ST	1.0	17.20
143-272-019-000	2880	ELM ST	1.0	17.20
143-272-020-000	2886	ELM ST	1.0	17.20
143-272-021-000	2890	ELM ST	1.0	17.20
143-272-022-000	2896	ELM ST	1.0	17.20
143-273-001-000	817	MAPLE AVE	1.0	17.20
143-273-002-000	805	MAPLE AVE	1.0	17.20
143-273-003-000	793	MAPLE AVE	1.0	17.20
143-273-004-000	781	MAPLE AVE	1.0	17.20
143-273-005-000	769	MAPLE AVE	1.0	17.20
143-273-006-000	757	MAPLE AVE	1.0	17.20
143-273-007-000	2837	ELM ST	1.0	17.20
143-273-008-000	2843	ELM ST	1.0	17.20
143-273-009-000	2851	ELM ST	1.0	17.20
143-273-010-000	2859	ELM ST	1.0	17.20
143-273-011-000	2865	ELM ST	1.0	17.20
143-273-012-000	2871	ELM ST	1.0	17.20
143-273-013-000	2879	ELM ST	1.0	17.20
143-273-014-000	2885	ELM ST	1.0	17.20
143-273-015-000	2889	ELM ST	1.0	17.20
143-273-016-000	2897	ELM ST	1.0	17.20
143-273-017-000	2894	BIRCH ST	1.0	17.20
143-273-018-000	2892	BIRCH ST	1.0	17.20
143-273-019-000	2888	BIRCH ST	1.0	17.20
143-273-020-000	2882	BIRCH ST	1.0	17.20
143-273-021-000	2874	BIRCH ST	1.0	17.20

**City of Livingston**  
**BAD - Country Roads**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-273-022-000	2868	BIRCH ST	1.0	17.20
143-273-023-000	2860	BIRCH ST	1.0	17.20
143-273-024-000	763	ALDER ST	1.0	17.20
143-273-025-000	775	ALDER ST	1.0	17.20
143-273-026-000	787	ALDER ST	1.0	17.20
143-273-027-000	799	ALDER WAY	1.0	17.20
143-273-028-000	2850	BLACK PINE WAY	1.0	17.20
143-274-001-000	2867	BIRCH ST	1.0	17.20
143-274-002-000	2873	BIRCH ST	1.0	17.20
143-274-003-000	2881	BIRCH ST	1.0	17.20
143-274-004-000	2887	BIRCH ST	1.0	17.20
143-274-005-000	2891	BIRCH ST	1.0	17.20
143-274-006-000	2895	BIRCH ST	1.0	17.20
143-274-007-000	2899	BIRCH ST	1.0	17.20
143-274-008-000	2901	BIRCH ST	1.0	17.20
143-274-009-000	2915	BIRCH ST	1.0	17.20
143-274-010-000	785	CEDAR LN	1.0	17.20
143-274-011-000	795	CEDAR LN	1.0	17.20
143-274-012-000	801	CEDAR LN	1.0	17.20
143-274-013-000	2914	BLACK PINE WAY	1.0	17.20
143-274-014-000	2900	BLACK PINE WAY	1.0	17.20
143-274-015-000	2898	BLACK PINE WAY	1.0	17.20
143-274-016-000	2894	BLACK PINE WAY	1.0	17.20
143-274-017-000	2892	BLACK PINE WAY	1.0	17.20
143-274-018-000	2888	BLACK PINE WAY	1.0	17.20
143-274-019-000	2882	BLACK PINE WAY	1.0	17.20
143-274-020-000	2874	BLACK PINE WAY	1.0	17.20
143-274-021-000	800	ALDER WAY	1.0	17.20
143-275-001-000	700	SYCAMORE ST	1.0	17.20
143-275-002-000	710	SYCAMORE ST	1.0	17.20
143-275-003-000	724	SYCAMORE ST	1.0	17.20
143-275-004-000	746	SYCAMORE ST	1.0	17.20
143-275-005-000	760	SYCAMORE ST	1.0	17.20
143-275-006-000	768	SYCAMORE ST	1.0	17.20
143-275-007-000	771	CEDAR CT	1.0	17.20
143-275-008-000	761	CEDAR CT	1.0	17.20
143-275-009-000	747	CEDAR CT	1.0	17.20
143-275-010-000	729	CEDAR CT	1.0	17.20
143-275-011-000	709	CEDAR CT	1.0	17.20
143-275-012-000	702	CEDAR CT	1.0	17.20
143-275-013-000	712	CEDAR CT	1.0	17.20
143-275-014-000	722	CEDAR CT	1.0	17.20
143-275-015-000	734	CEDAR CT	1.0	17.20
143-275-016-000	742	CEDAR CT	1.0	17.20
143-275-017-000	758	CEDAR CT	1.0	17.20
143-275-018-000	770	CEDAR CT	1.0	17.20
143-275-019-000	776	CEDAR ST	1.0	17.20
143-275-020-000	788	CEDAR ST	1.0	17.20
143-275-021-000	794	CEDAR LN	1.0	17.20
143-275-022-000	800	CEDAR LN	1.0	17.20
143-275-023-000	806	CEDAR LN	1.0	17.20
143-281-002-000	924	DWIGHT WAY	1.0	17.20
143-281-003-000	912	DWIGHT WAY	1.0	17.20



**City of Livingston**  
**BAD - Country Roads**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-281-005-000	888	DWIGHT WAY	1.0	17.20
143-281-006-000	876	DWIGHT WAY	1.0	17.20
143-281-007-000	864	DWIGHT WAY	1.0	17.20
143-281-008-000	852	DWIGHT WAY	1.0	17.20
143-281-009-000	840	DWIGHT WAY	1.0	17.20
143-281-010-000	836	MAPLE CT	1.0	17.20
143-281-011-000	848	MAPLE CT	1.0	17.20
143-281-012-000	860	MAPLE CT	1.0	17.20
143-281-013-000	872	MAPLE CT	1.0	17.20
143-281-014-000	884	MAPLE CT	1.0	17.20
143-281-015-000	896	MAPLE CT	1.0	17.20
143-281-016-000	908	MAPLE CT	1.0	17.20
143-281-017-000	920	MAPLE CT	1.0	17.20
143-281-018-000	913	MAPLE CT	1.0	17.20
143-281-019-000	901	MAPLE CT	1.0	17.20
143-281-020-000	889	MAPLE CT	1.0	17.20
143-281-021-000	877	MAPLE CT	1.0	17.20
143-281-022-000	865	MAPLE CT	1.0	17.20
143-281-023-000	853	MAPLE CT	1.0	17.20
143-281-024-000	841	MAPLE CT	1.0	17.20
143-281-025-000	2843	BLACK PINE WAY	1.0	17.20
143-281-026-000	2851	BLACK PINE WAY	1.0	17.20
143-281-027-000	2859	BLACK PINE WAY	1.0	17.20
143-281-028-000	2865	BLACK PINE WAY	1.0	17.20
143-281-029-000	2871	BLACK PINE WAY	1.0	17.20
143-281-030-000	2885	BLACK PINE WAY	1.0	17.20
143-281-031-000	2895	BLACK PINE WAY	1.0	17.20
143-281-032-000	2899	BLACK PINE WAY	1.0	17.20
143-281-033-000	801	ZELKOVA WAY	1.0	17.20
143-281-034-000	817	ZELKOVA WAY	1.0	17.20
143-281-035-000	2892	AMBER CT	1.0	17.20
143-281-036-000	2888	AMBER CT	1.0	17.20
143-281-037-000	2882	AMBER CT	1.0	17.20
143-281-038-000	2874	AMBER CT	1.0	17.20
143-281-039-000	2868	AMBER CT	1.0	17.20
143-281-040-000	2864	AMBER CT	1.0	17.20
143-281-041-000	2858	AMBER CT	1.0	17.20
143-281-042-000	2859	AMBER CT	1.0	17.20
143-281-043-000	2869	AMBER CT	1.0	17.20
143-281-044-000	2865	AMBER CT	1.0	17.20
143-281-045-000	2867	AMBER CT	1.0	17.20
143-281-046-000	2873	AMBER CT	1.0	17.20
143-281-047-000	2881	AMBER CT	1.0	17.20
143-281-048-000	2887	AMBER CT	1.0	17.20
143-281-049-000	2891	AMBER CT	1.0	17.20
143-281-050-000	827	ZELKOVA WAY	1.0	17.20
143-281-051-000	2906	EVERGREEN CT	1.0	17.20
143-281-052-000	2900	EVERGREEN CT	1.0	17.20
143-281-053-000	2894	EVERGREEN CT	1.0	17.20
143-281-054-000	2882	EVERGREEN CT	1.0	17.20
143-281-055-000	2876	EVERGREEN CT	1.0	17.20
143-281-056-000	2870	EVERGREEN CT	1.0	17.20
143-281-057-000	2864	EVERGREEN CT	1.0	17.20

**City of Livingston**  
**BAD - Country Roads**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-281-058-000	2858	EVERGREEN CT	1.0	17.20
143-281-059-000	2859	EVERGREEN CT	1.0	17.20
143-281-060-000	2865	EVERGREEN CT	1.0	17.20
143-281-061-000			1.0	17.20
143-281-062-000	2877	EVERGREEN CT	1.0	17.20
143-281-063-000	2881	EVERGREEN CT	1.0	17.20
143-281-064-000	2887	EVERGREEN CT	1.0	17.20
143-281-065-000	2895	EVERGREEN CT	1.0	17.20
143-281-066-000	2901	EVERGREEN CT	1.0	17.20
143-281-067-000			1.0	17.20
143-281-068-000	2913	EVERGREEN WAY	1.0	17.20
143-281-069-000	2919	EVERGREEN WAY	1.0	17.20
143-281-070-000	2925	EVERGREEN CT	1.0	17.20
143-281-071-000	2931	EVERGREEN WAY	1.0	17.20
143-281-072-000	2937	EVERGREEN WAY	1.0	17.20
143-281-073-000	2943	EVERGREEN CT	1.0	17.20
143-281-074-000	866	CEDAR LN	1.0	17.20
143-281-075-000	860	CEDAR LN	1.0	17.20
143-281-076-000	854	CEDAR LN	1.0	17.20
143-281-077-000	848	CEDAR LN	1.0	17.20
143-281-078-000	842	CEDAR LN	1.0	17.20
143-281-079-000	836	CEDAR LN	1.0	17.20
143-281-080-000	830	CEDAR LN	1.0	17.20
143-281-081-000	824	CEDAR LN	1.0	17.20
143-281-082-000	818	CEDAR LN	1.0	17.20
143-281-083-000	812	CEDAR LN	1.0	17.20
143-282-001-000	828	ZELKOVA WAY	1.0	17.20
143-282-002-000	824	ZELKOVA WAY	1.0	17.20
143-282-003-000	816	ZELKOVA WAY	1.0	17.20
143-282-004-000	812	ZELKOVA WAY	1.0	17.20
143-282-005-000	800	ZELKOVA WAY	1.0	17.20
143-282-006-000	2901	BLACK PINE WAY	1.0	17.20
143-282-007-000	817	CEDAR LN	1.0	17.20
143-282-008-000	827	CEDAR LN	1.0	17.20
143-282-009-000	833	CEDAR LN	1.0	17.20
143-282-010-000	839	CEDAR LN	1.0	17.20
143-282-011-000	845	CEDAR LN	1.0	17.20
143-282-012-000	851	CEDAR LN	1.0	17.20
143-282-013-000	857	CEDAR LN	1.0	17.20
143-282-014-000	840	ZELKOVA WAY	1.0	17.20
143-282-015-000	834	ZELKOVA WAY	1.0	17.20

Summary Fields	Value
Number of Parcels to be Levied	200
Total EDUs	200.00
Total Charges	\$3,440.00

**City of Livingston**  
**BAD - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	AREA	CHARGE (\$)
023-091-012-000	2349	BURGUNDY DR	1.0	A	24.52
023-091-013-000	2363	BURGUNDY DR	1.0	A	24.52
023-091-014-000	2377	BURGUNDY DR	1.0	A	24.52
023-091-015-000	2391	BURGUNDY DR	1.0	A	24.52
023-091-016-000	2403	BURGUNDY DR	1.0	A	24.52
023-091-017-000	2417	BURGUNDY DR	1.0	A	24.52
023-091-018-000	2431	BURGUNDY DR	1.0	A	24.52
023-091-019-000	2449	BURGUNDY DR	1.0	A	24.52
023-091-020-000	2463	BURGUNDY DR	1.0	B	78.12
023-091-021-000	2477	BURGUNDY DR	1.0	B	78.12
023-093-009-000	1322	CHABLIS CT	1.0	A	24.52
023-093-010-000	1336	CHABLIS CT	1.0	A	24.52
023-093-011-000	1350	CHABLIS CT	1.0	A	24.52
023-093-012-000	1408	CHABLIS CT	1.0	A	24.52
023-093-013-000	1422	CHABLIS CT	1.0	A	24.52
023-093-014-000	1432	CHABLIS CT	1.0	A	24.52
023-093-015-000	1446	CHABLIS CT	1.0	A	24.52
023-093-016-000	1459	CHABLIS CT	1.0	A	24.52
023-093-017-000	1447	CHABLIS CT	1.0	A	24.52
023-093-018-000	1435	CHABLIS CT	1.0	A	24.52
023-093-019-000	1421	CHABLIS CT	1.0	A	24.52
023-093-020-000	1407	CHABLIS CT	1.0	A	24.52
023-093-021-000	1347	CHABLIS CT	1.0	A	24.52
023-093-022-000	1333	CHABLIS CT	1.0	A	24.52
023-093-023-000	1323	CHABLIS CT	1.0	A	24.52
023-093-024-000	1322	CHARDONNAY WAY	1.0	A	24.52
023-093-025-000	1336	CHARDONNAY WAY	1.0	A	24.52
023-093-026-000	1350	CHARDONNAY WAY	1.0	A	24.52
023-093-027-000	1408	CHARDONNAY WAY	1.0	A	24.52
023-093-028-000	1422	CHARDONNAY WAY	1.0	A	24.52
023-093-029-000	1432	CHARDONNAY WAY	1.0	A	24.52
023-093-030-000	1446	CHARDONNAY WAY	1.0	A	24.52
023-093-031-000	1458	CHARDONNAY WAY	1.0	A	24.52
023-094-001-000	1323	CHARDONNAY WAY	1.0	A	24.52
023-094-002-000	1333	CHARDONNAY WAY	1.0	A	24.52
023-094-003-000	1347	CHARDONNAY WAY	1.0	A	24.52
023-094-004-000	1407	CHARDONNAY WAY	1.0	A	24.52
023-094-005-000	1421	CHARDONNAY WAY	1.0	A	24.52
023-094-006-000	1435	CHARDONNAY WAY	1.0	A	24.52
023-094-007-000	1447	CHARDONNAY WAY	1.0	A	24.52
023-094-008-000	1459	CHARDONNAY WAY	1.0	A	24.52
023-094-009-000	1470	CHIANTI DR	1.0	B	78.12
023-094-010-000	1458	CHIANTI DR	1.0	B	78.12
023-094-011-000	1446	CHIANTI DR	1.0	B	78.12
023-094-012-000	1434	CHIANTI DR	1.0	B	78.12
023-094-013-000	1422	CHIANTI DR	1.0	B	78.12
023-094-014-000	1408	CHIANTI DR	1.0	B	78.12
023-094-015-000	1346	CHIANTI DR	1.0	B	78.12
023-094-016-000	1334	CHIANTI DR	1.0	B	78.12
023-094-017-000	1322	CHIANTI DR	1.0	B	78.12
023-100-001-000	2491	BURGUNDY DR	1.0	B	78.12
023-100-002-000	2507	BURGUNDY DR	1.0	B	78.12
023-100-003-000	2521	BURGUNDY DR	1.0	B	78.12

**City of Livingston**  
**BAD - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	AREA	CHARGE (\$)
023-100-004-000	2535	BURGUNDY DR	1.0	B	78.12
023-100-005-000	2551	BURGUNDY DR	1.0	B	78.12
023-100-006-000	2565	BURGUNDY DR	1.0	B	78.12
023-100-007-000	2579	BURGUNDY DR	1.0	B	78.12
023-100-008-000	2593	BURGUNDY DR	1.0	B	78.12
023-100-009-000	2607	BURGUNDY DR	1.0	B	78.12
023-100-010-000	2621	BURGUNDY DR	1.0	B	78.12
023-100-011-000	2635	BURGUNDY DR	1.0	B	78.12
023-100-012-000	2634	BURGUNDY DR	1.0	B	78.12
023-100-013-000	2620	BURGUNDY DR	1.0	B	78.12
023-100-014-000	2606	BURGUNDY DR	1.0	B	78.12
023-100-015-000	2607	CLARET CIR	1.0	B	78.12
023-100-016-000	2621	CLARET CIR	1.0	B	78.12
023-100-017-000	2635	CLARET CIR	1.0	B	78.12
023-100-018-000	2634	CLARET CIR	1.0	B	78.12
023-100-019-000	2620	CLARET CIR	1.0	B	78.12
023-100-020-000	2606	CLARET CIR	1.0	B	78.12
023-100-021-000	1458	PINOT DR	1.0	B	78.12
023-100-022-000	1446	PINOT DR	1.0	B	78.12
023-100-023-000	1434	PINOT DR	1.0	B	78.12
023-100-024-000	1422	PINOT DR	1.0	B	78.12
023-100-025-000	1346	PINOT DR	1.0	B	78.12
023-100-026-000	1334	PINOT DR	1.0	B	78.12
023-100-027-000	1322	PINOT DR	1.0	B	78.12
023-100-028-000	2570	BURGUNDY DR	1.0	B	78.12
023-100-029-000	2552	BURGUNDY DR	1.0	B	78.12
023-100-030-000	2534	BURGUNDY DR	1.0	B	78.12
023-100-031-000	2508	BURGUNDY DR	1.0	B	78.12
023-100-032-000	1323	CHIANTI DR	1.0	B	78.12
023-100-033-000	1333	CHIANTI DR	1.0	B	78.12
023-100-034-000	1347	CHIANTI DR	1.0	B	78.12
023-100-035-000	1407	CHIANTI DR	1.0	B	78.12
023-100-036-000	1421	CHIANTI DR	1.0	B	78.12
023-100-037-000	1435	CHIANTI DR	1.0	B	78.12
023-100-038-000	1449	CHIANTI DR	1.0	B	78.12
023-100-039-000	1458	BRANDY CT	1.0	B	78.12
023-100-040-000	1446	BRANDY CT	1.0	B	78.12
023-100-041-000	1434	BRANDY CT	1.0	B	78.12
023-100-042-000	1422	BRANDY CT	1.0	B	78.12
023-100-043-000	1408	BRANDY CT	1.0	B	78.12
023-100-044-000	1401	BRANDY CT	1.0	B	78.12
023-100-045-000	1407	BRANDY CT	1.0	B	78.12
023-100-046-000	1421	BRANDY CT	1.0	B	78.12
023-100-047-000	1435	BRANDY CT	1.0	B	78.12
023-100-048-000	1449	BRANDY CT	1.0	B	78.12
023-110-018-000	2349	ZINFANDEL DR	1.0	A	24.52
023-110-019-000	2363	ZINFANDEL DR	1.0	A	24.52
023-110-020-000	2377	ZINFANDEL DR	1.0	A	24.52
023-110-021-000	2391	ZINFANDEL DR	1.0	A	24.52
023-110-022-000	2403	ZINFANDEL DR	1.0	A	24.52
023-110-023-000	2402	ZINFANDEL DR	1.0	A	24.52
023-110-024-000	2390	ZINFANDEL DR	1.0	A	24.52
023-110-025-000	2376	ZINFANDEL DR	1.0	A	24.52

**City of Livingston**  
**BAD - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	AREA	CHARGE (\$)
023-110-026-000	2362	ZINFANDEL DR	1.0	A	24.52
023-110-027-000	2348	ZINFANDEL DR	1.0	A	24.52
023-110-028-000	2349	JOHANNISBURG DR	1.0	A	24.52
023-110-029-000	2363	JOHANNISBURG DR	1.0	A	24.52
023-110-030-000	2377	JOHANNISBURG DR	1.0	A	24.52
023-110-031-000	2391	JOHANNISBURG DR	1.0	A	24.52
023-110-032-000	2403	JOHANNISBURG DR	1.0	A	24.52
023-110-033-000	1602	CHARDONNAY WAY	1.0	A	24.52
023-110-034-000	2390	JOHANNISBURG DR	1.0	A	24.52
023-110-035-000	2376	JOHANNISBURG DR	1.0	A	24.52
023-110-036-000	2362	JOHANNISBURG DR	1.0	A	24.52
023-110-037-000	2348	JOHANNISBURG DR	1.0	A	24.52
023-110-038-000	2349	PEACH AVE	1.0	A	24.52
023-110-039-000	2363	PEACH AVE	1.0	A	24.52
023-110-040-000	2377	PEACH AVE	1.0	A	24.52
023-110-041-000	2391	PEACH AVE	1.0	A	24.52
023-110-042-000	1618	CHARDONNAY WAY	1.0	A	24.52
023-110-043-000	1634	CHARDONNAY WAY	1.0	A	24.52
023-110-044-000	1633	CHARDONNAY WAY	1.0	A	24.52
023-110-045-000	1617	CHARDONNAY WAY	1.0	A	24.52
023-110-046-000	1601	CHARDONNAY WAY	1.0	A	24.52
023-110-047-000	1547	CHARDONNAY WAY	1.0	A	24.52
023-110-048-000	1535	CHARDONNAY WAY	1.0	A	24.52
023-110-049-000	1521	CHARDONNAY WAY	1.0	A	24.52
023-110-050-000	1507	CHARDONNAY WAY	1.0	A	24.52
023-110-051-000	1495	CHARDONNAY WAY	1.0	A	24.52
023-110-052-000	1483	CHARDONNAY WAY	1.0	A	24.52
023-110-053-000	1471	CHARDONNAY WAY	1.0	A	24.52
023-120-001-000	1463	CHIANTI DR	1.0	B	78.12
023-120-002-000	1470	BRANDY CT	1.0	B	78.12
023-120-003-000	1463	BRANDY WAY	1.0	B	78.12
023-120-004-000	1470	PINOT DR	1.0	B	78.12
023-120-005-000	2621	BRANDY WAY	1.0	B	78.12
023-120-006-000	2631	BRANDY WAY	1.0	B	78.12
023-120-007-000	2641	BRANDY WAY	1.0	B	78.12
023-120-008-000	2651	BRANDY WAY	1.0	B	78.12
023-120-009-000	2661	BRANDY WAY	1.0	B	78.12
023-120-010-000	2671	BRANDY WAY	1.0	B	78.12
023-120-011-000	2681	BRANDY WAY	1.0	B	78.12
023-120-012-000	1463	AMARETTO WAY	1.0	B	78.12
023-120-013-000	1477	AMARETTO WAY	1.0	B	78.12
023-120-014-000	1495	AMARETTO WAY	1.0	B	78.12
023-120-015-000	1521	AMARETTO WAY	1.0	B	78.12
023-120-016-000	1537	AMARETTO WAY	1.0	B	78.12
023-120-017-000	1553	AMARETTO WAY	1.0	B	78.12
023-120-018-000	1569	AMARETTO WAY	1.0	B	78.12
023-120-019-000	1585	AMARETTO WAY	1.0	B	78.12
023-120-020-000	1601	AMARETTO WAY	1.0	B	78.12
023-120-021-000	1617	AMARETTO WAY	1.0	B	78.12
023-120-022-000	1633	AMARETTO WAY	1.0	B	78.12
023-120-023-000	2600	BRANDY WAY	1.0	B	78.12
023-120-024-000	2610	BRANDY WAY	1.0	B	78.12
023-120-025-000	2622	BRANDY WAY	1.0	B	78.12

**City of Livingston**  
**BAD - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	AREA	CHARGE (\$)
023-120-026-000	2632	BRANDY WAY	1.0	B	78.12
023-120-027-000	2642	BRANDY WAY	1.0	B	78.12
023-120-028-000	2652	BRANDY WAY	1.0	B	78.12
023-120-029-000	2662	BRANDY WAY	1.0	B	78.12
023-120-030-000	2672	BRANDY WAY	1.0	B	78.12
023-120-031-000	2681	BARDOLO DR	1.0	B	78.12
023-120-032-000	2671	BARDOLO DR	1.0	B	78.12
023-120-033-000	2661	BARDOLO DR	1.0	B	78.12
023-120-034-000	2651	BARDOLO DR	1.0	B	78.12
023-120-035-000	2641	BARDOLO DR	1.0	B	78.12
023-120-036-000	2631	BARDOLO DR	1.0	B	78.12
023-120-037-000	2621	BARDOLO DR	1.0	B	78.12
023-120-038-000	1601	ROSE CT	1.0	B	78.12
023-120-040-000	1649	ROSE CT	1.0	B	78.12
023-120-041-000	1633	ROSE CT	1.0	B	78.12
023-120-042-000	1617	ROSE CT	1.0	B	78.12
023-120-043-000	2548	BARDOLO DR	1.0	B	78.12
023-120-044-000	2570	BARDOLO DR	1.0	B	78.12
023-120-045-000	2584	BARDOLO DR	1.0	B	78.12
023-120-046-000	1618	ROSE CT	1.0	B	78.12
023-120-047-000	1632	ROSE CT	1.0	B	78.12
023-120-048-000	1633	LAMBRUSCO LN	1.0	B	78.12
023-120-049-000	1617	LAMBRUSCO LN	1.0	B	78.12
023-120-050-000	1601	LAMBRUSCO LN	1.0	B	78.12
023-120-051-000	2508	BRANDY WAY	1.0	B	78.12
023-120-052-000	2520	BRANDY WAY	1.0	B	78.12
023-120-053-000	2534	BRANDY WAY	1.0	B	78.12
023-120-054-000	2550	BRANDY WAY	1.0	B	78.12
023-120-055-000	2568	BRANDY WAY	1.0	B	78.12
023-120-056-000	2578	BRANDY WAY	1.0	B	78.12
023-120-057-000	2592	BRANDY WAY	1.0	B	78.12
023-120-058-000	2611	BARDOLO DR	1.0	B	78.12
023-120-059-000	2593	BARDOLO DR	1.0	B	78.12
023-120-060-000	2579	BARDOLO DR	1.0	B	78.12
023-120-061-000	2569	BARDOLO DR	1.0	B	78.12
023-120-062-000	2551	BARDOLO DR	1.0	B	78.12
023-120-063-000	2535	BARDOLO DR	1.0	B	78.12
023-120-064-000	2521	BARDOLO DR	1.0	B	78.12
023-120-065-000	2507	BARDOLO DR	1.0	B	78.12
023-120-066-000	1482	CHIANTI DR	1.0	B	78.12
023-120-067-000	1494	CHIANTI DR	1.0	B	78.12
023-120-068-000	1522	CHIANTI DR	1.0	B	78.12
023-120-069-000	1534	CHIANTI DR	1.0	B	78.12
023-120-070-000	1552	CHIANTI DR	1.0	B	78.12
023-120-071-000	1568	CHIANTI CT	1.0	B	78.12
023-120-072-000	1584	CHIANTI CT	1.0	B	78.12
023-120-073-000	1602	CHIANTI CT	1.0	B	78.12
023-120-074-000	1618	CHIANTI CT	1.0	B	78.12
023-120-075-000	1632	CHIANTI CT	1.0	B	78.12
023-120-076-000	1617	CHIANTI CT	1.0	B	78.12
023-120-077-000	1601	CHIANTI CT	1.0	B	78.12
023-120-078-000	2508	BARDOLO DR	1.0	B	78.12
023-120-079-000	2520	BARDOLO DR	1.0	B	78.12

**City of Livingston**  
**BAD - Vintage West**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	AREA	CHARGE (\$)
023-120-080-000	2534	BARDOLINO DR	1.0	B	78.12
023-120-081-000	1602	LAMBRUSCO LN	1.0	B	78.12
023-120-082-000	1618	LAMBRUSCO LN	1.0	B	78.12
023-120-083-000	1634	LAMBRUSCO LN	1.0	B	78.12

Summary Fields	Value
Number of Parcels to be Levied	216
Total EDUs - Area A	75.00
Total EDUs - Area B	141.00
Total Charges - Area A	\$1,839.00
Total Charges - Area B	\$11,014.92



**City of Livingston**  
**BAD - Monte Cristo**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-140-001-000	1325	EMERALD DR	1.0	119.24
022-140-002-000	927	RUBY WAY	1.0	119.24
022-140-003-000	919	RUBY WAY	1.0	119.24
022-140-004-000	1511	SAPPHIRE DR	1.0	119.24
022-140-005-000	1515	SAPPHIRE DR	1.0	119.24
022-140-006-000	1331	EMERALD DR	1.0	119.24
022-140-007-000	1337	EMERALD DR	1.0	119.24
022-140-008-000	907	TURQUOISE CT	1.0	119.24
022-140-009-000	901	TURQUOISE CT	1.0	119.24
022-140-010-000	904	TURQUOISE CT	1.0	119.24
022-140-011-000	910	TURQUOISE CT	1.0	119.24
022-140-012-000	1405	EMERALD DR	1.0	119.24
022-140-013-000	1411	EMERALD DR	1.0	119.24
022-140-014-000	1417	EMERALD DR	1.0	119.24
022-140-015-000	1423	EMERALD DR	1.0	119.24
022-140-016-000	1429	EMERALD DR	1.0	119.24
022-151-001-000	1521	SAPPHIRE DR	1.0	119.24
022-151-002-000	1527	SAPPHIRE DR	1.0	119.24
022-151-003-000	1533	SAPPHIRE DR	1.0	119.24
022-151-004-000	1605	SAPPHIRE DR	1.0	119.24
022-151-005-000	1611	SAPPHIRE DR	1.0	119.24
022-151-006-000	1617	SAPPHIRE DR	1.0	119.24
022-151-007-000	1623	SAPPHIRE DR	1.0	119.24
022-151-008-000	1629	SAPPHIRE DR	1.0	119.24
022-151-009-000	906	TOPAZ WAY	1.0	119.24
022-151-010-000	912	TOPAZ WAY	1.0	119.24
022-151-011-000	924	TOPAZ WAY	1.0	119.24
022-151-012-000	930	TOPAZ WAY	1.0	119.24
022-151-013-000	936	TOPAZ WAY	1.0	119.24
022-151-014-000	942	TOPAZ WAY	1.0	119.24
022-151-015-000	948	TOPAZ WAY	1.0	119.24
022-151-016-000	954	TOPAZ WAY	1.0	119.24
022-151-017-000	960	TOPAZ WAY	1.0	119.24
022-151-018-000	933	TOPAZ WAY	1.0	119.24
022-151-019-000	972	TOPAZ WAY	1.0	119.24
022-152-001-000	926	RUBY WAY	1.0	119.24
022-152-002-000	1615	EMERALD DR	1.0	119.24
022-152-003-000	1621	EMERALD DR	1.0	119.24
022-152-004-000	957	TOPAZ WAY	1.0	119.24
022-152-005-000	951	TOPAZ WAY	1.0	119.24
022-152-006-000	945	TOPAZ WAY	1.0	119.24
022-152-007-000	939	TOPAZ WAY	1.0	119.24
022-152-008-000	933	TOPAZ WAY	1.0	119.24
022-152-009-000	1622	SAPPHIRE DR	1.0	119.24
022-152-010-000	1616	SAPPHIRE DR	1.0	119.24
022-152-011-000	1610	SAPPHIRE DR	1.0	119.24
022-152-012-000	934	OPAL CT	1.0	119.24
022-152-013-000	940	OPAL CT	1.0	119.24
022-152-014-000	944	OPAL CT	1.0	119.24
022-152-015-000	946	OPAL CT	1.0	119.24
022-152-016-000	941	OPAL CT	1.0	119.24
022-152-017-000	935	OPAL CT	1.0	119.24
022-152-018-000	929	OPAL CT	1.0	119.24

**City of Livingston  
BAD - Monte Cristo  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-152-019-000	921	OPAL CT	1.0	119.24
022-152-020-000	932	RUBY WAY	1.0	119.24
022-152-021-000	938	RUBY WAY	1.0	119.24
022-152-022-000	1507	EMERALD DR	1.0	119.24
022-152-023-000	1513	EMERALD DR	1.0	119.24
022-152-024-000	1519	EMERALD DR	1.0	119.24
022-152-025-000	1525	EMERALD DR	1.0	119.24
022-152-026-000	1529	EMERALD DR	1.0	119.24
022-152-027-000	1535	EMERALD DR	1.0	119.24
022-152-028-000	1603	EMERALD DR	1.0	119.24
022-152-029-000	1609	EMERALD DR	1.0	119.24

Summary Fields	Value
Number of Parcels to be Levied	64
Total EDUs	64.00
Total Charges	\$7,631.36

**City of Livingston**  
**BAD - Monte Cristo II**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-131-001-000	1581	BAY MEADOW LN	1.0	119.24
022-131-002-000			1.0	119.24
022-131-003-000	1569	BAY MEADOW LN	1.0	119.24
022-131-004-000	1563	BAY MEADOW LN	1.0	119.24
022-131-005-000	1557	BAY MEADOW LN	1.0	119.24
022-131-006-000	1551	BAY MEADOW LN	1.0	119.24
022-131-007-000	725	FAIRLANE DR	1.0	119.24
022-131-008-000	731	FAIRLANE DR	1.0	119.24
022-131-009-000	737	FAIRLANE DR	1.0	119.24
022-131-010-000	745	FAIRLANE DR	1.0	119.24
022-131-011-000	751	FAIRLANE DR	1.0	119.24
022-131-012-000	1552	MONTECITO DR	1.0	119.24
022-131-013-000	1558	MONTECITO DR	1.0	119.24
022-131-014-000	1564	MONTECITO DR	1.0	119.24
022-131-015-000	1570	MONTECITO DR	1.0	119.24
022-131-016-000	1576	MONTECITO DR	1.0	119.24
022-131-017-000	1582	MONTECITO DR	1.0	119.24
022-131-018-000	1588	MONTECITO DR	1.0	119.24
022-131-019-000	750	KENSINGTON DR	1.0	119.24
022-131-020-000	744	KENSINGTON DR	1.0	119.24
022-131-021-000	738	KENSINGTON	1.0	119.24
022-131-022-000	1588	BAY MEADOW LN	1.0	119.24
022-131-023-000	1594	BAY MEADOW LN	1.0	119.24
022-132-001-000	1587	BAY MEADOW LN	1.0	119.24
022-132-002-000	1593	BAY MEADOW LN	1.0	119.24
022-133-001-000	726	FAIRLANE DR	1.0	119.24
022-133-002-000	732	FAIRLANE DR	1.0	119.24
022-133-003-000	738	FAIRLANE DR	1.0	119.24
022-133-004-000	1571	MONTECITO DR	1.0	119.24
022-133-005-000	739	KENSINGTON DR	1.0	119.24
022-133-006-000	733	KENSINGTON DR	1.0	119.24
022-133-007-000	727	KENSINGTON DR	1.0	119.24
022-133-008-000	1572	BAY MEADOW LN	1.0	119.24
022-161-001-000	1599	BAY MEADOW LN	1.0	119.24
022-161-002-000	1605	BAY MEADOW LN	1.0	119.24
022-161-003-000	1611	BAY MEADOW LN	1.0	119.24
022-161-004-000	1617	BAY MEADOW LN	1.0	119.24
022-161-005-000	1623	BAY MEADOW LN	1.0	119.24
022-161-006-000	1629	BAY MEADOW LN	1.0	119.24
022-161-007-000	1635	BAY MEADOW LN	1.0	119.24
022-161-008-000	1641	BAY MEADOW LN	1.0	119.24
022-161-009-000	720	CAMBRIA PL	1.0	119.24
022-161-010-000	726	CAMBRIA PL	1.0	119.24
022-161-011-000	732	CAMBRIA PL	1.0	119.24
022-161-012-000	738	CAMBRIA PL	1.0	119.24
022-161-013-000	744	CAMBRIA PL	1.0	119.24
022-162-001-000	728	OAKHURST PL	1.0	119.24
022-162-002-000	734	OAKHURST PL	1.0	119.24
022-162-003-000	740	OAKHURST PL	1.0	119.24
022-162-004-000	1623	JANTZ DR	1.0	119.24
022-162-005-000	741	CAMBRIA PL	1.0	119.24
022-162-006-000	735	CAMBRIA PL	1.0	119.24
022-162-007-000	729	CAMBRIA PL	1.0	119.24

**City of Livingston  
BAD - Monte Cristo II  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-162-008-000	1628	BAY MEADOW LN	1.0	119.24
022-163-001-000	1600	BAY MEADOW LN	1.0	119.24
022-163-002-000	733	OAKHURST PL	1.0	119.24
022-163-003-000	739	OAKHURST PL	1.0	119.24
022-163-004-000	745	OAKHURST PL	1.0	119.24
022-163-005-000	1608	JANTZ DR	1.0	119.24
022-163-006-000	1614	JANTZ DR	1.0	119.24
022-163-007-000	1620	JANTZ DR	1.0	119.24
022-163-008-000	1626	JANTZ DR	1.0	119.24
022-163-009-000	1632	JANTZ DR	1.0	119.24
022-163-010-000	1638	JANTZ DR	1.0	119.24
022-163-011-000	1644	JANTZ DR	1.0	119.24
022-163-012-000	1650	JANTZ DR	1.0	119.24

Summary Fields	Value
Number of Parcels to be Levied	66
Total EDUs	66.00
Total Charges	\$7,869.84

**City of Livingston**  
**BAD - Vinewood Estates**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-030-002-000	611	RAVENSWOOD DR	1.0	44.58
022-030-003-000	629	RAVENSWOOD DR	1.0	44.58
022-030-004-000	647	RAVENSWOOD DR	1.0	44.58
022-030-005-000	665	RAVENSWOOD DR	1.0	44.58
022-030-006-000	683	RAVENSWOOD DR	1.0	44.58
022-030-007-000	707	RAVENSWOOD DR	1.0	44.58
022-030-008-000	713	RAVENSWOOD DR	1.0	44.58
022-030-009-000	719	RAVENSWOOD DR	1.0	44.58
022-030-010-000	725	RAVENSWOOD DR	1.0	44.58
022-030-011-000	731	RAVENSWOOD DR	1.0	44.58
022-030-012-000	712	RAVENSWOOD DR	1.0	44.58
022-030-013-000	664	RAVENSWOOD DR	1.0	44.58
022-030-014-000	646	RAVENSWOOD DR	1.0	44.58
022-030-015-000	628	RAVENSWOOD DR	1.0	44.58
022-030-016-000	610	RAVENSWOOD DR	1.0	44.58
022-030-017-000	611	ALMONDWOOD DR	1.0	44.58
022-030-018-000	629	ALMONDWOOD DR	1.0	44.58
022-030-019-000	647	ALMONDWOOD DR	1.0	44.58
022-030-020-000	665	ALMONDWOOD DR	1.0	44.58
022-030-021-000	680	CHERRYWOOD WA\	1.0	44.58
022-030-022-000	625	BRIARWOOD DR	1.0	44.58
022-030-023-000	624	BRIARWOOD DR	1.0	44.58
022-030-024-000	720	CHERRYWOOD CT	1.0	44.58
022-030-025-000	732	CHERRYWOOD CT	1.0	44.58
022-030-026-000	744	CHERRYWOOD CT	1.0	44.58
022-030-027-000	756	CHERRYWOOD CT	1.0	44.58
022-030-028-000	757	CHERRYWOOD CT	1.0	44.58
022-030-029-000	745	CHERRYWOOD CT	1.0	44.58
022-030-030-000	733	CHERRYWOOD CT	1.0	44.58
022-030-031-000	721	CHERRYWOOD CT	1.0	44.58
022-030-032-000	576	BRIARWOOD DR	1.0	44.58
022-030-033-000	550	BRIARWOOD DR	1.0	44.58
022-041-001-000	737	RAVENSWOOD DR	1.0	44.58
022-041-002-000	743	RAVENSWOOD DR	1.0	44.58
022-041-003-000	749	RAVENSWOOD DR	1.0	44.58
022-041-004-000	755	RAVENSWOOD DR	1.0	44.58
022-041-005-000	761	RAVENSWOOD DR	1.0	44.58
022-041-006-000	767	RAVENSWOOD DR	1.0	44.58
022-041-007-000	773	RAVENSWOOD DR	1.0	44.58
022-041-008-000	779	RAVENSWOOD DR	1.0	44.58
022-041-009-000	556	ELMWOOD WAY	1.0	44.58
022-041-010-000	568	ELMWOOD WAY	1.0	44.58
022-041-011-000	580	ELMWOOD WAY	1.0	44.58
022-041-012-000	592	ELMWOOD WAY	1.0	44.58
022-041-013-000	593	F ST	1.0	44.58
022-041-014-000	581	F ST	1.0	44.58
022-041-015-000	569	F ST	1.0	44.58
022-041-016-000	557	F ST	1.0	44.58
022-042-001-000	718	RAVENSWOOD DR	1.0	44.58
022-042-002-000	724	RAVENSWOOD DR	1.0	44.58
022-042-003-000	730	RAVENSWOOD DR	1.0	44.58
022-042-004-000	736	RAVENSWOOD DR	1.0	44.58
022-042-005-000	742	RAVENSWOOD DR	1.0	44.58

**City of Livingston**  
**BAD - Vinewood Estates**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-042-006-000	748	RAVENSWOOD DR	1.0	44.58
022-042-007-000	754	RAVENSWOOD DR	1.0	44.58
022-042-008-000	581	ELMWOOD WAY	1.0	44.58
022-042-009-000	593	ELMWOOD WAY	1.0	44.58
022-042-010-000	731	ALMONDWOOD DR	1.0	44.58
022-042-011-000	725	ALMONDWOOD DR	1.0	44.58
022-042-012-000	719	ALMONDWOOD DR	1.0	44.58
022-042-013-000	713	ALMONDWOOD DR	1.0	44.58
022-042-014-000	707	ALMONDWOOD DR	1.0	44.58
022-043-001-000	657	OAKWOOD WAY	1.0	44.58
022-043-002-000	669	OAKWOOD WAY	1.0	44.58
022-043-003-000	681	OAKWOOD WAY	1.0	44.58
022-043-004-000	675	BRIARWOOD DR	1.0	44.58
022-043-005-000	651	BRIARWOOD DR	1.0	44.58
022-044-001-000	724	ALMONDWOOD DR	1.0	44.58
022-044-002-000	750	ALMONDWOOD DR	1.0	44.58
022-044-003-000	632	OAKWOOD WAY	1.0	44.58
022-044-004-000	644	OAKWOOD WAY	1.0	44.58
022-044-005-000	656	OAKWOOD WAY	1.0	44.58
022-044-006-000	668	OAKWOOD WAY	1.0	44.58
022-044-007-000	680	OAKWOOD WAY	1.0	44.58
022-044-008-000	692	OAKWOOD WAY	1.0	44.58
022-044-009-000	693	ELMWOOD WAY	1.0	44.58
022-044-010-000	681	ELMWOOD WAY	1.0	44.58
022-044-011-000	669	ELMWOOD WAY	1.0	44.58
022-044-012-000	657	ELMWOOD WAY	1.0	44.58
022-044-013-000	645	ELMWOOD WAY	1.0	44.58
022-044-014-000	633	ELMWOOD WAY	1.0	44.58
022-044-015-000	621	ELMWOOD WAY	1.0	44.58
022-044-016-000	609	ELMWOOD WAY	1.0	44.58
022-045-001-000	608	ELMWOOD WAY	1.0	44.58
022-045-002-000	620	ELMWOOD WAY	1.0	44.58
022-045-003-000	632	ELMWOOD WAY	1.0	44.58
022-045-004-000	644	ELMWOOD WAY	1.0	44.58
022-045-005-000	656	ELMWOOD WAY	1.0	44.58
022-045-006-000	668	ELMWOOD WAY	1.0	44.58
022-045-007-000	680	ELMWOOD WAY	1.0	44.58
022-045-008-000	692	ELMWOOD WAY	1.0	44.58
022-045-009-000	693	F ST	1.0	44.58
022-045-010-000	681	F ST	1.0	44.58
022-045-011-000	669	F ST	1.0	44.58
022-045-012-000	657	F ST	1.0	44.58
022-045-013-000	645	F ST	1.0	44.58
022-045-014-000	633	F ST	1.0	44.58
022-045-015-000	621	F ST	1.0	44.58
022-045-016-000	609	F ST	1.0	44.58
022-046-001-000	650	BRIARWOOD DR	1.0	44.58
022-046-002-000	676	BRIARWOOD DR	1.0	44.58
022-046-003-000	721	OAKWOOD CT	1.0	44.58
022-046-004-000	733	OAKWOOD CT	1.0	44.58
022-046-005-000	745	OAKWOOD CT	1.0	44.58
022-046-006-000	757	OAKWOOD CT	1.0	44.58
022-046-007-000	756	OAKWOOD CT	1.0	44.58

**City of Livingston**  
**BAD - Vinewood Estates**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-046-008-000	744	OAKWOOD CT	1.0	44.58
022-046-009-000	732	OAKWOOD CT	1.0	44.58
022-046-010-000	720	OAKWOOD CT	1.0	44.58
022-046-011-000	724	BRIARWOOD DR	1.0	44.58
022-046-012-000	750	BRIARWOOD DR	1.0	44.58
022-046-013-000	776	BRIARWOOD DR	1.0	44.58
022-046-014-000	721	ELMWOOD CT	1.0	44.58
022-046-015-000	733	ELMWOOD CT	1.0	44.58
022-046-016-000	745	ELMWOOD CT	1.0	44.58
022-046-017-000	757	ELMWOOD CT	1.0	44.58
022-046-020-000	732	ELMWOOD CT	1.0	44.58
022-046-021-000	720	ELMWOOD CT	1.0	44.58
022-046-022-000	824	BRIARWOOD DR	1.0	44.58
022-046-023-000	850	BRIARWOOD DR	1.0	44.58
022-046-024-000	876	BRIARWOOD DR	1.0	44.58
022-046-025-000	721	F ST	1.0	44.58
022-046-026-000	733	F ST	1.0	44.58

Summary Fields	Value
Number of Parcels to be Levied	123
Total EDUs	123.00
Total Charges	\$5,483.34



**City of Livingston**  
**BAD - Vinewood Estates II**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-030-036-000	505	BRIARWOOD DR	1.0	66.40
022-030-037-000	513	BRIARWOOD DR	1.0	66.40
022-030-038-000	521	BRIARWOOD DR	1.0	66.40
022-030-039-000	529	BRIARWOOD DR	1.0	66.40
022-030-040-000	537	BRIARWOOD DR	1.0	66.40
022-030-041-000	545	BRIARWOOD DR	1.0	66.40
022-030-042-000			1.0	66.40
022-030-043-000	639	CHERRYWOOD WAY	1.0	66.40
022-030-044-000	629	CHERRYWOOD WAY	1.0	66.40
022-030-045-000	621	CHERRYWOOD WAY	1.0	66.40
022-030-046-000	308	W RAVENSWOOD CT	1.0	66.40
022-030-047-000	602	W RAVENSWOOD CT	1.0	66.40
022-030-048-000	601	E RAVENSWOOD CT	1.0	66.40
022-030-049-000	607	E RAVENSWOOD CT	1.0	66.40
022-030-050-000	609	E RAVENSWOOD CT	1.0	66.40

Summary Fields	Value
Number of Parcels to be Levied	15
Total EDUs	15.00
Total Charges	\$996.00

**City of Livingston**  
**BAD - Kensington Park South**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
023-100-050-000	2797	COLLEEN CT	1.0	31.82
023-100-051-000	2783	COLLEEN CT	1.0	31.82
023-100-052-000	2769	COLLEEN CT	1.0	31.82
023-100-053-000	2755	COLLEEN CT	1.0	31.82
023-100-054-000	2741	COLLEEN CT	1.0	31.82
023-100-055-000	2740	COLLEEN CT	1.0	31.82
023-100-056-000	2754	COLLEEN CT	1.0	31.82
023-100-057-000	2768	COLLEEN CT	1.0	31.82
023-100-058-000	2782	COLLEEN CT	1.0	31.82
023-100-059-000	2796	COLLEEN CT	1.0	31.82
023-100-060-000	2775	CLARET CIR	1.0	31.82
023-100-061-000	2761	CLARET CIR	1.0	31.82
023-100-062-000	2747	CLARET CIR	1.0	31.82
023-100-063-000	2733	CLARET CIR	1.0	31.82
023-100-064-000	2719	CLARET CIR	1.0	31.82
023-100-065-000	2705	CLARET CIR	1.0	31.82
023-100-066-000	2691	CLARET CIR	1.0	31.82
023-100-067-000	2677	CLARET CIR	1.0	31.82
023-100-068-000	2663	CLARET CIR	1.0	31.82
023-100-069-000	2649	CLARET CIR	1.0	31.82
023-100-070-000	2648	CLARET CIR	1.0	31.82
023-100-071-000	2662	CLARET CIR	1.0	31.82
023-100-072-000	2676	CLARET CIR	1.0	31.82
023-100-073-000	2690	CLARET CIR	1.0	31.82
023-100-074-000	2704	CLARET CIR	1.0	31.82
023-100-075-000	2718	CLARET CIR	1.0	31.82
023-100-076-000	2732	CLARET CIR	1.0	31.82
023-100-077-000	2746	CLARET CIR	1.0	31.82
023-100-078-000	2760	CLARET CIR	1.0	31.82
023-100-079-000	2774	CLARET CIR	1.0	31.82

Summary Fields	Value
Number of Parcels to be Levied	30
Total EDUs	30.00
Total Charges	\$954.60

**City of Livingston**  
**BAD - Bridgeport**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-073-001-000	901	MISTY HARBOUR DR	1.0	120.72
022-073-002-000	913	MISTY HARBOUR DR	1.0	120.72
022-073-003-000	923	MISTY HARBOUR DR	1.0	120.72
022-073-004-000	933	MISTY HARBOUR DR	1.0	120.72
022-073-005-000	943	MISTY HARBOUR DR	1.0	120.72
022-073-006-000	953	MISTY HARBOUR DR	1.0	120.72
022-073-007-000	963	MISTY HARBOUR DR	1.0	120.72
022-073-008-000	973	MISTY HARBOUR DR	1.0	120.72
022-073-009-000	983	MISTY HARBOUR DR	1.0	120.72
022-074-001-000	900	MISTY HARBOUR DR	1.0	120.72
022-074-002-000	903	BRIDGEPORT AVE	1.0	120.72
022-074-003-000	915	BRIDGEPORT AVE	1.0	120.72
022-074-004-000	925	BRIDGEPORT AVE	1.0	120.72
022-074-005-000	935	BRIDGEPORT AVE	1.0	120.72
022-074-006-000	945	BRIDGEPORT AVE	1.0	120.72
022-074-007-000	955	BRIDGEPORT AVE	1.0	120.72
022-074-008-000	965	BRIDGEPORT AVE	1.0	120.72
022-074-009-000	975	BRIDGEPORT AVE	1.0	120.72
022-074-010-000	985	BRIDGEPORT AVE	1.0	120.72
022-074-011-000	980	MISTY HARBOUR DR	1.0	120.72
022-074-012-000	970	MISTY HARBOUR DR	1.0	120.72
022-074-013-000	960	MISTY HARBOUR DR	1.0	120.72
022-074-014-000	950	MISTY HARBOUR DR	1.0	120.72
022-074-015-000	940	MISTY HARBOUR DR	1.0	120.72
022-074-016-000	930	MISTY HARBOUR DR	1.0	120.72
022-074-017-000	920	MISTY HARBOUR DR	1.0	120.72
022-074-018-000	910	MISTY HARBOUR DR	1.0	120.72
022-075-001-000	902	BRIDGEPORT AVE	1.0	120.72
022-075-002-000	912	BRIDGEPORT AVE	1.0	120.72
022-075-003-000	922	BRIDGEPORT AVE	1.0	120.72
022-075-004-000	932	BRIDGEPORT AVE	1.0	120.72
022-075-005-000	942	BRIDGEPORT AVE	1.0	120.72
022-075-006-000	952	BRIDGEPORT AVE	1.0	120.72
022-075-007-000	962	BRIDGEPORT AVE	1.0	120.72
022-075-008-000	972	BRIDGEPORT AVE	1.0	120.72
022-075-009-000	982	BRIDGEPORT AVE	1.0	120.72
022-101-001-000	1033	MISTY HARBOUR DR	1.0	120.72
022-101-002-000	1043	MISTY HARBOUR DR	1.0	120.72
022-101-003-000	1053	MISTY HARBOUR DR	1.0	120.72
022-101-004-000	1063	MISTY HARBOUR DR	1.0	120.72
022-101-005-000	1073	MISTY HARBOUR DR	1.0	120.72
022-101-006-000	1023	MISTY HARBOUR DR	1.0	120.72
022-101-007-000	1013	MISTY HARBOUR DR	1.0	120.72
022-101-008-000	1003	MISTY HARBOUR DR	1.0	120.72
022-101-009-000	993	MISTY HARBOUR DR	1.0	120.72
022-102-001-000	521	SEAPORT VILLAGE DF	1.0	120.72
022-102-002-000	541	SEAPORT VILLAGE DF	1.0	120.72
022-102-003-000	551	SEAPORT VILLAGE DF	1.0	120.72
022-102-004-000	1015	BRIDGEPORT AVE	1.0	120.72
022-102-005-000	1005	BRIDGEPORT AVE	1.0	120.72
022-102-006-000	995	BRIDGEPORT AVE	1.0	120.72
022-102-007-000	990	MISTY HARBOUR DR	1.0	120.72
022-102-008-000	1000	MISTY HARBOUR DR	1.0	120.72

**City of Livingston  
BAD - Bridgeport  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-102-009-000	1010	MISTY HARBOUR DR	1.0	120.72
022-103-001-000	520	SEAPORT VILLAGE DF	1.0	120.72
022-103-002-000	530	SEAPORT VILLAGE DF	1.0	120.72
022-103-003-000	540	SEAPORT VILLAGE DF	1.0	120.72
022-103-004-000	550	SEAPORT VILLAGE DF	1.0	120.72
022-103-005-000	560	SEAPORT VILLAGE DF	1.0	120.72
022-103-006-000	570	SEAPORT VILLAGE DF	1.0	120.72
022-103-007-000	577	MONT CLIFF WAY	1.0	120.72
022-103-008-000	567	MONT CLIFF WAY	1.0	120.72
022-103-009-000	557	MONT CLIFF WAY	1.0	120.72
022-103-010-000	547	MONT CLIFF WAY	1.0	120.72
022-103-011-000	537	MONT CLIFF WAY	1.0	120.72
022-103-012-000	527	MONT CLIFF WAY	1.0	120.72
022-103-013-000	580	SEAPORT VILLAGE DF	1.0	120.72
022-103-014-000	587	MONT CLIFF WAY	1.0	120.72
022-104-001-000	502	MONT CLIFF WAY	1.0	120.72
022-104-002-000	512	MONT CLIFF WAY	1.0	120.72
022-104-003-000	522	MONT CLIFF WAY	1.0	120.72
022-104-004-000	532	MONT CLIFF WAY	1.0	120.72
022-104-005-000	542	MONT CLIFF WAY	1.0	120.72
022-104-006-000	552	MONT CLIFF WAY	1.0	120.72
022-104-007-000	562	MONT CLIFF WAY	1.0	120.72
022-104-008-000	572	MONT CLIFF WAY	1.0	120.72
022-104-009-000	582	MONT CLIFF WAY	1.0	120.72
022-107-001-000			1.0	120.72
022-107-002-000	1002	BRIDGEPORT AVE	1.0	120.72
022-107-003-000	1012	BRIDGEPORT AVE	1.0	120.72
022-107-004-000	1022	BRIDGEPORT AVE	1.0	120.72
022-107-005-000	1032	BRIDGEPORT AVE	1.0	120.72

Summary Fields	Value
Number of Parcels to be Levied	82
Total EDUs	82.00
Total Charges	\$9,899.04

**City of Livingston**  
**BAD - Davante Villas**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-081-001-000			1.0	122.40
022-081-002-000	912	BRIARWOOD DR	1.0	122.40
022-081-003-000	922	BRIARWOOD DR	1.0	122.40
022-081-004-000	938	BRIARWOOD DR	1.0	122.40
022-081-005-000	952	BRIARWOOD DR	1.0	122.40
022-081-006-000	951	DALLAS CT	1.0	122.40
022-081-007-000	935	DALLAS CT	1.0	122.40
022-081-008-000	925	DALLAS CT	1.0	122.40
022-081-009-000	915	DALLAS CT	1.0	122.40
022-081-010-000	903	DALLAS CT	1.0	122.40
022-081-011-000	902	DALLAS CT	1.0	122.40
022-081-012-000	912	DALLAS CT	1.0	122.40
022-081-013-000	922	DALLAS CT	1.0	122.40
022-081-014-000	938	DALLAS CT	1.0	122.40
022-081-015-000			1.0	122.40
022-081-016-000	951	MONTELENA CT	1.0	122.40
022-081-017-000	935	MONTELENA CT	1.0	122.40
022-081-018-000	925	MONTELENA CT	1.0	122.40
022-081-019-000	915	MONTELENA CT	1.0	122.40
022-081-020-000	903	MONTELENA CT	1.0	122.40
022-081-021-000	902	MONTELENA CT	1.0	122.40
022-081-022-000	912	MONTELENA CT	1.0	122.40
022-081-023-000	922	MONTELENA CT	1.0	122.40
022-081-024-000	938	MONTELENA CT	1.0	122.40
022-081-025-000	952	MONTELENA CT	1.0	122.40
022-081-026-000	951	CHASTANET CT	1.0	122.40
022-081-027-000	935	CHASTANET CT	1.0	122.40
022-081-028-000	925	CHASTANET CT	1.0	122.40
022-081-029-000	915	CHASTANET CT	1.0	122.40
022-081-030-000	901	CHASTANET CT	1.0	122.40
022-081-031-000	902	CHASTANET CT	1.0	122.40
022-081-032-000			1.0	122.40
022-081-033-000			1.0	122.40
022-081-034-000	912	CHASTANET CT	1.0	122.40
022-081-035-000	922	CHASTANET CT	1.0	122.40
022-081-036-000			1.0	122.40
022-081-037-000			1.0	122.40
022-081-038-000	938	CHASTANET CT	1.0	122.40
022-081-039-000			1.0	122.40
022-081-040-000	952	CHASTANET CT	1.0	122.40
022-081-041-000			1.0	122.40
022-081-042-000	962	CHASTANET CT	1.0	122.40
022-081-043-000			1.0	122.40
022-081-044-000			1.0	122.40
022-081-045-000	888	VINE CLIFF WAY	1.0	122.40
022-081-046-000	876	VINE CLIFF WAY	1.0	122.40
022-081-047-000	864	VINE CLIFF WAY	1.0	122.40
022-081-048-000	852	VINE CLIFF WAY	1.0	122.40
022-081-049-000	840	VINE CLIFF WAY	1.0	122.40
022-081-050-000	839	CHANDON CT	1.0	122.40
022-081-051-000	851	CHANDON CT	1.0	122.40
022-081-052-000	863	CHANDON CT	1.0	122.40
022-081-053-000	875	CHANDON CT	1.0	122.40
022-081-054-000	887	CHANDON CT	1.0	122.40

**City of Livingston**  
**BAD - Davante Villas**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-081-055-000	893	CHANDON CT	1.0	122.40
022-081-056-000	897	CHANDON CT	1.0	122.40
022-081-057-000	898	CHANDON CT	1.0	122.40
022-081-058-000	894	CHANDON CT	1.0	122.40
022-081-059-000	888	CHANDON CT	1.0	122.40
022-081-060-000	876	CHANDON CT	1.0	122.40
022-081-061-000	864	CHANDON CT	1.0	122.40
022-081-062-000	852	CHANDON CT	1.0	122.40
022-081-063-000			1.0	122.40
022-082-001-000	975	MONTELENA AVE	1.0	122.40
022-082-002-000			1.0	122.40
022-082-003-000	995	MONTELENA AVE	1.0	122.40
022-082-004-000	1005	MONTELENA AVE	1.0	122.40
022-082-005-000	1015	MONTELENA AVE	1.0	122.40
022-082-006-000	1025	MONTELENA AVE	1.0	122.40
022-082-007-000	992	DALLAS DR	1.0	122.40
022-082-008-000	982	DALLAS DR	1.0	122.40
022-082-009-000	972	DALLAS DR	1.0	122.40
022-083-001-000	975	DALLAS DR	1.0	122.40
022-083-002-000	985	DALLAS DR	1.0	122.40
022-083-003-000	995	DALLAS DR	1.0	122.40
022-083-004-000	992	BRIARWOOD DR	1.0	122.40
022-083-005-000	982	BRIARWOOD DR	1.0	122.40
022-083-006-000	972	BRIARWOOD DR	1.0	122.40
022-084-001-000	656	F ST	1.0	122.40
022-084-002-000	668	F ST	1.0	122.40
022-084-003-000	903	BRIARWOOD DR	1.0	122.40
022-084-004-000	915	BRIARWOOD DR	1.0	122.40
022-084-005-000	925	BRIARWOOD DR	1.0	122.40
022-084-006-000	669	MIADORA CT	1.0	122.40
022-084-007-000	657	MIADORA CT	1.0	122.40
022-084-008-000	656	MIADORA CT	1.0	122.40
022-084-009-000	668	MIADORA CT	1.0	122.40
022-084-010-000	680	MIADORA CT	1.0	122.40
022-084-011-000	965	BRIARWOOD DR	1.0	122.40
022-084-012-000	975	BRIARWOOD DR	1.0	122.40
022-084-013-000	687	CALERO CT	1.0	122.40
022-084-014-000	669	CALERO CT	1.0	122.40
022-084-015-000	657	CALERO CT	1.0	122.40
022-091-001-000	1035	MONTELENA AVE	1.0	122.40
022-091-002-000	1045	MONTELENA AVE	1.0	122.40
022-091-003-000	1055	MONTELENA AVE	1.0	122.40
022-091-004-000	1065	MONTELENA AVE	1.0	122.40
022-091-005-000	1075	MONTELENA AVE	1.0	122.40
022-091-006-000	1072	DALLAS DR	1.0	122.40
022-091-007-000	1062	DALLAS DR	1.0	122.40
022-091-008-000	1052	DALLAS DR	1.0	122.40
022-091-009-000	1042	DALLAS DR	1.0	122.40
022-091-010-000	1032	DALLAS DR	1.0	122.40
022-091-011-000	1022	DALLAS DR	1.0	122.40
022-091-012-000	1012	DALLAS DR	1.0	122.40
022-091-013-000	1002	DALLAS DR	1.0	122.40
022-092-001-000			1.0	122.40
022-092-002-000			1.0	122.40

**City of Livingston**  
**BAD - Davante Villas**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-092-003-000			1.0	122.40
022-092-004-000			1.0	122.40
022-092-005-000			1.0	122.40
022-092-006-000			1.0	122.40
022-092-007-000			1.0	122.40
022-092-008-000			1.0	122.40
022-092-009-000			1.0	122.40
022-092-010-000	1072	AMARONE WAY	1.0	122.40
022-093-002-000			1.0	122.40
022-093-003-000			1.0	122.40
022-093-004-000	772	MONT CLIFF WAY	1.0	122.40
022-093-005-000	762	MONT CLIFF WAY	1.0	122.40
022-093-006-000	752	MONT CLIFF WAY	1.0	122.40
022-093-007-000	742	MONT CLIFF WAY	1.0	122.40
022-093-008-000	732	MONT CLIFF WAY	1.0	122.40
022-093-009-000	722	MONT CLIFF WAY	1.0	122.40
022-093-010-000	712	MONT CLIFF WAY	1.0	122.40
022-094-001-000	656	CALERO CT	1.0	122.40
022-094-002-000	668	CALERO CT	1.0	122.40
022-094-003-000	1003	BRIARWOOD DR	1.0	122.40
022-094-004-000	1013	BRIARWOOD DR	1.0	122.40
022-094-005-000	1023	BRIARWOOD DR	1.0	122.40
022-094-006-000	669	SEAPORT VILLAGE DR	1.0	122.40
022-094-007-000	657	SEAPORT VILLAGE DR	1.0	122.40
022-095-001-000	1005	DALLAS DR	1.0	122.40
022-095-002-000	1015	DALLAS DR	1.0	122.40
022-095-003-000	1025	DALLAS DR	1.0	122.40
022-095-004-000	1035	DALLAS DR	1.0	122.40
022-095-005-000	1045	DALLAS DR	1.0	122.40
022-095-006-000	1055	DALLAS DR	1.0	122.40
022-095-007-000	1065	DALLAS DR	1.0	122.40
022-095-008-000	1075	DALLAS DR	1.0	122.40
022-095-009-000	1072	BRIARWOOD DR	1.0	122.40
022-095-010-000	1062	BRIARWOOD DR	1.0	122.40
022-095-011-000	1052	BRIARWOOD DR	1.0	122.40
022-095-012-000	1042	BRIARWOOD DR	1.0	122.40
022-095-013-000	1032	BRIARWOOD DR	1.0	122.40
022-095-014-000	1022	BRIARWOOD DR	1.0	122.40
022-095-015-000	1012	BRIARWOOD DR	1.0	122.40
022-095-016-000	1002	BRIARWOOD DR	1.0	122.40
022-096-001-000	656	SEAPORT VILLAGE DR	1.0	122.40
022-096-002-000	668	SEAPORT VILLAGE DR	1.0	122.40
022-096-003-000	1053	BRIARWOOD DR	1.0	122.40
022-096-004-000	1063	BRIARWOOD DR	1.0	122.40
022-096-005-000	1073	BRIARWOOD DR	1.0	122.40

Summary Fields	Value
Number of Parcels to be Levied	153
Total EDUs	153.00
Total Charges	\$18,727.20



**City of Livingston  
BAD-Strawberry Fields  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-096-006-000	669	MONT CLIFF WAY	1.0	120.72
022-096-007-000	657	MONT CLIFF WAY	1.0	120.72
022-097-001-000	650	MONT CLIFF WAY	1.0	120.72
022-097-002-000	660	MONT CLIFF WAY	1.0	120.72
022-097-003-000	670	MONT CLIFF WAY	1.0	120.72
022-097-004-000	684	MONT CLIFF WAY	1.0	120.72

Summary Fields	Value
Number of Parcels to be Levied	6
Total EDUs	6.00
Total Charges	\$724.32

**City of Livingston**  
**BAD - Sundance (Country Villas)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-291-001-000	2881	TULARE CT	1.0	119.20
143-291-002-000	2873	TULARE CT	1.0	119.20
143-291-003-000	2865	TULARE CT	1.0	119.20
143-291-004-000	2859	TULARE ST	1.0	119.20
143-291-005-000	2849	TULARE ST	1.0	119.20
143-291-006-000	2841	TULARE CT	1.0	119.20
143-291-007-000	2835	TULARE CT	1.0	119.20
143-291-008-000	2827	TULARE CT	1.0	119.20
143-291-009-000	2825	TULARE CT	1.0	119.20
143-291-010-000	2828	TULARE CT	1.0	119.20
143-291-011-000	2836	TULARE CT	1.0	119.20
143-291-012-000	2842	TULARE CT	1.0	119.20
143-291-013-000	2850	TULARE CT	1.0	119.20
143-291-014-000	2860	TULARE CT	1.0	119.20
143-291-015-000	2866	TULARE CT	1.0	119.20
143-291-016-000	2874	TULARE CT	1.0	119.20
143-291-017-000	2882	TULARE ST	1.0	119.20
143-291-018-000	2883	FRANQUETTE CT	1.0	119.20
143-291-019-000	2875	FRANQUETTE CT	1.0	119.20
143-291-020-000	2867	FRANQUETTE CT	1.0	119.20
143-291-021-000	2861	FRANQUETTE CT	1.0	119.20
143-291-022-000	2851	FRANQUETTE CT	1.0	119.20
143-291-023-000	2843	FRANQUETTE CT	1.0	119.20
143-291-024-000	2837	FRANQUETTE CT	1.0	119.20
143-291-025-000	2829	FRANQUETTE CT	1.0	119.20
143-291-026-000	2827	FRANQUETTE CT	1.0	119.20
143-291-027-000	2830	FRANQUETTE CT	1.0	119.20
143-291-028-000	2838	FRANQUETTE CT	1.0	119.20
143-291-029-000	2844	FRANQUETTE CT	1.0	119.20
143-291-030-000	2852	FRANQUETTE CT	1.0	119.20
143-291-031-000	2862	FRANQUETTE CT	1.0	119.20
143-291-032-000	2868	FRANQUETTE CT	1.0	119.20
143-291-033-000	2876	FRANQUETTE CT	1.0	119.20
143-291-034-000	2884	FRANQUETTE CT	1.0	119.20
143-291-035-000	2885	TEHAMA DR	1.0	119.20
143-291-036-000	2871	TEHAMA DR	1.0	119.20
143-291-037-000	2861	TEHAMA DR	1.0	119.20
143-291-038-000	2853	TEHAMA DR	1.0	119.20
143-291-039-000	2845	TEHAMA DR	1.0	119.20
143-291-040-000	2839	TEHAMA DR	1.0	119.20
143-291-041-000	2831	TEHAMA DR	1.0	119.20
143-291-042-000	2823	TEHAMA DR	1.0	119.20
143-291-043-000	2817	TEHAMA DR	1.0	119.20
143-292-001-000	549	VINA CT	1.0	119.20
143-293-001-000	548	VINA CT	1.0	119.20
143-293-002-000	551	CHANDLER CT	1.0	119.20
143-294-001-000	550	CHANDLER CT	1.0	119.20
143-294-002-000	549	ALDRICH AVE	1.0	119.20
143-295-001-000	2909	TULARE ST	1.0	119.20
143-295-002-000	2917	TULARE ST	1.0	119.20
143-295-003-000	2923	TULARE ST	1.0	119.20
143-295-004-000	2931	TULARE ST	1.0	119.20
143-295-005-000	2937	TULARE ST	1.0	119.20

**City of Livingston**  
**BAD - Sundance (Country Villas)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-295-006-000	2945	TULARE ST	1.0	119.20
143-295-007-000	2953	TULARE ST	1.0	119.20
143-295-008-000	2959	TULARE ST	1.0	119.20
143-295-009-000	2965	TULARE ST	1.0	119.20
143-295-010-000	650	SERR AVE	1.0	119.20
143-295-011-000	644	SERR AVE	1.0	119.20
143-295-012-000	636	SERR AVE	1.0	119.20
143-295-013-000	630	SERR AVE	1.0	119.20
143-295-014-000	622	SERR AVE	1.0	119.20
143-295-015-000	616	SERR AVE	1.0	119.20
143-295-016-000	608	SERR AVE	1.0	119.20
143-295-017-000	602	SERR AVE	1.0	119.20
143-296-001-000	2910	TULARE ST	1.0	119.20
143-296-002-000	2911	FRANQUETTE ST	1.0	119.20
143-296-003-000	2919	FRANQUETTE ST	1.0	119.20
143-296-004-000	2925	FRANQUETTE ST	1.0	119.20
143-296-005-000	2933	FRANQUETTE ST	1.0	119.20
143-296-006-000	2941	FRANQUETTE ST	1.0	119.20
143-296-007-000	2949	FRANQUETTE ST	1.0	119.20
143-296-008-000	2955	FRANQUETTE ST	1.0	119.20
143-296-009-000	2954	TULARE ST	1.0	119.20
143-296-010-000	2946	TULARE ST	1.0	119.20
143-296-011-000	2938	TULARE ST	1.0	119.20
143-296-012-000	2932	TULARE ST	1.0	119.20
143-296-013-000	2924	TULARE ST	1.0	119.20
143-296-014-000	2918	TULARE ST	1.0	119.20
143-297-001-000	2912	FRANQUETTE ST	1.0	119.20
143-297-002-000	2913	TEHAMA DR	1.0	119.20
143-297-003-000	2921	TEHAMA DR	1.0	119.20
143-297-004-000	2927	TEHAMA DR	1.0	119.20
143-297-005-000	2935	TEHAMA DR	1.0	119.20
143-297-006-000	2943	TEHAMA DR	1.0	119.20
143-297-008-000	2957	TEHAMA DR	1.0	119.20
143-297-009-000	2956	FRANQUETTE ST	1.0	119.20
143-297-010-000	2948	FRANQUETTE ST	1.0	119.20
143-297-011-000	2940	FRANQUETTE ST	1.0	119.20
143-297-012-000	2932	FRANQUETTE ST	1.0	119.20
143-297-013-000	2922	FRANQUETTE ST	1.0	119.20
143-297-014-000	2918	FRANQUETTE ST	1.0	119.20
143-298-001-000	548	ALDRICH AVE	1.0	119.20
143-298-002-000	551	SAUBER CT	1.0	119.20
143-299-001-000	550	SAUBER CT	1.0	119.20
143-301-001-000	548	SERR CT	1.0	119.20
143-301-002-000	542	SERR CT	1.0	119.20
143-301-003-000	536	SERR CT	1.0	119.20
143-301-004-000			1.0	119.20
143-301-005-000	524	SERR CT	1.0	119.20
143-301-006-000			1.0	119.20
143-301-007-000	512	SERR CT	1.0	119.20
143-301-008-000	506	SERR CT	1.0	119.20
143-301-009-000	500	SERR CT	1.0	119.20
143-301-010-000	501	SERR CT	1.0	119.20
143-301-011-000	507	SERR CT	1.0	119.20

**City of Livingston**  
**BAD - Sundance (Country Villas)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-301-012-000	513	SERR CT	1.0	119.20
143-301-013-000	519	SERR CT	1.0	119.20
143-301-014-000	525	SERR CT	1.0	119.20
143-301-015-000			1.0	119.20
143-301-016-000	537	SERR CT	1.0	119.20
143-301-017-000	543	SERR CT	1.0	119.20
143-301-018-000	549	SERR CT	1.0	119.20
143-301-019-000	542	SAUBER CT	1.0	119.20
143-301-020-000	536	SAUBER CT	1.0	119.20
143-301-021-000	530	SAUBER CT	1.0	119.20
143-301-022-000	524	SAUBER CT	1.0	119.20
143-301-023-000	518	SAUBER CT	1.0	119.20
143-301-024-000	512	SAUBER CT	1.0	119.20
143-301-025-000	506	SAUBER CT	1.0	119.20
143-301-026-000	500	SAUBER CT	1.0	119.20
143-301-027-000	501	SAUBER CT	1.0	119.20
143-301-028-000	507	SAUBER CT	1.0	119.20
143-301-029-000	513	SAUBER CT	1.0	119.20
143-301-030-000	519	SAUBER CT	1.0	119.20
143-301-031-000	525	SAUBER CT	1.0	119.20
143-301-032-000	531	SAUBER CT	1.0	119.20
143-301-033-000	537	SAUBER CT	1.0	119.20
143-301-034-000	543	SAUBER CT	1.0	119.20
143-301-035-000	542	ALDRICH AVE	1.0	119.20
143-301-036-000	536	ALDRICH AVE	1.0	119.20
143-301-037-000	530	ALDRICH AVE	1.0	119.20
143-301-038-000	524	ALDRICH AVE	1.0	119.20
143-301-039-000	518	ALDRICH AVE	1.0	119.20
143-301-040-000	512	ALDRICH AVE	1.0	119.20
143-301-041-000	506	ALDRICH AVE	1.0	119.20
143-301-042-000	502	ALDRICH AVE	1.0	119.20
143-301-043-000	500	ALDRICH AVE	1.0	119.20
143-302-044-000	501	ALDRICH AVE	1.0	119.20
143-302-045-000	503	ALDRICH AVE	1.0	119.20
143-302-046-000	507	ALDRICH AVE	1.0	119.20
143-302-047-000	513	ALDRICH AVE	1.0	119.20
143-302-048-000	519	ALDRICH AVE	1.0	119.20
143-302-049-000	525	ALDRICH AVE	1.0	119.20
143-302-050-000	531	ALDRICH AVE	1.0	119.20
143-302-051-000	537	ALDRICH AVE	1.0	119.20
143-302-052-000	543	ALDRICH AVE	1.0	119.20
143-302-053-000	542	CHANDLER CT	1.0	119.20
143-302-054-000	536	CHANDLER CT	1.0	119.20
143-302-055-000	530	CHANDLER CT	1.0	119.20
143-302-056-000	524	CHANDLER CT	1.0	119.20
143-302-057-000	518	CHANDLER CT	1.0	119.20
143-302-058-000			1.0	119.20
143-302-059-000			1.0	119.20
143-302-060-000	500	CHANDLER CT	1.0	119.20
143-302-061-000			1.0	119.20
143-302-062-000			1.0	119.20
143-302-063-000	513	CHANDLER CT	1.0	119.20
143-302-064-000			1.0	119.20

**City of Livingston**  
**BAD - Sundance (Country Villas)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-302-065-000			1.0	119.20
143-302-066-000	531	CHANDLER CT	1.0	119.20
143-302-067-000	537	CHANDLER CT	1.0	119.20
143-302-068-000	548	CHANDLER CT	1.0	119.20
143-302-069-000			1.0	119.20
143-302-070-000	536	VINA CT	1.0	119.20
143-302-071-000			1.0	119.20
143-302-072-000	524	VINA CT	1.0	119.20
143-302-073-000	518	VINA CT	1.0	119.20
143-302-074-000	512	VINA CT	1.0	119.20
143-302-075-000	506	VINA CT	1.0	119.20
143-302-076-000	500	VINA CT	1.0	119.20
143-302-077-000	501	VINA CT	1.0	119.20
143-302-078-000	507	VINA CT	1.0	119.20
143-302-079-000	513	VINA CT	1.0	119.20
143-302-080-000	519	VINA CT	1.0	119.20
143-302-081-000	525	VINA CT	1.0	119.20
143-302-082-000			1.0	119.20
143-302-083-000	537	VINA CT	1.0	119.20
143-302-084-000	543	VINA CT	1.0	119.20

Summary Fields	Value
Number of Parcels to be Levied	179
Total EDUs	179.00
Total Charges	\$21,336.80

**City of Livingston**  
**BAD- Sundance IV**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-311-001-000	2817	TRIGGER LN	1.0	120.72
143-311-002-000	2823	TRIGGER LN	1.0	120.72
143-311-003-000	2831	TRIGGER LN	1.0	120.72
143-311-004-000	2839	TRIGGER LN	1.0	120.72
143-311-005-000	2845	TRIGGER LN	1.0	120.72
143-311-006-000	2853	TRIGGER LN	1.0	120.72
143-311-007-000	2861	TRIGGER LN	1.0	120.72
143-311-008-000	2871	TRIGGER LN	1.0	120.72
143-311-009-000	2885	TRIGGER LN	1.0	120.72
143-311-010-000	2895	TRIGGER LN	1.0	120.72
143-312-001-000	425	EVANS LN	1.0	120.72
143-312-002-000	437	EVANS LN	1.0	120.72
143-312-003-000	449	EVANS LN	1.0	120.72
143-312-004-000	461	EVANS LN	1.0	120.72
143-312-005-000	473	EVANS LN	1.0	120.72
143-313-001-000	425	SUNDANCE ST	1.0	120.72
143-313-002-000	437	SUNDANCE ST	1.0	120.72
143-313-003-000	449	SUNDANCE ST	1.0	120.72
143-313-004-000	461	SUNDANCE ST	1.0	120.72
143-313-005-000	473	SUNDANCE ST	1.0	120.72
143-313-006-000	472	EVANS LN	1.0	120.72
143-313-007-000	460	EVANS LN	1.0	120.72
143-313-008-000	448	EVANS LN	1.0	120.72
143-313-009-000	436	EVANS LN	1.0	120.72
143-313-010-000	424	EVANS LN	1.0	120.72
143-314-001-000	425	ALDRICH AVE	1.0	120.72
143-314-002-000	437	ALDRICH AVE	1.0	120.72
143-314-003-000	449	ALDRICH AVE	1.0	120.72
143-314-004-000	461	ALDRICH AVE	1.0	120.72
143-314-005-000	473	ALDRICH AVE	1.0	120.72
143-314-006-000	472	SUNDANCE ST	1.0	120.72
143-314-007-000	460	SUNDANCE ST	1.0	120.72
143-314-008-000	448	SUNDANCE ST	1.0	120.72
143-314-009-000	436	SUNDANCE ST	1.0	120.72
143-314-010-000	424	SUNDANCE ST	1.0	120.72
143-315-001-000	2816	AUTRY LN	1.0	120.72
143-315-002-000	2822	AUTRY LN	1.0	120.72
143-315-003-000	2830	AUTRY LN	1.0	120.72
143-315-004-000	2838	AUTRY LN	1.0	120.72
143-315-005-000	2844	AUTRY LN	1.0	120.72
143-315-006-000	2852	AUTRY LN	1.0	120.72
143-315-007-000	2860	AUTRY LN	1.0	120.72
143-315-008-000	2870	AUTRY LN	1.0	120.72
143-315-009-000	2884	AUTRY LN	1.0	120.72
143-315-010-000	2894	AUTRY LN	1.0	120.72
143-316-001-000	2913	TRIGGER LN	1.0	120.72
143-316-002-000	2921	TRIGGER LN	1.0	120.72
143-316-003-000	2927	TRIGGER LN	1.0	120.72
143-316-004-000	2935	TRIGGER LN	1.0	120.72
143-316-005-000	2943	TRIGGER LN	1.0	120.72
143-316-006-000	2949	TRIGGER LN	1.0	120.72
143-316-007-000	2957	TRIGGER LN	1.0	120.72
143-316-008-000	2965	TRIGGER LN	1.0	120.72

**City of Livingston**  
**BAD- Sundance IV**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
143-316-009-000	2973	TRIGGER LN	1.0	120.72
143-316-010-000	2981	TRIGGER LN	1.0	120.72
143-316-011-000	2989	TRIGGER LN	1.0	120.72
143-316-012-000	2997	TRIGGER LN	1.0	120.72
143-316-013-000	412	ROGERS AVE	1.0	120.72
143-316-014-000	424	ROGERS AVE	1.0	120.72
143-316-015-000	436	ROGERS AVE	1.0	120.72
143-316-016-000	448	ROGERS AVE	1.0	120.72
143-316-017-000	460	ROGERS AVE	1.0	120.72
143-316-018-000	472	ROGERS AVE	1.0	120.72
143-316-019-000	480	ROGERS AVE	1.0	120.72
143-316-020-000	488	ROGERS AVE	1.0	120.72
143-316-021-000	496	ROGERS AVE	1.0	120.72
143-317-001-000	424	ALDRICH AVE	1.0	120.72
143-317-002-000	2924	TRIGGER LN	1.0	120.72
143-317-003-000	2930	TRIGGER LN	1.0	120.72
143-317-004-000	2938	TRIGGER LN	1.0	120.72
143-317-005-000	2946	TRIGGER LN	1.0	120.72
143-317-006-000	2952	TRIGGER LN	1.0	120.72
143-317-007-000	2960	TRIGGER LN	1.0	120.72
143-317-008-000	2968	TRIGGER LN	1.0	120.72
143-317-009-000	2978	TRIGGER LN	1.0	120.72
143-317-010-000	2979	SILVER LN	1.0	120.72
143-317-011-000	2969	SILVER LN	1.0	120.72
143-317-012-000	2961	SILVER LN	1.0	120.72
143-317-013-000	2953	SILVER LN	1.0	120.72
143-317-014-000	2947	SILVER LN	1.0	120.72
143-317-015-000	2939	SILVER LN	1.0	120.72
143-317-016-000	2931	SILVER LN	1.0	120.72
143-317-017-000	2925	SILVER LN	1.0	120.72
143-317-018-000	448	ALDRICH AVE	1.0	120.72
143-317-019-000	436	ALDRICH AVE	1.0	120.72
143-318-001-000	473	WYATT EARP CT	1.0	120.72
143-318-002-000	485	WYATT EARP CT	1.0	120.72
143-318-003-000	497	WYATT EARP CT	1.0	120.72
143-318-004-000	496	WYATT EARP CT	1.0	120.72
143-318-005-000	484	WYATT EARP CT	1.0	120.72
143-318-006-000	472	WYATT EARP CT	1.0	120.72
143-318-007-000	473	CISCO CT	1.0	120.72
143-318-008-000	485	CISCO CT	1.0	120.72
143-318-009-000	497	CISCO CT	1.0	120.72
143-318-010-000	496	CISCO CT	1.0	120.72
143-318-011-000	484	CISCO CT	1.0	120.72
143-318-012-000	472	CISCO CT	1.0	120.72

Summary Fields	Value
Number of Parcels to be Levied	97
Total EDUs	97.00
Total Charges	\$11,709.84

**City of Livingston**  
**BAD-Parkside**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-062-005-000	377	TASHIMA DR	1.0	120.72
022-062-006-000	371	TASHIMA DR	1.0	120.72
022-062-007-000	363	TASHIMA DR	1.0	120.72
022-062-008-000	355	TASHIMA DR	1.0	120.72
022-062-009-000	343	TASHIMA CT	1.0	120.72
022-062-010-000	335	TASHIMA CT	1.0	120.72
022-062-011-000			1.0	120.72
022-062-012-000	321	TASHIMA DR	1.0	120.72
022-062-013-000	1012	PARADISE DR	1.0	120.72
022-062-014-000	322	PARADISE DR	1.0	120.72
022-062-015-000	328	PARADISE DR	1.0	120.72
022-062-016-000	334	PARADISE DR	1.0	120.72
022-067-007-000	301	PARADISE DR	1.0	120.72
022-067-008-000	307	PARADISE DR	1.0	120.72
022-067-009-000	315	PARADISE DR	1.0	120.72
022-067-010-000	951	DOSANGH CT	1.0	120.72
022-067-011-000	939	DOSANGH CT	1.0	120.72
022-067-012-000	923	DOSANGH CT	1.0	120.72
022-067-013-000	310	DOSANGH CT	1.0	120.72
022-067-014-000	308	DOSANGH CT	1.0	120.72
022-067-015-000	300	DOSANGH CT	1.0	120.72
022-067-016-000	301	DOSANGH CT	1.0	120.72
022-067-017-000	307	DOSANGH CT	1.0	120.72
022-067-018-000	315	DOSANGH CT	1.0	120.72
022-067-019-000	323	DOSANGH CT	1.0	120.72
022-067-020-000	329	DOSANGH CT	1.0	120.72
022-067-021-000	335	DOSANGH CT	1.0	120.72
022-067-022-000	912	DOSANGH CT	1.0	120.72
022-067-023-000	924	DOSANGH CT	1.0	120.72
022-067-024-000	938	DOSANGH CT	1.0	120.72
022-067-025-000	950	DOSANGH CT	1.0	120.72
022-068-004-000	1085	FERNWOOD WAY	1.0	120.72
022-068-005-000	1067	FERNWOOD WAY	1.0	120.72
022-068-006-000	1049	FERNWOOD WAY	1.0	120.72
022-068-007-000	1031	FERNWOOD WAY	1.0	120.72
022-068-008-000	1013	FERNWOOD WAY	1.0	120.72
022-069-001-000	320	TASHIMA DR	1.0	120.72
022-069-002-000	328	TASHIMA DR	1.0	120.72
022-069-003-000	336	TASHIMA DR	1.0	120.72
022-069-004-000	344	TASHIMA DR	1.0	120.72
022-069-005-000	354	TASHIMA DR	1.0	120.72
022-069-006-000	362	TASHIMA DR	1.0	120.72
022-069-007-000	368	TASHIMA DR	1.0	120.72
022-069-008-000	376	TASHIMA DR	1.0	120.72
022-105-002-000	407	TASHIMA CT	1.0	120.72
022-105-003-000	419	TASHIMA CT	1.0	120.72
022-105-004-000	429	TASHIMA CT	1.0	120.72
022-105-005-000	437	TASHIMA CT	1.0	120.72
022-105-006-000	447	TASHIMA CT	1.0	120.72
022-105-007-000	457	TASHIMA CT	1.0	120.72
022-105-008-000	469	TASHIMA CT	1.0	120.72
022-105-009-000	454	TASHIMA CT	1.0	120.72
022-105-010-000	444	TASHIMA CT	1.0	120.72



**City of Livingston**  
**BAD-Parkside**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-105-011-000	436	TASHIMA CT	1.0	120.72
022-105-012-000	428	TASHIMA CT	1.0	120.72
022-105-013-000	418	TASHIMA CT	1.0	120.72
022-105-014-000	406	TASHIMA CT	1.0	120.72
022-105-015-000	398	TASHIMA CT	1.0	120.72
022-105-016-000	390	TASHIMA CT	1.0	120.72
022-108-001-000	385	TASHIMA DR	1.0	120.72
022-108-002-000	393	TASHIMA DR	1.0	120.72
022-111-001-000	1103	FERNWOOD WAY	1.0	120.72
022-111-002-000	1125	FERNWOOD WAY	1.0	120.72
022-111-003-000	1147	FERNWOOD WAY	1.0	120.72
022-111-004-000	1169	FERNWOOD WAY	1.0	120.72
022-111-005-000	1191	FERNWOOD WAY	1.0	120.72
022-111-006-000	1213	FERNWOOD WAY	1.0	120.72
022-112-001-000	321	JASMINE LN	1.0	120.72
022-112-002-000	327	JASMINE LN	1.0	120.72
022-112-003-000	335	JASMINE LN	1.0	120.72
022-112-004-000	343	JASMINE LN	1.0	120.72
022-112-005-000	353	JASMINE LN	1.0	120.72
022-112-006-000	359	JASMINE LN	1.0	120.72
022-112-007-000	369	JASMINE LN	1.0	120.72
022-112-008-000	375	JASMINE LN	1.0	120.72
022-113-001-000	1169	VINEMAPLE WAY	1.0	120.72
022-113-002-000	1191	VINEMAPLE WAY	1.0	120.72
022-113-003-000	1213	VINEMAPLE WAY	1.0	120.72
022-113-004-000	1210	FERNWOOD WAY	1.0	120.72
022-113-005-000	1190	FERNWOOD WAY	1.0	120.72
022-113-006-000	1168	FERNWOOD WAY	1.0	120.72
022-114-001-000	350	JASMINE LN	1.0	120.72
022-114-002-000	358	JASMINE LN	1.0	120.72
022-114-003-000	360	JASMINE LN	1.0	120.72
022-114-004-000	376	JASMINE LN	1.0	120.72
022-114-005-000	1201	PARKSIDE WAY	1.0	120.72
022-114-006-000	1200	VINEMAPLE WAY	1.0	120.72
022-121-001-000	1235	FERNWOOD WAY	1.0	120.72
022-121-002-000	1257	FERNWOOD WAY	1.0	120.72
022-122-002-000	1301	FERNWOOD WAY	1.0	120.72
022-122-003-000	1323	FERNWOOD WAY	1.0	120.72
022-122-004-000	1345	FERNWOOD WAY	1.0	120.72
022-122-005-000	1367	FERNWOOD WAY	1.0	120.72
022-122-006-000	1389	FERNWOOD WAY	1.0	120.72
022-122-007-000	1401	FERNWOOD WAY	1.0	120.72
022-122-008-000	1423	FERNWOOD WAY	1.0	120.72
022-122-009-000	308	KENSINGTON DR	1.0	120.72
022-122-010-000	316	KENSINGTON DR	1.0	120.72
022-122-011-000	324	KENSINGTON DR	1.0	120.72
022-122-012-000	334	KENSINGTON DR	1.0	120.72
022-122-013-000	340	KENSINGTON DR	1.0	120.72
022-122-014-000	346	KENSINGTON DR	1.0	120.72
022-122-015-000	354	KENSINGTON DR	1.0	120.72
022-123-001-000	1235	VINEMAPLE WAY	1.0	120.72
022-123-002-000	1257	VINEMAPLE WAY	1.0	120.72
022-123-003-000	1256	FERNWOOD WAY	1.0	120.72

**City of Livingston**  
**BAD-Parkside**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-123-004-000	1234	FERNWOOD WAY	1.0	120.72
022-124-001-000	353	LILAC LN	1.0	120.72
022-124-002-000	359	LILAC LN	1.0	120.72
022-124-003-000	369	LILAC LN	1.0	120.72
022-124-004-000	375	LILAC LN	1.0	120.72
022-125-001-000	321	MANDARIN CT	1.0	120.72
022-125-002-000	343	KENSINGTON DR	1.0	120.72
022-125-003-000	351	KENSINGTON DR	1.0	120.72
022-125-004-000	355	KENSINGTON DR	1.0	120.72
022-125-005-000	367	KENSINGTON DR	1.0	120.72
022-125-006-000	373	KENSINGTON DR	1.0	120.72
022-125-007-000	327	MANDARIN CT	1.0	120.72
022-125-008-000	335	MANDARIN CT	1.0	120.72
022-125-009-000	343	MANDARIN CT	1.0	120.72
022-125-010-000	351	MANDARIN CT	1.0	120.72
022-125-011-000	355	MANDARIN CT	1.0	120.72
022-125-012-000	367	MANDARIN CT	1.0	120.72
022-125-013-000	373	MANDARIN CT	1.0	120.72
022-125-014-000	374	MANDARIN CT	1.0	120.72
022-125-015-000	368	MANDARIN CT	1.0	120.72
022-125-016-000	356	MANDARIN CT	1.0	120.72
022-125-017-000	352	MANDARIN CT	1.0	120.72
022-125-018-000	344	MANDARIN CT	1.0	120.72
022-125-019-000	336	MANDARIN CT	1.0	120.72
022-125-020-000	328	MANDARIN CT	1.0	120.72
022-125-021-000	320	MANDARIN CT	1.0	120.72
022-125-022-000	321	KENSINGTON DR	1.0	120.72
022-125-023-000	327	KENSINGTON DR	1.0	120.72
022-125-024-000	335	KENSINGTON DR	1.0	120.72
022-126-001-000	1444	PINECREST DR	1.0	120.72
022-171-001-000	1697	VIEIRA ST	1.0	120.72
022-171-002-000	1675	VIEIRA ST	1.0	120.72
022-171-003-000	1653	VIEIRA ST	1.0	120.72
022-171-004-000	1629	VIEIRA ST	1.0	120.72
022-171-005-000	1607	VIEIRA ST	1.0	120.72
022-171-006-000	1597	VIEIRA ST	1.0	120.72
022-171-007-000	1587	VIEIRA ST	1.0	120.72
022-171-008-000	1575	VIEIRA ST	1.0	120.72
022-171-009-000	1543	VIEIRA ST	1.0	120.72
022-171-010-000	1515	VIEIRA ST	1.0	120.72
022-171-011-000	307	LIVE OAK WAY	1.0	120.72
022-171-012-000	315	LIVE OAK WAY	1.0	120.72
022-171-013-000	323	LIVE OAK WAY	1.0	120.72
022-171-014-000	333	LIVE OAK WAY	1.0	120.72
022-171-015-000	339	LIVE OAK WAY	1.0	120.72
022-171-016-000	345	LIVE OAK WAY	1.0	120.72
022-171-017-000	353	LIVE OAK WAY	1.0	120.72
022-172-001-000	320	LIVE OAK WAY	1.0	120.72
022-172-002-000	328	LIVE OAK WAY	1.0	120.72
022-172-003-000	336	LIVE OAK WAY	1.0	120.72
022-172-004-000	344	LIVE OAK WAY	1.0	120.72
022-172-005-000	354	LIVE OAK WAY	1.0	120.72
022-172-006-000	353	REDWOOD WAY	1.0	120.72

**City of Livingston**  
**BAD-Parkside**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-172-007-000	343	REDWOOD WAY	1.0	120.72
022-172-008-000	335	REDWOOD WAY	1.0	120.72
022-172-009-000	327	REDWOOD WAY	1.0	120.72
022-172-010-000	321	REDWOOD WAY	1.0	120.72
022-173-001-000	1466	PINECREST DR	1.0	120.72
022-173-002-000	1488	PINECREST DR	1.0	120.72
022-173-003-000	1516	PINECREST DR	1.0	120.72
022-173-004-000	1544	PINECREST DR	1.0	120.72
022-173-005-000	1576	PINECREST DR	1.0	120.72
022-173-006-000	1588	PINECREST DR	1.0	120.72
022-173-007-000	1598	PINECREST DR	1.0	120.72
022-173-008-000	368	REDWOOD WAY	1.0	120.72
022-173-009-000	360	REDWOOD WAY	1.0	120.72
022-173-010-000	352	REDWOOD WAY	1.0	120.72
022-173-011-000			1.0	120.72
022-173-012-000	1656	SPRUCE CT	1.0	120.72
022-173-013-000	1697	SPRUCE CT	1.0	120.72
022-173-014-000	1675	SPRUCE CT	1.0	120.72
022-173-015-000	1653	SPRUCE CT	1.0	120.72
022-173-016-000	1629	SPRUCE CT	1.0	120.72
022-173-017-000	1607	SPRUCE CT	1.0	120.72
022-173-018-000	1608	VIEIRA ST	1.0	120.72
022-173-019-000	1632	VIEIRA ST	1.0	120.72
022-173-020-000	1656	VIEIRA ST	1.0	120.72
022-173-021-000	1676	VIEIRA ST	1.0	120.72
022-173-022-000	1698	VIEIRA ST	1.0	120.72

Summary Fields	Value
<b>Number of Parcels to be Levied</b>	<b>185</b>
<b>Total EDUs</b>	<b>185.00</b>
<b>Total Charges</b>	<b>\$22,333.20</b>

**City of Livingston**  
**BAD- Country Lane I ( Liberty Square)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
023-034-001-000	2133	ASPENGLEN WAY	1.0	122.40
023-034-002-000	2143	ASPENGLEN WAY	1.0	122.40
023-034-003-000	2153	ASPENGLEN WAY	1.0	122.40
023-034-004-000	2163	ASPENGLEN WAY	1.0	122.40
023-034-005-000	2173	ASPENGLEN WAY	1.0	122.40
023-034-006-000	2183	ASPENGLEN WAY	1.0	122.40
023-034-007-000	2193	ASPENGLEN WAY	1.0	122.40
023-034-008-000	2203	ASPENGLEN WAY	1.0	122.40
023-034-009-000	2213	ASPENGLEN WAY	1.0	122.40
023-034-010-000	2223	ASPENGLEN WAY	1.0	122.40
023-035-001-000	2130	ASPENGLEN WAY	1.0	122.40
023-035-002-000	2140	ASPENGLEN WAY	1.0	122.40
023-035-003-000	2150	ASPENGLEN WAY	1.0	122.40
023-035-004-000	2160	ASPENGLEN WAY	1.0	122.40
023-035-005-000	2170	ASPENGLEN WAY	1.0	122.40
023-035-006-000	899	JORDONOLLA WAY	1.0	122.40
023-035-007-000	889	JORDONOLLA WAY	1.0	122.40
023-035-008-000	877	JORDONOLLA WAY	1.0	122.40
023-035-009-000	867	JORDONOLLA WAY	1.0	122.40
023-035-010-000	855	JORDONOLLA WAY	1.0	122.40
023-035-011-000	845	JORDONOLLA WAY	1.0	122.40
023-035-012-000	2193	KAPREIL WAY	1.0	122.40
023-035-013-000	2183	KAPREIL WAY	1.0	122.40
023-035-014-000	2173	KAPREIL WAY	1.0	122.40
023-035-015-000	2163	KAPREIL WAY	1.0	122.40
023-035-016-000	2153	KAPREIL WAY	1.0	122.40
023-035-017-000	2143	KAPREIL WAY	1.0	122.40
023-035-018-000	2133	KAPREIL WAY	1.0	122.40
023-035-019-000	2130	KARINA LAU CT	1.0	122.40
023-035-020-000	2140	KARINA LAU CT	1.0	122.40
023-035-021-000	2150	KARINA LAU CT	1.0	122.40
023-035-022-000	2160	KARINA LAU CT	1.0	122.40
023-035-023-000	2170	KARINA LAU CT	1.0	122.40
023-035-024-000	2173	KARINA LAU CT	1.0	122.40
023-035-025-000	2163	KARINA LAU CT	1.0	122.40
023-035-026-000	2153	KARINA LAU CT	1.0	122.40
023-035-027-000	2143	KARINA LAU CT	1.0	122.40
023-035-028-000	2133	KARINA LAU CT	1.0	122.40
023-036-001-000	898	JORDONOLLA WAY	1.0	122.40
023-036-002-000	888	JORDONOLLA WAY	1.0	122.40
023-036-003-000	878	JORDONOLLA WAY	1.0	122.40
023-036-004-000	868	JORDONOLLA WAY	1.0	122.40
023-036-005-000	856	JORDONOLLA WAY	1.0	122.40
023-036-006-000	846	JORDONOLLA WAY	1.0	122.40
023-036-007-000	834	JORDONOLLA WAY	1.0	122.40
023-036-008-000	824	JORDONOLLA WAY	1.0	122.40
023-043-001-000	2130	KAPREIL WAY	1.0	122.40
023-043-002-000	2140	KAPREIL WAY	1.0	122.40
023-043-003-000	2150	KAPREIL WAY	1.0	122.40
023-043-004-000	2160	KAPREIL WAY	1.0	122.40
023-043-005-000	2170	KAPREIL WAY	1.0	122.40
023-043-006-000	2180	KAPREIL WAY	1.0	122.40
023-043-007-000	2190	KAPREIL WAY	1.0	122.40

**City of Livingston**  
**BAD- Country Lane I ( Liberty Square)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
023-043-008-000	2200	KAPREIL WAY	1.0	122.40
023-043-009-000	2210	KAPREIL WAY	1.0	122.40
023-043-010-000	814	JORDONOLLA WAY	1.0	122.40

Summary Fields	Value
<b>Number of Parcels to be Levied</b>	<b>56</b>
<b>Total EDUs</b>	<b>56.00</b>
<b>Total Charges</b>	<b>\$6,854.40</b>

**City of Livingston**  
**BAD- Country Lane II (Country Lane)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
023-011-001-000	2085	KISHI DR	1.0	122.40
023-011-002-000	2075	KISHI DR	1.0	122.40
023-011-003-000	2065	KISHI DR	1.0	122.40
023-011-004-000	2055	KISHI DR	1.0	122.40
023-011-005-000	2047	KISHI DR	1.0	122.40
023-011-006-000	2035	KISHI DR	1.0	122.40
023-011-007-000	2025	KISHI DR	1.0	122.40
023-011-008-000	1157	NARADA WAY	1.0	122.40
023-011-009-000	1141	NARADA WAY	1.0	122.40
023-011-010-000	1127	NARADA WAY	1.0	122.40
023-011-011-000	1113	NARADA WAY	1.0	122.40
023-011-012-000	1101	NARADA WAY	1.0	122.40
023-011-013-000	1085	NARADA WAY	1.0	122.40
023-011-014-000	1071	NARADA WAY	1.0	122.40
023-011-015-000	1059	NARADA WAY	1.0	122.40
023-011-016-000	1045	NARADA WAY	1.0	122.40
023-012-001-000	1138	NARADA WAY	1.0	122.40
023-012-002-000	1137	SHOJI CT	1.0	122.40
023-012-003-000	1125	SHOJI CT	1.0	122.40
023-012-004-000	1113	SHOJI CT	1.0	122.40
023-012-005-000	1097	SHOJI CT	1.0	122.40
023-012-006-000	1079	SHOJI CT	1.0	122.40
023-012-007-000	1065	SHOJI CT	1.0	122.40
023-012-008-000	1047	SHOJI CT	1.0	122.40
023-012-009-000	1064	NARADA WAY	1.0	122.40
023-012-010-000	1064	NARADA WAY	1.0	122.40
023-012-011-000	1078	NARADA WAY	1.0	122.40
023-012-012-000	1098	NARADA WAY	1.0	122.40
023-012-013-000	1112	NARADA WAY	1.0	122.40
023-012-014-000	1126	NARADA WAY	1.0	122.40
023-013-001-000	1138	SHOJI CT	1.0	122.40
023-013-002-000	1126	SHOJI CT	1.0	122.40
023-013-003-000	1112	SHOJI CT	1.0	122.40
023-013-004-000	1098	SHOJI CT	1.0	122.40
023-013-005-000	1078	SHOJI CT	1.0	122.40
023-013-006-000	1064	SHOJI CT	1.0	122.40
023-013-007-000	1048	SHOJI CT	1.0	122.40
023-014-001-000	2123	KISHI DR	1.0	122.40
023-014-002-000	2133	KISHI DR	1.0	122.40
023-014-003-000	2143	KISHI DR	1.0	122.40
023-014-004-000	2153	KISHI DR	1.0	122.40
023-014-005-000	2163	KISHI DR	1.0	122.40
023-014-006-000	2173	KISHI DR	1.0	122.40
023-014-007-000	2183	KISHI DR	1.0	122.40
023-014-008-000	2193	KISHI DR	1.0	122.40
023-014-009-000	2201	KISHI DR	1.0	122.40
023-015-001-000	2124	KISHI DR	1.0	122.40
023-015-002-000	2134	KISHI DR	1.0	122.40
023-015-003-000	2144	KISHI DR	1.0	122.40
023-015-004-000	2154	KISHI DR	1.0	122.40
023-015-005-000	2164	KISHI DR	1.0	122.40
023-015-006-000	2174	KISHI DR	1.0	122.40
023-015-007-000	2184	KISHI DR	1.0	122.40

**City of Livingston**  
**BAD- Country Lane II (Country Lane)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
023-015-008-000	1137	OHKI ST	1.0	122.40
023-015-009-000	1127	OHKI ST	1.0	122.40
023-015-010-000	1115	OHKI ST	1.0	122.40
023-015-011-000	2183	KINOSHITA CT	1.0	122.40
023-015-012-000	2173	KINOSHITA CT	1.0	122.40
023-015-013-000	2163	KINOSHITA CT	1.0	122.40
023-015-014-000	2153	KINOSHITA CT	1.0	122.40
023-015-015-000	2143	KINOSHITA CT	1.0	122.40
023-015-016-000	2133	KINOSHITA CT	1.0	122.40
023-015-017-000	2123	KINOSHITA CT	1.0	122.40
023-015-019-000	2126	KINOSHITA CT	1.0	122.40
023-015-020-000	2142	KINOSHITA CT	1.0	122.40
023-015-021-000	2154	KINOSHITA CT	1.0	122.40
023-015-022-000	2164	KINOSHITA CT	1.0	122.40
023-015-023-000	2174	KINOSHITA CT	1.0	122.40
023-015-024-000	2184	KINOSHITA CT	1.0	122.40
023-015-025-000	1079	OHKI ST	1.0	122.40
023-015-026-000	1065	OHKI ST	1.0	122.40
023-015-027-000	1047	OHKI ST	1.0	122.40
023-015-028-000	2183	WAKAMI DR	1.0	122.40
023-015-029-000	2173	WAKAMI DR	1.0	122.40
023-015-030-000	2163	WAKAMI DR	1.0	122.40
023-015-031-000	2153	WAKAMI DR	1.0	122.40
023-015-032-000	2143	WAKAMI DR	1.0	122.40
023-015-033-000	2133	WAKAMI DR	1.0	122.40
023-016-002-000	1148	OHKI ST	1.0	122.40
023-016-003-000	1136	OHKI ST	1.0	122.40
023-016-004-000	1124	OHKI ST	1.0	122.40
023-016-005-000	1112	OHKI ST	1.0	122.40
023-016-006-000	1098	OHKI ST	1.0	122.40
023-016-007-000	1078	OHKI ST	1.0	122.40
023-016-008-000	1064	OHKI ST	1.0	122.40
023-016-009-000	1048	OHKI ST	1.0	122.40
023-021-001-000	1033	NARADA WAY	1.0	122.40
023-021-002-000	1019	NARADA WAY	1.0	122.40
023-021-003-000	1007	NARADA WAY	1.0	122.40
023-021-004-000	999	NARADA WAY	1.0	122.40
023-021-005-000	977	NARADA WAY	1.0	122.40
023-021-006-000	965	NARADA WAY	1.0	122.40
023-021-007-000	955	NARADA WAY	1.0	122.40
023-021-008-000	945	NARADA WAY	1.0	122.40
023-022-001-000	935	NARADA WAY	1.0	122.40
023-023-001-000	1048	NARADA WAY	1.0	122.40
023-023-002-000	1020	NARADA WAY	1.0	122.40
023-023-003-000	2035	WAKAMI DR	1.0	122.40
023-023-004-000	2047	WAKAMI DR	1.0	122.40
023-023-005-000	2055	WAKAMI DR	1.0	122.40
023-023-006-000	2065	WAKAMI DR	1.0	122.40
023-023-007-000	2089	WAKAMI DR	1.0	122.40
023-023-008-000	2109	WAKAMI DR	1.0	122.40
023-023-009-000	2123	WAKAMI DR	1.0	122.40
023-023-010-000	1028	WILLOW BROOK CT	1.0	122.40
023-023-011-000	1019	WILLOW BROOK CT	1.0	122.40

**City of Livingston**  
**BAD- Country Lane II (Country Lane)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
023-023-012-000	1035	WILLOW BROOK CT	1.0	122.40
023-024-001-000	2034	WAKAMI DR	1.0	122.40
023-024-002-000	1030	NARADA WAY	1.0	122.40
023-024-003-000	2054	WAKAMI DR	1.0	122.40
023-024-004-000	2064	WAKAMI DR	1.0	122.40
023-024-005-000	2086	WAKAMI DR	1.0	122.40
023-024-006-000	2100	WAKAMI DR	1.0	122.40
023-024-007-000	2114	WAKAMI DR	1.0	122.40
023-024-008-000	2126	WAKAMI DR	1.0	122.40
023-024-009-000	2123	GRAPEVINE DR	1.0	122.40
023-024-010-000	2111	GRAPEVINE DR	1.0	122.40
023-024-011-000	2099	GRAPEVINE DR	1.0	122.40
023-024-012-000	2085	GRAPEVINE DR	1.0	122.40
023-024-013-000	2065	GRAPEVINE DR	1.0	122.40
023-024-014-000	2055	GRAPEVINE DR	1.0	122.40
023-024-015-000	2047	GRAPEVINE DR	1.0	122.40
023-024-016-000	2035	GRAPEVINE DR	1.0	122.40
023-025-001-000	2034	GRAPEVINE DR	1.0	122.40
023-025-002-000	2046	GRAPEVINE DR	1.0	122.40
023-025-003-000	2054	GRAPEVINE DR	1.0	122.40
023-025-004-000	2064	GRAPEVINE DR	1.0	122.40
023-025-005-000	2086	GRAPEVINE DR	1.0	122.40
023-025-006-000	2100	GRAPEVINE DR	1.0	122.40
023-025-007-000	2114	GRAPEVINE DR	1.0	122.40
023-025-008-000	2126	GRAPEVINE DR	1.0	122.40
023-026-001-000	1009	MORI CT	1.0	122.40
023-026-002-000	2184	WAKAMI DR	1.0	122.40
023-026-003-000	2194	WAKAMI DR	1.0	122.40
023-026-004-000	2204	WAKAMI DR	1.0	122.40
023-026-005-000	2214	WAKAMI DR	1.0	122.40
023-026-006-000	2224	WAKAMI DR	1.0	122.40
023-026-007-000	2223	NATSU RD	1.0	122.40
023-026-008-000	2213	NATSU RD	1.0	122.40
023-026-009-000	2203	NATSU RD	1.0	122.40
023-026-010-000	2193	NATSU RD	1.0	122.40
023-026-011-000	2183	NATSU RD	1.0	122.40
023-026-012-000	986	MORI CT	1.0	122.40
023-026-013-000	994	MORI CT	1.0	122.40
023-027-001-000	999	MORI CT	1.0	122.40
023-027-002-000	989	MORI CT	1.0	122.40
023-027-003-000	983	MORI CT	1.0	122.40
023-027-004-000	975	MORI CT	1.0	122.40
023-027-005-000	965	MORI CT	1.0	122.40
023-027-006-000	955	MORI CT	1.0	122.40
023-027-007-000	941	MORI CT	1.0	122.40
023-027-008-000	931	MORI CT	1.0	122.40
023-027-009-000	932	MORI CT	1.0	122.40
023-027-010-000	942	MORI CT	1.0	122.40
023-027-011-000	954	MORI CT	1.0	122.40
023-027-012-000	964	MORI CT	1.0	122.40
023-027-013-000	974	MORI CT	1.0	122.40



**City of Livingston**  
**BAD- Country Lane II (Country Lane)**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
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Summary Fields	Value
Number of Parcels to be Levied	157
Total EDUs	157.00
Total Charges	\$19,216.80

**City of Livingston**  
**BAD- La Tierra**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-064-001-000	253	MADRID WAY	1.0	120.72
022-064-002-000	247	MADRID WAY	1.0	120.72
022-064-003-000	241	MADRID WAY	1.0	120.72
022-064-004-000	235	MADRID WAY	1.0	120.72
022-064-005-000	229	MADRID WAY	1.0	120.72
022-064-006-000	915	TALARA DR	1.0	120.72
022-064-007-000	931	TALARA DR	1.0	120.72
022-064-008-000	947	TALARA DR	1.0	120.72
022-064-009-000	963	TALARA DR	1.0	120.72
022-064-010-000	979	TALARA DR	1.0	120.72
022-064-011-000	995	TALARA DR	1.0	120.72
022-064-012-000	1013	TALARA DR	1.0	120.72
022-064-013-000	1031	TALARA DR	1.0	120.72
022-064-014-000	1049	TALARA DR	1.0	120.72
022-064-015-000	1067	TALARA DR	1.0	120.72
022-065-001-000	232	MADRID WAY	1.0	120.72
022-065-002-000	240	MADRID WAY	1.0	120.72
022-065-003-000	246	MADRID WAY	1.0	120.72
022-065-004-000	252	MADRID WAY	1.0	120.72
022-065-005-000	253	PARADISE DR	1.0	120.72
022-065-006-000	247	PARADISE DR	1.0	120.72
022-065-007-000	241	PARADISE DR	1.0	120.72
022-065-008-000	235	PARADISE DR	1.0	120.72
022-066-001-000	232	PARADISE DR	1.0	120.72
022-066-002-000	240	PARADISE DR	1.0	120.72
022-066-003-000	246	PARADISE DR	1.0	120.72
022-066-004-000	252	PARADISE DR	1.0	120.72
022-066-005-000	253	MERIDA WAY	1.0	120.72
022-066-006-000	247	MERIDA WAY	1.0	120.72
022-066-007-000	241	MERIDA WAY	1.0	120.72
022-066-008-000	235	MERIDA WAY	1.0	120.72
022-067-001-000	916	BARCELONA DR	1.0	120.72
022-067-002-000	932	BARCELONA DR	1.0	120.72
022-067-003-000	948	BARCELONA DR	1.0	120.72
022-067-004-000	964	BARCELONA DR	1.0	120.72
022-067-005-000	980	BARCELONA DR	1.0	120.72
022-067-006-000	994	BARCELONA DR	1.0	120.72
022-068-001-000	1020	BARCELONA DR	1.0	120.72
022-068-002-000	1040	BARCELONA DR	1.0	120.72
022-068-003-000	1060	BARCELONA DR	1.0	120.72
022-111-007-000	1256	BARCELONA DR	1.0	120.72
022-111-008-000	1234	BARCELONA DR	1.0	120.72
022-111-009-000	1208	BARCELONA DR	1.0	120.72
022-111-010-000	1184	BARCELONA DR	1.0	120.72
022-111-011-000	1164	BARCELONA DR	1.0	120.72
022-111-012-000	1144	BARCELONA DR	1.0	120.72
022-111-013-000	1124	BARCELONA DR	1.0	120.72
022-111-014-000	1104	BARCELONA DR	1.0	120.72
022-111-015-000	1080	BARCELONA DR	1.0	120.72
022-115-001-000	1085	TALARA DR	1.0	120.72
022-115-002-000	1103	TALARA DR	1.0	120.72
022-115-003-000	1125	TALARA DR	1.0	120.72
022-115-004-000	1133	TALARA DR	1.0	120.72

**City of Livingston**  
**BAD- La Tierra**  
**Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
022-115-005-000	1147	TALARA DR	1.0	120.72
022-115-006-000	1169	TALARA DR	1.0	120.72
022-115-007-000	1181	TALARA DR	1.0	120.72
022-115-008-000	1191	TALARA DR	1.0	120.72
022-115-009-000	1192	TALARA DR	1.0	120.72
022-115-010-000	1180	TALARA DR	1.0	120.72
022-115-011-000	1168	TALARA DR	1.0	120.72
022-115-012-000	1144	TALARA DR	1.0	120.72
022-115-013-000	1130	TALARA DR	1.0	120.72
022-115-014-000	232	MERIDA WAY	1.0	120.72
022-115-015-000	240	MERIDA WAY	1.0	120.72
022-115-016-000	246	MERIDA WAY	1.0	120.72
022-115-017-000	252	MERIDA WAY	1.0	120.72
022-115-018-000	1139	BARCELONA DR	1.0	120.72
022-115-019-000	1159	BARCELONA DR	1.0	120.72
022-115-020-000	1179	BARCELONA DR	1.0	120.72
022-115-021-000	1199	BARCELONA DR	1.0	120.72
022-115-022-000	1215	BARCELONA DR	1.0	120.72
022-115-023-000	253	LILAC LN	1.0	120.72
022-115-024-000	247	LILAC LN	1.0	120.72
022-115-025-000	241	LILAC LN	1.0	120.72
022-115-026-000	235	LILAC LN	1.0	120.72
022-115-027-000	225	LILAC LN	1.0	120.72
022-115-028-000	215	LILAC LN	1.0	120.72

Summary Fields	Value
Number of Parcels to be Levied	77
Total EDUs	77.00
Total Charges	\$9,295.44

**City of Livingston  
BAD-Somerset  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
047-581-001-000	1702	SUN VALLEY AVE	1.0	118.96
047-581-002-000	1714	SUN VALLEY AVE	1.0	118.96
047-581-003-000	1728	SUN VALLEY AVE	1.0	118.96
047-581-004-000	1742	SUN VALLEY AVE	1.0	118.96
047-581-005-000	1756	SUN VALLEY AVE	1.0	118.96
047-582-001-000	1701	SUN VALLEY AVE	1.0	118.96
047-582-002-000	1711	SUN VALLEY AVE	1.0	118.96
047-582-003-000	1723	SUN VALLEY AVE	1.0	118.96
047-582-004-000	1735	SUN VALLEY AVE	1.0	118.96
047-582-005-000	1745	SUN VALLEY AVE	1.0	118.96
047-582-006-000	1755	SUN VALLEY AVE	1.0	118.96
047-582-007-000	1767	SUN VALLEY AVE	1.0	118.96
047-582-008-000	1777	SUN VALLEY AVE	1.0	118.96
047-582-009-000	961	SPRING BROOK DR	1.0	118.96
047-582-010-000	951	SPRING BROOK DR	1.0	118.96
047-582-011-000	941	SPRING BROOK DR	1.0	118.96
047-582-012-000	931	SPRINGBROOK DR	1.0	118.96
047-582-013-000	921	SPRING BROOK DR	1.0	118.96
047-582-014-000	909	SPRING BROOK DR	1.0	118.96
047-582-015-000	1789	WELLS AVE	1.0	118.96
047-582-016-000	1801	WELLS AVE	1.0	118.96
047-582-017-000	1811	WELLS AVE	1.0	118.96
047-582-018-000	1821	WELLS AVE	1.0	118.96
047-582-019-000	1831	WELLS AVE	1.0	118.96
047-582-020-000	1841	WELLS AVE	1.0	118.96
047-582-021-000	1851	WELLS AVE	1.0	118.96
047-582-022-000	1861	WELLS AVE	1.0	118.96
047-582-023-000	1871	WELLS AVE	1.0	118.96
047-582-024-000	1883	WELLS AVE	1.0	118.96
047-582-026-000	1905	SUN VALLEY AVE	1.0	118.96
047-582-027-000	1915	SUN VALLEY AVE	1.0	118.96
047-582-028-000	1929	SUN VALLEY AVE	1.0	118.96
047-582-029-000	978	NEWCASTLE DR	1.0	118.96
047-582-030-000	988	NEWCASTLE DR	1.0	118.96
047-582-031-000	998	NEWCASTLE DR	1.0	118.96
047-583-001-000	1804	SUN VALLEY AVE	1.0	118.96
047-583-002-000	1820	SUN VALLEY AVE	1.0	118.96
047-583-003-000	1836	SUN VALLEY AVE	1.0	118.96
047-584-001-000	978	SPRINGBROOK DR	1.0	118.96
047-584-002-000	977	GOLDEN LEAF DR	1.0	118.96
047-584-003-000	967	GOLDEN LEAF DR	1.0	118.96
047-584-004-000	957	GOLDEN LEAF DR	1.0	118.96
047-584-005-000	945	GOLDEN LEAF DR	1.0	118.96
047-584-006-000	935	GOLDEN LEAF DR	1.0	118.96
047-584-007-000	923	GOLDEN LEAF DR	1.0	118.96
047-584-008-000	924	SPRING BROOK DR	1.0	118.96
047-584-009-000	936	SPRING BROOK DR	1.0	118.96
047-584-010-000	946	SPRINGBROOK DR	1.0	118.96
047-584-011-000	958	SPRING BROOK DR	1.0	118.96
047-584-012-000	968	SPRINGBROOK DR	1.0	118.96
047-585-001-000	1848	SUN VALLEY AVE	1.0	118.96
047-585-002-000	1860	SUN VALLEY AVE	1.0	118.96
047-585-003-000	1870	SUN VALLEY AVE	1.0	118.96

**City of Livingston  
BAD-Somerset  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
047-585-004-000	1884	SUN VALLEY AVE	1.0	118.96
047-585-005-000	1896	SUN VALLEY AVE	1.0	118.96
047-585-006-000	1910	SUN VALLEY AVE	1.0	118.96
047-586-001-000	978	GOLDEN LEAF DR	1.0	118.96
047-586-002-000	977	PARK VIEW DR	1.0	118.96
047-586-003-000	967	PARK VIEW DR	1.0	118.96
047-586-004-000	957	PARK VIEW DR	1.0	118.96
047-586-005-000	945	PARK VIEW DR	1.0	118.96
047-586-006-000	935	PARK VIEW DR	1.0	118.96
047-586-007-000	923	PARK VIEW DR	1.0	118.96
047-586-008-000	924	GOLDEN LEAF DR	1.0	118.96
047-586-009-000	936	GOLDEN LEAF DR	1.0	118.96
047-586-010-000	946	GOLDEN LEAF DR	1.0	118.96
047-586-011-000	958	GOLDEN LEAF DR	1.0	118.96
047-586-012-000	968	GOLDEN LEAF DR	1.0	118.96
047-591-001-000	1001	GOLDEN LEAF DR	1.0	118.96
047-591-002-000	1013	GOLDEN LEAF DR	1.0	118.96
047-591-003-000	1025	GOLDEN LEAF DR	1.0	118.96
047-591-004-000	1035	GOLDEN LEAF DR	1.0	118.96
047-591-005-000	1047	GOLDEN LEAF DR	1.0	118.96
047-591-006-000	1057	GOLDEN LEAF DR	1.0	118.96
047-591-007-000	1069	GOLDEN LEAF DR	1.0	118.96
047-591-008-000	1079	GOLDEN LEAF DR	1.0	118.96
047-591-009-000	1098	GOLDEN LEAF DR	1.0	118.96
047-591-010-000	1099	GOLDEN LEAF DR	1.0	118.96
047-591-011-000	1111	GOLDEN LEAF DR	1.0	118.96
047-591-012-000	1123	GOLDEN LEAF DR	1.0	118.96
047-591-013-000	1135	GOLDEN LEAF DR	1.0	118.96
047-591-014-000	1838	ST IVES AVE	1.0	118.96
047-591-015-000	1848	ST IVES AVE	1.0	118.96
047-591-016-000	1860	ST IVES AVE	1.0	118.96
047-591-017-000	1872	ST IVES AVE	1.0	118.96
047-591-018-000	1884	ST IVES AVE	1.0	118.96
047-591-019-000	1896	ST IVES AVE	1.0	118.96
047-591-020-000	1910	ST IVES AVE	1.0	118.96
047-592-001-000	1847	SOUTHPORT AVE	1.0	118.96
047-592-002-000	1859	SOUTHPORT AVE	1.0	118.96
047-592-003-000	1871	SOUTHPORT AVE	1.0	118.96
047-592-004-000	1883	SOUTHPORT AVE	1.0	118.96
047-592-005-000	1895	SOUTHPORT AVE	1.0	118.96
047-592-006-000	1909	SOUTHPORT AVE	1.0	118.96
047-593-001-000	1848	SOUTHPORT AVE	1.0	118.96
047-593-002-000	1847	YORK AVE	1.0	118.96
047-593-003-000	1859	YORK AVE	1.0	118.96
047-593-004-000	1871	YORK AVE	1.0	118.96
047-593-005-000	1883	YORK AVE	1.0	118.96
047-593-006-000	1895	YORK AVE	1.0	118.96
047-593-007-000	1909	YORK AVE	1.0	118.96
047-593-008-000	1910	SOUTHPORT AVE	1.0	118.96
047-593-009-000	1896	SOUTHPORT AVE	1.0	118.96
047-593-010-000	1884	SOUTHPORT AVE	1.0	118.96
047-593-011-000	1870	SOUTHPORT AVE	1.0	118.96
047-593-012-000	1860	SOUTHPORT AVE	1.0	118.96

**City of Livingston  
BAD-Somerset  
Fiscal Year 2019/20 Preliminary Assessment Roll**

ASSESSOR'S PARCEL NUMBER	SITUS	ADDRESS	EDU	CHARGE
047-594-001-000	1848	YORK AVE	1.0	118.96
047-594-002-000	1847	ST IVES AVE	1.0	118.96
047-594-003-000	1859	ST IVES AVE	1.0	118.96
047-594-004-000	1871	ST IVES AVE	1.0	118.96
047-594-005-000	1883	ST IVES AVE	1.0	118.96
047-594-006-000	1895	ST IVES AVE	1.0	118.96
047-594-007-000	1909	ST IVES AVE	1.0	118.96
047-594-008-000	1910	YORK AVE	1.0	118.96
047-594-009-000	1896	YORK AVE	1.0	118.96
047-594-010-000	1884	YORK AVE	1.0	118.96
047-594-011-000	1870	YORK AVE	1.0	118.96
047-594-012-000	1860	YORK AVE	1.0	118.96
047-596-001-000	1008	NEWCASTLE DR	1.0	118.96
047-596-002-000	1014	NEWCASTLE DR	1.0	118.96
047-596-003-000	1024	NEWCASTLE DR	1.0	118.96
047-596-004-000	1034	NEWCASTLE DR	1.0	118.96
047-596-005-000	1042	NEWCASTLE DR	1.0	118.96
047-596-006-000	1055	NEWCASTLE DR	1.0	118.96
047-596-007-000	1065	NEWCASTLE DR	1.0	118.96
047-596-008-000	1074	NEWCASTLE DR	1.0	118.96
047-596-009-000	1082	NEWCASTLE DR	1.0	118.96
047-596-010-000	1092	NEWCASTLE DR	1.0	118.96
047-596-011-000	1104	NEWCASTLE DR	1.0	118.96
047-596-012-000	1116	NEWCASTLE DR	1.0	118.96
047-596-013-000	1122	NEWCASTLE DR	1.0	118.96
047-596-014-000	1134	NEWCASTLE DR	1.0	118.96
047-596-015-000	1146	NEWCASTLE DR	1.0	118.96

Summary Fields	Value
Number of Parcels to be Levied	133
Total EDUs	133.00
Total Charges	\$15,821.68



## MEETING MINUTES

### **CLOSED SESSION/REGULAR MEETING LIVINGSTON CITY COUNCIL JULY 2, 2019**

A Closed Session/Regular Meeting of the Livingston City Council was scheduled for July 2, 2019, in the City Council Chambers with Mayor Samra presiding, however, the Closed Session was cancelled due to a lack of quorum.

#### **CALL TO ORDER**

Closed session was cancelled due to a lack of quorum.

#### **ROLL CALL**

- Mayor Gurpal Samra
- Mayor Pro-Tem Raul Garcia
- Council Member Maria Baptista-Soto
- Council Member Juan Aguilar
- Council Member Gagandeep Kang

#### **CLOSED SESSION**

1. Conference with Real Property Negotiator  
(Government Code Section 54956.8)  
Real Property:  
APN: 024-191-034-000  
APN: 024-154-005-000  
APN: 024-153-003-000  
APN: 024-153-011-000  
APN: 024-147-006-000  
Negotiating Parties for City: Jose Antonio Ramirez, City Manager  
Under Negotiation: Potential Property Sale
2. Conference with Labor Negotiator  
(Government Code Section 54957.6)

Labor Negotiator: Jose Antonio Ramirez, City Manager  
Employee Organizations: OE3 - Police Supervisory Employees Association.  
OE3 - Management/Confidential Bargaining Unit  
OE3 - Livingston Police Officer Association  
AFSCME – Public Works and Parks Unit  
All Represented and Unrepresented City Employees

3. Conference with Legal Counsel – Potential Litigation  
(Government Code Section 54956.9(d)(2))  
Number of Cases: 1
4. Conference with Legal Counsel – Existing Litigation  
(Government Code Section 54956.9(d)(1))  
Number of Cases: Livingston 75, L.P. vs. City of Livingston  
Merced County Superior Court – Case No. 19CV-00930

## **REGULAR MEETING**

Mayor Samra called the meeting to order at 7:11 p.m.

## **PLEDGE OF ALLEGIANCE**

The pledge of allegiance to the flag was recited.

## **ROLL CALL**

- Mayor Gurbal Samra
- Mayor Pro-Tem Raul Garcia (Excused Absence)
- Council Member Maria Baptista-Soto
- Council Member Juan Aguilar
- Council Member Gagandeep Kang (Excused Absence)

## **CLOSED SESSION ANNOUNCEMENTS**

None.

## **CHANGES TO THE AGENDA**

Items 4, 5, 11, and 12 were tabled to an unspecified date.

## **AWARDS, PRESENTATIONS, PROCLAMATIONS**

1. Presentation by Mayor Samra: Recognition of Livingston High School Girls Track and Field Team.

Shawn Kwietkauski introduced the girls' track and field team. The team received the section title by scoring the most points from thirty teams and was the first female track section title in history.

Supervisor Espinoza congratulated the girls' track and field team.

Mayor Samra presented a Certificate of Recognition to the Livingston High School Girls Track and Field Team.



Supervisor Espinoza presented a Certificate of Recognition to the Livingston High School Girls Track and Field Team on behalf of Merced County.

Clerk's Notes: Mayor Samra and Council Member Aguilar started with presentations (item 1 only) at 7:05 p.m. while waiting for Council Member Baptista-Soto. Council Member Baptista-Soto entered the council chamber at 7:11 p.m. and roll call was taken. The presentation continued right after roll call.

## DISCUSSION AND POTENTIAL ACTION ITEMS

10. Resolution of the City Council of the City of Livingston Approving the Application for Statewide Park Development and Community Revitalization Program Grant Funds.

City Manager Ramirez introduced this item.

Mayor Samra opened and closed the Public Comments at 7:17 p.m., as there were no comments from the public.

Motion: M/S Aguilar/Baptista-Soto to adopt Resolution No. 2019-36, Approving the Application for Statewide Park Development and Community Revitalization Program Grant Funds. The motion carried 3-0-2 by the following roll call vote:

AYES:	Council Members:	Baptista-Soto, Aguilar, and Samra
NOES:	Council Members:	None
ABSENT:	Council Members:	Kang and Garcia

11. Resolution of the City Council of the City of Livingston to Name the Soccer Field at the Max Foster Sports Complex the "Odi Ortiz Memorial Soccer Field."

Item was tabled to an unspecified date but was opened to the public.

12. Ordinance Amending Livingston Municipal Code Chapter 2-4, "Parks, Recreation and Arts Commission," Section 2-4-2(B), to Increase the Commissioner Terms from Two (2) Years to Four (4) Years.

Item was tabled to an unspecified date.

13. Resolution Approving Master Agreement No. 10-5256F15 and Authorizing the City Manager to Execute the Master Agreement No. 10-5256F15 between Caltrans and the City of Livingston for Federal-Aid Projects.

City Manager Ramirez introduced this item.

Mayor Samra opened and closed the Public Comments at 7:18 p.m., as there were no comments from the public.

Motion: M/S Aguilar/Baptista-Soto to adopt Resolution No. 2019-37, Approving Master Agreement No. 10-5256F15 and Authorizing the City Manager to Execute the Master Agreement No. 10-5256F15 between Caltrans and the City of Livingston for Federal-Aid Projects. The motion carried 3-0-2 by the following roll call vote:

AYES: Council Members: Baptista-Soto, Aguilar, and Samra  
NOES: Council Members: None  
ABSENT: Council Members: Kang and Garcia

14. Resolution Authorizing the City Manager to Execute the Program Supplement Agreement No. F014 to Administering Agency-State Agreement No. 10-5256F15 for the Alley Paving Phase 1 Improvements: Federal Project No. CML-5256 (018) and Authorizing the City Manager to Act on Behalf of the City of Livingston.

City Manager Ramirez introduced this item.

Mayor Samra opened and closed the Public Comments at 7:20 p.m., as there were no comments from the public.

Motion: M/S Aguilar/Baptista-Soto to adopt Resolution No. 2019-38, Authorizing the City Manager to Execute the Program Supplement Agreement No. F014 to Administering Agency-State Agreement No. 10-5256F15 for the Alley Paving Phase 1 Improvements: Federal Project No. CML-5256 (018) and Authorizing the City Manager to Act on Behalf of the City of Livingston and authorize staff to add project to budget. The motion carried 3-0-2 by the following roll call vote:

AYES: Council Members: Baptista-Soto, Aguilar, and Samra  
NOES: Council Members: None  
ABSENT: Council Members: Kang and Garcia

15. Resolution Authorizing the City Manager to Execute the Program Supplement Agreement No. F013 to Administering Agency-State Agreement No. 10-5256F15 for the Alley Paving Phase 2 Improvements: Federal Project No. CML-5256 (019) and Authorizing the City Manager to Act on Behalf of the City of Livingston.

City Manager Ramirez introduced this item. He requested the following to be added to the motion: "authorize staff to add project to budget."

Mayor Samra opened and closed the Public Comments at 7:22 p.m., as there were no comments from the public.

Motion: M/S Aguilar/Baptista-Soto to adopt Resolution No. 2019-39, Authorizing the City Manager to Execute the Program Supplement Agreement No. F013 to Administering Agency-State Agreement No. 10-5256F15 for the Alley Paving Phase 2 Improvements: Federal Project No. CML-5256 (019) and Authorizing the City Manager to Act on Behalf of the City of Livingston and authorize staff to add project to budget. The motion carried 3-0-2 by the following roll call vote:

AYES: Council Members: Baptista-Soto, Aguilar, and Samra  
NOES: Council Members: None  
ABSENT: Council Members: Kang and Garcia

## CONSENT AGENDA

6. Approval of Minutes of Meeting Held on June 4, 2019.

7. Approval of Minutes of Meeting Held on June 13, 2019.
8. Approval of Minutes of Meeting Held on June 25, 2019.
9. Approval of Warrant Register Dated June 26, 2019.

Motion: M/S Aguilar/Baptista-Soto to approve the Consent Agenda. The motion carried 3-0-2 by the following roll call vote:

AYES:	Council Members:	Batista-Soto, Aguilar, and Samra
NOES:	Council Members:	None
ABSENT:	Council Members:	Kang and Garcia

## **ANNOUNCEMENTS AND REPORTS**

Announcements and reports were not given.

Supervisor Rodrigo Espinoza Announcements and Reports.

City Staff Announcements and Reports.

City Manager Announcements and Reports.

City Council Members' Announcements and Reports.

Mayor's Announcements and Reports.

## **ADJOURNMENT**

The meeting was adjourned at approximately 7:24 p.m.

Clerk's Notes: Council Member Baptista-Soto left council chambers at 7:24 p.m. There was no longer a City Council quorum, however, the Mayor and Council Member Aguilar continued with the non-action presentations, citizen comments and only received public comments for item 11 given the number of people present for the item. No action was taken on any of these items since there was no longer a quorum of Council Members present.

## **AWARDS, PRESENTATIONS, PROCLAMATIONS**

2. Presentation by Mayor Samra: Recognition of Annie Winton - CIF SJS Scholar Athlete.

Mandy Ballenger, Principal at Livingston High School, introduced Annie Winton. Annie played thirteen varsity sports. She was chosen as the TVL Scholar Athlete from all seven schools in the league. In the San Joaquin Section, there are twenty-six leagues and each league brings their scholar athlete to the panel and the panel selects one in the whole section. From twenty-six leagues, Ms. Winton was selected as the top female scholar athlete for the entire section.

Mayor Samra presented a Certificate of Recognition to Annie Winton.

Supervisor Espinoza presented a Certificate of Recognition to Annie Winton on behalf of Merced County.

3. Presentation by Mayor Samra: Recognition of Victor Becerra - FFA State Proficiency Winner Ag Mechanics Repair and Maintenance.

Mandy Ballenger, Principal at Livingston High School, introduced Victor Becerra. Mr. Becerra was the FFA Chapter President this year. He also was involved in the Agricultural Mechanics Repair and Maintenance Proficiency Project and was selected as the state winner which is the first state winner in Ag Proficiency since 1993. Mr. Becerra may have the opportunity to compete at the national level.

Mayor Samra presented a Certificate of Recognition to Victor Becerra.

Supervisor Espinoza presented a Certificate of Recognition to Victor Becerra on behalf of Merced County.

4. Introducing the new Livingston Police bicycle patrol officer by Chief Ruben Chavez and Officer Jeff Godfrey.

Item was tabled to an unspecified date.

5. Presenting the first cut sheet of the Livingston Police Trading Cards to Mayor Guralp Samra by Chief Ruben Chavez and Officer Jeff Godfrey.

Item was tabled to an unspecified date.

## **DISCUSSION AND POTENTIAL ACTION ITEMS**

11. Resolution of the City Council of the City of Livingston to Name the Soccer Field at the Max Foster Sports Complex the "Odi Ortiz Memorial Soccer Field."

Mayor Samra noted that there is no quorum, but is allowing public comments for item 11.

Police Chief Chavez introduced this item. Mr. Ortiz worked for the City of Livingston for 8 years as the Finance Director, Public Works Director, and Acting City Manager. He dedicated his life to the community of Livingston and supported youth activities.

Ana Alberto noted that she helps and supports soccer sports. She stated that Mr. Ortiz opened the City doors to them and allowed them to have access to a lot of things that the kids needed. Ms. Alberto is very grateful to Mr. Ortiz for everything he did for the community and children. She thanked the council for recognizing Mr. Ortiz.

City Manager Ramirez shared that he has known Mr. Ortiz since his college years. Mr. Ortiz started working for the City of Livingston in October 2011. He noted that Mr. Ortiz had a big heart, was a hard worker, intelligent, and humbled. Mr. Ortiz leaves behind three children and a wife. Moreover, he thanked the community for supporting the effort.

City Council Aguilar noted that Mr. Ortiz was a great person and was very dedicated to the community of Livingston. He stated that Mr. Ortiz was very instrumental in developing him as a council member. He is pleased to hear that the City will be doing a memorial for Mr. Ortiz.

Mayor Samra noted that Mr. Ortiz worked as a Finance Director, Public Works Director, and Acting City Manager, all at once for a little while. He stated that Mr. Ortiz was very dedicated to his work, and always took the time to make people feel important.



Supervisor Espinoza thanked the council and City Manager for honoring Mr. Ortiz with the naming of the park. He noted that Mr. Ortiz always gave one hundred percent to his work and community.

Mayor Samra noted that even though there is no quorum, he wanted to allow everyone to speak on this item.

## CITIZEN COMMENTS

Mayor Samra opened Citizen Comments at 7:48 p.m.

Kristal and Steven noted that they work for the California Health Collaborative Tobacco Prevention Program in Livingston. Kristal indicated that she has been in the CHC for about three months. She and her peers would like to schedule a date and time to meet with each council member.

Jose Moran, 945 Park View Dr., spoke a few words in support of Kristal and Steven. He noted that they are doing a great job and look forward to seeing them in the future. Mr. Moran stated that they have a long way to go to deal with tobacco and vaping issues. In other news, he suggested the council to move the citizen comments to an earlier time on the agenda.

Mayor Samra noted that they will consider it and will discuss it with the City Manager.

George Shahbaz, 1860 Sun Valley Ave, noted that he just moved to Livingston and expressed his concerns for the water in Livingston.

Supervisor Espinoza noted that Livingston's water is a lot cleaner than other communities. The City has filtered about three to four wells. The standard TCP limits were lowered, and if it's a little over the limit, the City has to send letters to everyone.

Mayor Samra noted that Livingston has been open to their community in letting them know of the issues. The City was one of the first cities to go after the gas companies for contamination of the water. The City has been very proactive and has been replacing waterlines and continue to improve water quality. Moreover, he invited the community to attend the Stakeholders meeting so that they can get more information about the water issues and also so they can provide their input.

Supervisor Espinoza advised the public to contact the City if they are having problems with brown water so that the City can open the fire hydrant to remove the sand buildup.

Mayor Samra closed Citizen Comments at 8:00 p.m.

Clerk's Notes: Meeting ended at 8:01 p.m.

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Deputy City Clerk of the City of Livingston

APPROVED:

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Mayor or Mayor Pro Tempore

*The written meeting minutes reflect a summary of specific actions taken by the City Council. They do not necessarily reflect all of the comments or dialogue leading up to the action. All meetings are digitally recorded and are an official record of the meeting's proceedings. Digitally recorded verbatim minutes are available, upon request, and may be obtained at Livingston City Hall.*



## MEETING MINUTES

### **CLOSED SESSION/REGULAR MEETING/BUDGET WORKSHOP LIVINGSTON CITY COUNCIL JUNE 18, 2019**

A Closed Session/Regular Meeting/Budget Workshop of the Livingston City Council was held on June 18, 2019, in the City Council Chambers with Mayor Samra presiding.

#### **CALL TO ORDER**

Mayor Samra called the meeting to order at 6:03 p.m.

#### **ROLL CALL**

- Mayor Gurpal Samra
- Mayor Pro-Tem Raul Garcia
- Council Member Maria Baptista-Soto (Late Attendance)
- Council Member Juan Aguilar
- Council Member Gagandeep Kang

Mayor Samra opened and subsequently closed Citizen Comments at 6:05 p.m., as there were no comments from the public.

#### **CLOSED SESSION**

Mayor Samra opened the meeting for public comments at 6:28 p.m. There were no comments and the Council went into Closed Session immediately thereafter to discuss the following matters:

3. Conference with Real Property Negotiator  
(Government Code Section 54956.8)  
Real Property:  
APN: 024-191-034-000  
APN: 024-154-005-000  
APN: 024-153-003-000  
APN: 024-153-011-000  
APN: 024-147-006-000  
Negotiating Parties for City: Jose Antonio Ramirez, City Manager

Under Negotiation: Potential Property Sale

4. Conference with Labor Negotiator  
(Government Code Section 54957.6)  
Labor Negotiator: Jose Antonio Ramirez, City Manager  
Employee Organizations: OE3 - Police Supervisory Employees Association.  
OE3 - Management/Confidential Bargaining Unit  
OE3 - Livingston Police Officer Association  
AFSCME – Public Works and Parks Unit  
All Represented and Unrepresented City Employees
5. Conference with Legal Counsel – Potential Litigation  
(Government Code Section 54956.9(d)(2))  
Number of Cases: 2
6. Conference with Legal Counsel – Existing Litigation  
(Government Code Section 54956.9(d)(1))  
Number of Cases: Livingston 75, L.P. vs. City of Livingston  
Merced County Superior Court – Case No. 19CV-00930

### **BUDGET WORKSHOP**

1. Proposed Budget Fiscal Year 2019/2020 - Workshop.

Senior Accountant Bains presented the City’s proposed budget for the fiscal year of 2019-2020.

### **REGULAR MEETING**

Mayor Samra called the meeting to order at 7:05 p.m.

### **PLEDGE OF ALLEGIANCE**

The pledge of allegiance to the flag was recited.

### **ROLL CALL**

- Mayor Gurbal Samra
- Mayor Pro-Tem Raul
- Council Member Maria Baptista-Soto
- Council Member Juan Aguilar
- Council Member Gagandeep Kang

### **CLOSED SESSION ANNOUNCEMENTS**

No reportable action was taken.

### **CHANGES TO THE AGENDA**

None.



## AWARDS, PRESENTATIONS, PROCLAMATIONS

2. Presentation by Mayor Samra: Recognition of Livingston High School Varsity Baseball Team.

Matt Winton, Varsity Baseball Coach, introduced the Varsity Baseball Team. He noted that the baseball team won the League Championship this year. It's the first League Championship in twenty-three years.

Mayor Samra presented a Certificate of Recognition to the Livingston High School Varsity Baseball Team.

3. Presentation by Mayor Samra: Recognition of Livingston High School Girls Track and Field Team.

The presentation was continued to the next council meeting of July 2, 2019.

4. Presentation by Jacquie Benoit, Parks and Recreation Superintendent: Park Bond Equity Project Prop 68 Grant T.A.

Parks and Recreation Superintendent Benoit and Gabriel Salazar gave a PowerPoint presentation regarding the Prop 68 Grant. They discussed the grants engagement process, budget prioritization, site mapping, and concept design review. Mr. Salazar noted that the grant money would help purchase the property and pay for the construction of the project.

City Manager Ramirez noted that by partnering with Public Health Advocates, the City gets an extra point as part of the application process. Public Health Advocates were able to get some money from a foundation. With the funds obtained, they will be paying a grant writer to do the grant writing for the City. The organization is also covering the cost of their staff coming to Livingston to do workshops, surveys, and designs.

City Manager Ramirez noted that they will have to look at the different census tracts within the City and identify the project for the City to get the grant money.

Cristina Fernandez, 2919 Franquette Street, asked the council to support the new recreation center. She described how the City of Livingston has grown and expressed the need for a new recreation center. The new recreation center would allow sports programs to increase and help the youth.

Barbara Ratzlaff, 1458 Main Street, noted that she would like the council to support the project because it is needed.

Toni Marquez, 2883 Franquette Ct, expressed the importance of a new recreation center. She noted that the new recreation center would provide more than just sports. It provides a place to go and build self-esteem. She stated that hopefully if they get the building, they might be able to offer something for the seniors and teenagers.

Jose Moran, 945 Park View Drive, noted that he hears the excitement of everyone in the room. He stated that his daughter usually doesn't like to participate in meetings but choose to participate in the project meetings. Mr. Moran noted that there are not enough indoor and outdoor places for kids in the community to play sports and practice their dance. He indicated that he supports the project, and he hopes that the council does too.

Robert Godinez, 676 Briarwood Drive, noted that he took part in the whole process of the project. He liked seeing the community coming together and working together as a unit. He feels that this project is needed and it helps young children build their morale and confidence. He indicated that he likes seeing children develop and would like the council to consider it.

Nicolas Salazar noted that this project is excellent for the City, the teenagers, and the retirees. He stated that there is not a lot of places to go to in Livingston, so he feels that the project would be an excellent opportunity for the community.

City Manager Ramirez translated Nicolas Salazar's statement.

Alex McCabe, 1440 Main Street, thanked Parks and Recreation Committee and Council Member Aguilar. He is excited about the kid programs and the Ninja program. He stated that giving the kids a place to go is very important because it keeps the kids away from the gang activities.

Omar Herrera, 1450 Olive Ave, noted that he feels that he is part of Livingston now that he has been part of the recreation commission and the process of the project. He stated that the majority of the plan is for basketball courts, playgrounds, and other items that get the kids more involved physically. The plans also show that they will have classrooms and computers which goes beyond recreation equipment. This project can also offer people the opportunity to learn how to use a computer. He feels that the City should invest in the City and the community.

Council Member Aguilar welcomed Gabriel Salazar back to Livingston and thanked him for helping in the project process. He also thanked the Parks and Recreation Committee for showing their support. Mr. Aguilar noted that it has been a lengthy process, but community participation showed the interest and the need for such a place for the children, elderly, and the whole community. He stated that he is a big supporter of recreation opportunities and facilities because it keeps kids busy and away from crime.

Mayor Samra noted that there has been a lot of work by the community. He said that the number one complaint from the kids and elderly is that they do not have enough to do. Mr. Samra noted that if the kids are kept busy, there will be no mischief. He thanked Parks and Recreation staff and Mr. Aguilar for all their hard work.

City Manager Ramirez noted that the City's goal is to get everything packaged and done by the beginning of August. The City is currently working on having a site control of the site, which is the last piece needed. Lastly, he thanked everyone for their hard work and dedication.

Council Member Aguilar inquired if the grant is competitive and when will they find out if the City was granted the amount.

Gabriel Salazar noted that the award should be sometime in November, December or early January. The actual distribution of the award should be around January 2020, and it allows the City to finish construction by June 2022. Moreover, he noted that KDI and Public Health Advocates selected the City of Livingston because they felt that Livingston was the right candidate for the grant.

City Manager Ramirez noted that one of the reasons the City will be very competitive is because of the City's demographics and the area selected. He also mentioned that the project is different from other communities. Other communities are just looking at outdoor space and Livingston is looking at indoor and outdoor space.

## ANNOUNCEMENTS AND REPORTS

### Supervisor Rodrigo Espinoza Announcements and Reports.

Supervisor Espinoza noted that the community is excited about the Parks and Recreation potential project, and he fully supports it. He announced that he graduated from a six-month program called Well UnTapped. This program teaches about water, water policy, and projects around the state. He encourages the council to attend the Well Annual Conference that goes on every year. Moreover, he reported that he had a meeting with Anna Caballero, State Senator, and they got her to commit to a workshop in her district with elected officials. In other news, he requested that the council look into a shrub on 1930 F Street that is preventing people from walking. He also asked for the replacement of the Filipino sign located on Hammatt and Campell because it is broken in half. Lastly, he said that the county passed the proposed budget for 670 million dollars today and the full budget will be approved in September.

Jose Moran, 945 Park View Drive, asked if the Board of Supervisors has considered moving their meetings in the afternoon. He feels that by them having a meeting in the afternoon, they will give stakeholders in the community the opportunity to attend the meetings.

Supervisor Espinoza stated that he will put it on the next agenda. He also said that in the past he proposed MCAG to hold their meetings at around 4 p.m. or 5 p.m. but never got any support.

Katherine Shell-Rodriguez, P.O. Box 163, noted that it has been brought to her attention that the Castle Tanker Base closed or is being closed. She asked if it was true, and if true, why.

Supervisor Espinoza replied that he was not aware of it, but will check on it.

### City Staff Announcements and Reports.

Fire Captain Alvis invited the community to join them in the celebration of their new engine on Saturday, June 22, 2019, at 10:00 a.m. He also thanked the council for making it happen.

Public Works Director Chavarria gave a PowerPoint presentation regarding Public Works related projects. Some repairs they have completed are the following: Dead end sign on Aspenglen, a valve on Hammatt and "F" Street, City Hall parking lot, and storage tank. Fredrick Worden Park Fence, Centerline striping on Robin from "B" to "F" Street, and Winton Parkway were completed as well. He also discussed the future dog park at Lucero Park and the new equipment.

Tommy Mejia from Public Works noted that the new vehicles they received are needed and will allow them to do their job more efficiently and safer. He stated that they appreciate Mr. Chavarria because he keeps them motivated and in a positive direction.

Police Chief Chavez gave a PowerPoint presentation on police-related activities. He noted that he attended the Washington D.C. Police Officer Memorial, Police Officer Memorial Candlelight Vigil, Coffee with a Cop, League of Cities Community Services Policy Committee, and Sikh Awareness Event. He stated that the explorers worked at the 119<sup>th</sup> US Open at Pebble Beach, Gallo event, and LHS graduation. Moreover, last week, they had the Law Enforcement Torch Run. Lastly, they had two officers recognized at the MADD DUI Recognition Luncheon in Dublin.

### City Manager Announcements and Reports.



City Manager Ramirez provided an update on housing development. Valley Estates have about ten (10) unfinished lots that are currently under construction. The Beck Community Builders are working on their last home. There are about eight (8) lots under construction with WPD Homes. Legacy Homes finished thirty-three (33) lots and still have one hundred and forty-one lots to work on. Bryant Homes completed three (3) model homes and will be furnished during the weekend.

Moreover, City Manager Ramirez mentioned that Carol Ornelas from Visionary Homes was in Livingston during the weekend. She is very interested in building multifamily and possibly some senior housing. They will be talking to the property owners and will be doing some site control. He is looking into home grants and partnering with Visionary Homes. Lastly, he discussed the groundbreaking event for Emerald Textiles.

#### City Council Members' Announcements and Reports.

Council Member Kang noted that the Merced County Mosquito Abatement District informed him that they will not be spraying in Livingston unless the community requests it. He stated that they have not received a call from anyone in Livingston. He asked Merced County Mosquito Abatement District to spray on July 4<sup>th</sup>.

Council Member Aguilar reminded the community that the dedication ceremony for the new fire engine will be on Saturday at 10:00 a.m. Moreover, he will be attending the MCAG Governing Board meeting this Thursday. Lastly, he directed the council to look into the process of starting a Sister City with Churintzio, Michoacan.

#### Mayor's Announcements and Reports

None.

### **PUBLIC HEARINGS**

5. Public Hearing – Council Consider Directing Staff to Prepare an Ordinance Amending Title 5, Chapter 2, 3, 5 and 7 of the Livingston Municipal Code Expanding Opportunities Regarding Cannabis Businesses. (Continue Public Hearing to July 16, 2019, at Applicant's Request)

Planning Director Hatch introduced this item. He noted that after he had published and mailed the notices for the public hearing, the applicant requested additional time to bring new information to the council. He recommended the council to open the public hearing and leave it open.

Mayor Samra opened and closed the Public Hearing at 8:47 p.m., as there were no comments from the public.

Mayor Samra asked City Attorney Sanchez if this item was denied by the Planning Commission.

City Attorney Sanchez responded that he believes the recommendation was not to move forward with an amendment to the City code.

Mayor Samra asked if the changes requested by the applicant were requested by appeal.

Planning Director Hatch replied that it is not an appeal.

Mayor Samra indicated that the item should go back to the Planning Commission.

Planning Director Hatch responded that it depends on the type of changes the applicant is proposing.

Mayor Samra indicated that if the applicant has significant changes to the item, it needs to go back to the Planning Commission before it comes to the City Council.

Council Member Aguilar agreed with Mayor Samra's concerns. He stated that if there are changes made the Planning Commission should look at it once again and a recommendation should be made based on the changes.

Planning Director Hatch responded that without knowing what the changes will be, he can't evaluate it at the current time.

Mayor Samra indicated that he will not put a continue date on the item. The item will need to be reviewed by the staff to decide if it needs to go back to the Planning Commission.

Planning Director Hatch explained that the main reason it needs to be continued to a specific date is to keep it alive. He mentioned that they can extend it again if the applicant or the council is not ready.

Mayor Samra asked for the legal opinion of City Attorney Sanchez regarding continuing the item.

City Attorney Sanchez clarified that the request is to direct staff to work on an amendment to the ordinance. The current municipal code requires it to go to the Planning Commission and then to the City Council to get the authority for staff to work on the amendment. Mr. Sanchez stated that he does not know the reason for the continuance other than the email that was provided. He said that the council has the choice of putting a date or not on the item. The council can table the item, but the item will have to be re-noticed.

Mayor Samra informed Mr. Hatch that he does not want to put a date because there might be significant changes to the item.

Planning Director Hatch responded that the item can be tabled and when ready they will re-advertise.

Motion: M/S Samra/Aguilar to table item to a non-specified date. The motion carried 5-0-0 by the following roll call vote:

AYES:	Council Members:	Baptista-Soto, Aguilar, Kang, Garcia, and Samra
NOES:	Council Members:	None
ABSENT:	Council Members:	Noe

6. Proceedings under the Landscape and Lighting Act of 1972, California Streets and Highways Code 22500, et seq.: for the approval of levy annual assessments for the Citywide Consolidated Landscape Maintenance Assessment District No. 1 and confirming assessments for fiscal year 2019/2020.

Mayor Samra announced that there was a request to continue this item to a different date.

Mickey Ashley from Willdan Financial Services introduced this item.

Mayor Samra opened and closed the Public Hearing at 8:55 p.m., as there were no comments from the public.

Mayor Samra asked Mayor Pro Tem Garcia if he would like to set a date for the continuation.

City Manager Ramirez asked Mr. Ashley if he can explain the mythology (how they came up with the costs) and time frame of when the City needs to adopt the item.

Mickey Ashley responded that the item needs to get to the county in the early part of August. In regards to the mythology, Public Works comes up with a budget for the cost within each zone. To calculate the rates, you look at the number of houses in the particular zone and the cost divided by the number of units.

City Manager Ramirez indicated that engineers analyze and look at the numbers themselves, so they are not arbitrary numbers, it's based on the actual cost of service. The City cannot charge more than the cost of service. The booklet handed out outlines the different assessments and legal descriptions.

City Attorney Sanchez indicated that the districts were not created by them and they did not pose a fee themselves. The districts were created by the landowner, and the rates were not arbitrarily created every year. There was a set amount that they started with, and specific zones have CPI adjustments when they were created.

Mr. Ashley mentioned that the districts that have the allowed CPI increases were formed in 2003. The ones that have the CPI increase they go up to that amount each year, and they also look at the account balance for each zone to see if there are any excess funds. If there are surplus funds, they will consider those amounts. He stated that the rates have a cap and they can't go any higher than the ones approved.

City Manager Ramirez asked Public Works Director Chavarria to talk about the funding for the LMD's.

Public Works Director Chavarria stated that part of Public Works participation in creating these budgets is the operations and maintenance of the LMD's and salaries.

City Manager Ramirez asked Mr. Chavarria what they do.

Public Works Director Chavarria responded that they do the trimming, cutting, chemical application, transplanting, and they developed a 5-year capital improvement renovation project.

Motion: M/S Garcia/Kang to continue this item to July 16, 2019. The motion carried 5-0-0 by the following roll call vote:

AYES:	Council Members:	Baptista-Soto, Aguilar, Kang, Garcia, and Samra
NOES:	Council Members:	None
ABSENT:	Council Members:	Noe

7. Proceedings under the Benefit Assessment Act of 1982, Government Code Section 547003, et seq., for the approval to levy annual assessments for the Livingston Benefit Assessment District, confirming assessments for fiscal year 2019/2020.

Mickey Ashley from Willdan Financial Services introduced this item.

Mayor Samra opened and closed the Public Hearing at 9:05 p.m., as there were no comments from the public.

A concerned citizen in the audience (did not state name) asked what benefits does the benefit assessment district provide.

Mickey Ashley stated that when the developments were proposed, there were requirements that specific drainage improvements be made by the City.

Public Works Director Chavarria confirmed what Mr. Ashley stated about drainage improvements. Storm water, water run-offs, nuisance water, is all drainage.

Motion: M/S Garcia/Samra to continue this item to July 16, 2019. The motion carried 5-0-0 by the following roll call vote:

AYES:	Council Members:	Baptista-Soto, Aguilar, Kang, Garcia, and Samra
NOES:	Council Members:	None
ABSENT:	Council Members:	Noe

#### **CITIZEN COMMENTS**

Mayor Samra opened Citizen Comments at 9:07 p.m.

Jose Moran, 945 Park View Dr., noted that animal control does not take calls for cats. He was informed by animal control that the policy has been in effect for seven to eight years. He asked the council to explain why animal control is not taking cats. He also asked what can be done for animal control to accept cats. He would like the council to consider a TNR (trap, neuter, and release) program for stray cats.

Police Chief Chavez responded that dogs and cats are two separate categories. Cats are not regulated or licensed. He stated that it costs the City and taxpayers about \$100 to take in a cat into the shelter.

Robert Wallis, 1697 Spruce Ct., asked when the air conditioner will get fixed.

Mayor Samra responded that the City is doing an assessment of all of the equipment and air conditioner replacement in City Hall.

City Manager Ramirez noted that they are looking into replacing all the old air conditioner units.

Mr. Wallis asked when the general plan need to be completed according to state law.

City Manager Ramirez responded that since it will cost about six hundred thousand, the City is budgeting half now and half next year. They will also have to set some money aside for the master plans and the housing element, which is part of the general plan that needs to be updated every 8 years. The City will start on it this next fiscal year.

Alex McCabe, 1440 Main Street, asked the council to educate the public on proper interaction between the public and officer. He stated that the City of Merced has a Citizen Police Academy program where it educates the public on what officers do and how to interact. Mr. McCabe mentioned an incident that occurred recently between a resident and an officer in Livingston, and that there was a public record request for the video, but it was not provided to them.



Katherine Shell-Rodriguez, P.O. Box 163, noted that it is her understanding that one of the reasons for having the body cameras is so that there can be more transparency. She mentioned that the City had initially agreed to release the body camera footage after the investigation but then retracted. She feels that by them not providing the footage, it gives the impression that they are hiding something.

Donna Dolphy, 1616 Sapphire Dr., noted that she feels that animal control should respond to calls regarding cats being hurt or disabled. She mentioned that she comes from a community in the Bay Area that has a very successful TNR program. She would like to advocate for the City of Livingston to take on a policy to use a trap, neuter, and release (TNR) program.

## **CONSENT AGENDA**

8. Second Reading and Adoption of Ordinance No.639, Approving the Fourth Amendment to the Development Agreement between the City of Livingston and JEG Livingston Ranches, LLC, Concerning 15.9 Acres Northeast of the Intersection of Robin Avenue and “B” Street, Livingston, CA.
9. Approval of Minutes of Meeting Held on April 16, 2019.
10. Approval of Minutes of Meeting Held on April 22, 2019.
11. Approval of Warrant Register Dated June 13, 2019.

Motion: M/S Aguilar/Garcia to approve the Consent Agenda. The motion carried 5-0-0 by the following roll call vote:

AYES:	Council Members:	Batista-Soto, Aguilar, Kang, Garcia, and Samra
NOES:	Council Members:	None
ABSENT:	Council Members:	None

## **DISCUSSION AND POTENTIAL ACTION ITEMS**

12. Resolution accepting Bid from Rolfe Construction Company for the CMAQ-Construct Roundabout at Main Street and “B” Street Federal Project No. CML-5256(015).

City Engineer Gouveia introduced this item.

Mayor Samra opened and closed Public Comments at 9:25 p.m., as there were no comments from the public.

Council Member Aguilar asked Mr. Gouveia if he can explain to the council how they came about doing roundabout on Main Street and where the City is getting the funding.

City Manager Ramirez responded that back in 2012 the City reached out to the Northern California Urbanist Group who conducted a week-long charrette. They had input from the community and businesses and created a document. As part of the document, there was a consulting group named Nelson Nygaard, who was in charge of addressing circulation and traffic flow. They had to identify three locations in the City for roundabouts, which were “B” Street and Main Street, Briarwood Street, and Winton Parkway.

City Engineer Gouveia noted that there were subsequent outreach meetings a few years ago.



Motion: M/S Aguilar/Garcia to adopt Resolution No. 2019-34, Resolution accepting Bid from Rolfe Construction Company for the CMAQ-Construct Roundabout at Main Street and "B" Street Federal Project No. CML-5256(015). The motion carried 5-0-0 by the following roll call vote:

AYES:	Council Members:	Baptista-Soto, Aguilar, Kang, Garcia, and Samra
NOES:	Council Members:	None
ABSENT:	Council Members:	None

13. Designate Voting Delegate and Alternate for League of California Cities Annual Conference.

City Manager Ramirez introduced this item.

Motion: M/S Samra/Garcia to designate Mayor Pro Tem Garcia as the Voting Delegate and Council Member Aguilar and Mayor Samra as the alternates. The motion carried 5-0-0 by the following roll call vote:

AYES:	Council Members:	Baptista-Soto, Aguilar, Kang, Garcia, and Samra
NOES:	Council Members:	None
ABSENT:	Council Members:	None

Mayor Samra noted that they will now be adjourning to closed session.

## ADJOURNMENT

The meeting was adjourned by consensus at approximately 9:56 p.m.

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City Clerk of the City of Livingston

APPROVED:

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Mayor or Mayor ProTempore

*The written meeting minutes reflect a summary of specific actions taken by the City Council. They do not necessarily reflect all of the comments or dialogue leading up to the action. All meetings are digitally recorded and are an official record of the meeting's proceedings. Digitally recorded verbatim minutes are available, upon request, and may be obtained at Livingston City Hall.*

## STAFF REPORT

**AGENDA ITEM:** Approval of Warrant Register dated July 10, 2019  
**MEETING DATE:** July 16, 2019  
**PREPARED BY:** Nancy Fuentes, Sr. Account Clerk  
**REVIEWED BY:** Jose Antonio Ramirez, City Manager

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**RECOMMENDATION:**

Approve warrant register dated July 10, 2019

**DISCUSSION:**

In accordance with Section 37202 of the Government Code of the State of California there is presented here with a summary of the demands against the City of Livingston covering obligations to be paid during the period of:

June 30, 2019 – July 17, 2019

Each demand has been audited and I hereby certify to their accuracy and that there are sufficient funds for their payment as of this date.

**IT IS HEREBY RECOMMENDED THE CITY COUNCIL  
APPROVE THE REGISTER OF DEMANDS AS FOLLOWS:**

<b>GENERAL WARRANTS.....\$</b>	<b>344,388.44</b>	<b>#93235-93329</b>
<b>PAYROLL WARRANTS.....\$</b>	<b>254,343.93</b>	<b>#41024-41061</b>
<b>TOTAL WARRANTS.....\$</b>	<b>598,732.37</b>	
<b>TOTAL WIRE TRANSACTIOS.....\$</b>	<b>91,796.95</b>	

**ATTACHMENTS:**

Accounts payable checks by date, summary by check number register.

# Accounts Payable

## Checks by Date - Detail by Check Date

User: nfuentes  
 Printed: 7/10/2019 5:43 PM



**City of Livingston**  
 1416 C Street  
 Livingston, CA 95334

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
93235	FAMILYSU Held06/30/2019	California State Aguilar 0999010753-01 PP Ending 06/30/2019	06/30/2019	133.11
Total for Check Number 93235:				133.11
93236	Frienjil 001	Jill Friesen Stipend for 2019 Swim Team Coach 1/2 Season	06/30/2019	1,100.00
Total for Check Number 93236:				1,100.00
93237	lamejor 01007	La Mejor Magazine Advertisement fpr 4th of July Event	06/30/2019	1,000.00
Total for Check Number 93237:				1,000.00
93238	melgozae 001	Elizabeth Melgoza Stipnd for 2019 Swim Team Coach 1/2 Season	06/30/2019	750.00
Total for Check Number 93238:				750.00
Total for 6/30/2019:				2,983.11
93239	AlwaysSe 522	Always Private Security Services Inc. Security Services For July 4-July 6 Event	07/03/2019	9,276.00
Total for Check Number 93239:				9,276.00
93240	FAMILYSU Held 06/29/2019 Held 062919 Held 06292019	California State 200000000434371 & 200000001251470 PR End 200000000470014/FIPS Code 0600099 PR Endi Case 0993764321-01 Mejia PR Ending 06/29/20	07/03/2019	512.76 1,484.30 369.23
Total for Check Number 93240:				2,366.29
93241	pyro 56577	Pyro Spectaculars Inc. Firework Display 2019	07/03/2019	10,170.00
Total for Check Number 93241:				10,170.00
93242	ricardo 112	Ricardo Cardenas 4th of July Rodeo/Bands	07/03/2019	8,400.00
Total for Check Number 93242:				8,400.00
Total for 7/3/2019:				30,212.29
93243	A&APORTA 1-751582 1-751632	A & A Portables Inc. Singh Park Portables 05/29/19-06/25/2019 Fredrick Worden Park Portables 05/29/19-06/25/	07/16/2019	201.23 171.23

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	1-751697	Lucero Park Portables 05/29/19-06/25/2019		231.23
			Total for Check Number 93243:	603.69
93244	A1A 23714	A-1-A/Preston's Lock Shop Keys for Alvernaz Ball Field	07/16/2019	85.78
			Total for Check Number 93244:	85.78
93245	ABLERIBB 187375 187385 187522	Able Ribbon Technology Inc. Office supplies Office supplies Toner Toner Cartridges	07/16/2019	111.54 245.15 805.62
			Total for Check Number 93245:	1,162.31
93246	abs 119565 119565 119565 119565	ABS Direct, Inc. Utility Statements and monthly flyers for June w Utility Statements and monthly flyers for June w Utility Statements and monthly flyers for June w Utility Statements and monthly flyers for June w	07/16/2019	241.10 241.11 141.53 241.11
			Total for Check Number 93246:	864.85
93247	SPRINGBR INV-ACC46763 INV-ACC46763 INV-ACC46763 INV-ACC46763 INV-ACC47274 INV-ACC47274 INV-ACC47274 INV-ACC47418 INV-ACC47418 INV-ACC47418 INV-ACC47418	ACCELA, INC. #774375 Add Bank Rec Training 05/19-06/19 Add Bank Rec Training 05/19-06/19 Add Bank Rec Training 05/19-06/19 Add Bank Rec Training 05/19-06/19 Online Web billing 06/2019 Online Web billing 06/2019 Online Web billing 06/2019 Add Bank Rec Training 05/07/2019 Add Bank Rec Training 05/07/2019 Add Bank Rec Training 05/07/2019 Add Bank Rec Training 05/07/2019	07/16/2019	268.30 268.30 268.30 268.35 399.66 399.68 399.66 7.95 7.95 7.95 7.95
			Total for Check Number 93247:	2,304.05
93248	ashby 2738	Adams Ashby Group, Inc. 16-CDBG Waterline Project	07/16/2019	2,090.00
			Total for Check Number 93248:	2,090.00
93249	UB*01833	SANDRA AGUILAR Refund Check 109348-000, 1114 OLDS AVEN Refund Check 109348-000, 1114 OLDS AVEN Refund Check 109348-000, 1114 OLDS AVEN	07/16/2019	93.43 50.51 106.06
			Total for Check Number 93249:	250.00
93250	AIRGAS 8088487077	Airgas USA, LLC Material for Eng-696	07/16/2019	41.86
			Total for Check Number 93250:	41.86
93251	ALHAMBR/ 14654651 063019 14663340 062819	Alhambra & Sierra Springs City Hall drinking water 06/13/19-06/27/19 Pw drinking water 05/30/19-06/13/2019	07/16/2019	99.48 169.57
			Total for Check Number 93251:	269.05



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
93252	ALLWAYS 057929	Allways Towing LLC Towing for parks truck 00-22	07/16/2019	250.00
Total for Check Number 93252:				250.00
93253	AFA	American Fidelity Assurance Company PR Batch 00001.06.2019 AFA Pre Tax PR Batch 00015.06.2019 AFA Pre Tax PR Batch 00015.06.2019 AFA After Tax PR Batch 00001.06.2019 AFA After Tax	07/16/2019 PR Batch 00001.06.2019 AFA PR Batch 00015.06.2019 AFA PR Batch 00015.06.2019 AFA PR Batch 00001.06.2019 AFA	482.20 482.20 1,224.24 1,224.24
Total for Check Number 93253:				3,412.88
93254	AFAFLEX	American Fidelity Assurance Company PR Batch 00029.07.2019 Health FSA	07/16/2019 PR Batch 00029.07.2019 Hea	216.64
Total for Check Number 93254:				216.64
93255	calnet 000013126687 000013253291	AT&T DOJ Connection 05/01/2019-05/31/2019 DOJ Connection 06/01/2019-06/30/2019	07/16/2019	208.46 234.56
Total for Check Number 93255:				443.02
93256	AvilaZin 001 001	Zincia Avila Park Deposit Refund for Ark Park 06/29/2019 refund 10 dollars from rental for Ark Park 06/29	07/16/2019	150.00 10.00
Total for Check Number 93256:				160.00
93257	Axon SI-1597407	Axon Enterprise, Inc. Taser Maint, Contract	07/16/2019	4,106.36
Total for Check Number 93257:				4,106.36
93258	BetanSop 001	Sophie Betancourt Park Deposit Refund Ark Park 06/30/2019	07/16/2019	150.00
Total for Check Number 93258:				150.00
93259	bsk A916236 A916737 A916985 A917436	BSK Associates Arsenic CA DW ICPMS Quanti-Tray 2000 Total Coliform & E. Coli Sam Arsenic, CA DW ICPMS & TCP Level Quanti-Tray 2000 Total Coliform & E. Coli Sam	07/16/2019	120.00 150.00 1,130.00 150.00
Total for Check Number 93259:				1,550.00
93260	CALJUST 376986 382430 388317	Calif. Dept of Justice Livescan May 2019 DOJ Clets April May June 2019 Livescan June 2019	07/16/2019	450.00 1,876.98 369.00
Total for Check Number 93260:				2,695.98
93261	collinss 007	Collins & Schoettler Planning Consultants, Planning Consulting June 2019	07/16/2019	8,100.00
Total for Check Number 93261:				8,100.00
93262	MOVING 191691077	ComTech21 PD Long Distance	07/16/2019	36.80

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 93262:	36.80
93263	corelogi 81968599	CoreLogic Information Solution Geographic Package - Dec 2018	07/16/2019	66.67
	81968599	Geographic Package - Dec 2018		66.66
	81968599	Geographic Package - Dec 2018		66.67
			Total for Check Number 93263:	200.00
93264	DONLEE 92572	Donlee Pump Company Fuel pump test for all department	07/16/2019	52.50
	92572	Fuel pump test for all department		52.50
	92572	Fuel pump test for all department		52.50
	92572	Fuel pump test for all department		52.50
	92572	Fuel pump test for all department		52.50
	92572	Fuel pump test for all department		52.50
	93357	Fuel pump test for all department		120.30
			Total for Check Number 93264:	435.30
93265	duran 001	Daniela Duran Park Deposit Refund Max foster 06/30/2019	07/16/2019	150.00
			Total for Check Number 93265:	150.00
93266	SANJOAQ 250361	Ernest Packaging Solutions Supplies for restroom for Parks	07/16/2019	72.41
	250529	Supplies for restroom for Parks & 4th of July		457.92
	250529	Supplies for restroom for Parks & 4th of July		457.92
			Total for Check Number 93266:	988.25
93267	espinsar 001	Saraly Espinoza Park Deposit Refund memorial park 06/23/2019	07/16/2019	150.00
			Total for Check Number 93267:	150.00
93268	esquibia 001	Elena Esquibias deduction from park rental MaxFoster 06/22/20	07/16/2019	-5.00
	001	Park Deposit Refund MaxFoster 06/22/2019		150.00
			Total for Check Number 93268:	145.00
93269	EZAUTO 317779	EZ Auto Supply - Napa tee connector	07/16/2019	10.31
	317780	8 inch pliers		18.76
	317780	8 inch pliers		18.75
	317912	equipment for sewer		15.80
	318694	Def and Wax for engines		80.77
	319075	Lube line fitting sewer		30.47
	319188	Hub cap plug fire dept		6.62
	319490	Tire valve and tool		14.12
	319553	Drive belt for shot saw		19.82
	319685	fuel for small eng		78.31
			Total for Check Number 93269:	293.73
93270	fedex 2 6-589-84291	FedEx Overnight solar plans to sun run company	07/16/2019	67.82

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 93270:	67.82
93271	FORSTA 21121	FORSTA FILTERS INC. Filters for rebuilt kit well 19 &11	07/16/2019	536.60
			Total for Check Number 93271:	536.60
93272	frescoll 14516615	Fresno City College Dispatch Basic Course Davis	07/16/2019	334.00
			Total for Check Number 93272:	334.00
93273	frontier	Frontier	07/16/2019	
	1980133 0619	2 Way Radio Circuit 06/15/2019-07/14/2019		1.47
	1980133 0619	2 Way Radio Circuit 06/15/2019-07/14/2019		5.58
	1980133 0619	2 Way Radio Circuit 06/15/2019-07/14/2019		35.19
	1980133 0619	2 Way Radio Circuit 06/15/2019-07/14/2019		7.97
	1980133 0619	2 Way Radio Circuit 06/15/2019-07/14/2019		3.84
	1980133 0619	2 Way Radio Circuit 06/15/2019-07/14/2019		3.95
	1980133 0619	2 Way Radio Circuit 06/15/2019-07/14/2019		21.23
	3942067 0619	Child care phone 06/15/2019-07/14/2019		63.58
	3943344 0619	Pw phonw service 06/15/2019-07/14/2019		305.29
	3943954 0519	Sr. Center phone service 06/15/2019-07/14/2019		66.69
	3947916 0619	PD phone service 06/15/2019-07/14/2019		2,067.55
	3947919 0519	Fire dept phone service 06/15/2019-07/14/2019		114.39
	3947966 0619	DWWTP phone service 06/15/2019-07/14/2019		231.00
	3948041 0619	City of Livingston phone service 06/15/2019-07/14/2019		328.71
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		163.59
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		99.02
	3948041 0619	City of Livingston phone service 06/15/2019-07/14/2019		35.92
	3948041 0619	City of Livingston phone service 06/15/2019-07/14/2019		74.46
	3948041 0619	City of Livingston phone service 06/15/2019-07/14/2019		197.54
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		414.71
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		163.59
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		163.59
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		99.01
	3948041 0619	City of Livingston phone service 06/15/2019-07/14/2019		35.91
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		55.96
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		99.01
	3948041 0619	City of Livingston phone service 06/15/2019-07/14/2019		53.86
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		120.54
	3948041 0619	City of Livingston Fiber Optic 06/15/2019-07/14/2019		55.96
	3948041 0619	City of Livingston phone service 06/15/2019-07/14/2019		13.77
	3948044 0619	PW phone service 06/15/2019-07/14/2019		104.02
			Total for Check Number 93273:	5,206.90
93274	GILTON 006 519973	Gilton Solid Waste Sanitation contract services for June1- June 30 4th of July event	07/16/2019	79,020.14 334.13
			Total for Check Number 93274:	79,354.27
93275	Gonzglo 001 001	Gloria & Aristeo Gonzalez Deduction for PW cleaning park after rental Mer Park Deposit refund for Memorial park 06/22	07/16/2019	-10.00 150.00
			Total for Check Number 93275:	140.00
93276	gouveia	Gouveia Engineering Inc.	07/16/2019	



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
8540		Manzanita Homes Con Management		803.25
8787		Misc General Foster Farms		141.75
8788		Encroachment Permits		2,900.63
8789		Annual DBE,QAP Program		136.50
8790		DIR Project Reporting		85.00
8790		DIR Project Reporting		63.75
8790		DIR Project Reporting		42.50
8790		DIR Project Reporting		85.00
8790		DIR Project Reporting		425.00
8792		Planning General		212.63
8793		Gallo development agreement		283.50
8794		Arco Station		208.69
8795		Public Works General		337.50
8795		Public Works General		51.00
8796		Sewer General		885.94
8797		walnut lift station rehab		1,375.50
8798		Phase II MS4 compliance		525.00
8799		Singh Park Lift Station Rehab		136.50
8800		Water General		2,176.65
8801		Merced IRWMP		700.88
8802		Water Comsevation Reporting		1,512.00
8803		TCP Treatment Well 14 & 16		1,442.50
8804		TCP Treatment Well 8 9 13 17		2,160.00
8805		CDBG Waterline Replacement Phase 3		19,993.70
8806		1- MG Tank Rehab		2,537.59
8807		Street General		389.81
8809		CML-5256 (015) Roundabout Main & B		8,906.90
8810		Winton Parkway SB Hwy 99 On Ramp		9,825.38
8811		Measure V		562.25
8814		Building Permits		896.44
8815		Motel 6 Construction Management		70.88
8816		Rancho Estrada Subdivision		102.38
8817		Foster Farms Plant Exp Con Management		52.50
8818		Country Villas Unit 4 Con Management		70.88
8819		Allways Towing		177.19
8820		Grant Funding General		307.13
Total for Check Number 93276:				60,584.70
93277	GreatAme 25027734	GreatAmerica Financial Svcs. Dannas lanier printer	07/16/2019	116.79
Total for Check Number 93277:				116.79
93278	hansford 31 31 31	Hansford Economic Consulting Rate Study 2019 Rate Study 2019 Rate Study 2019	07/16/2019	3,031.50 3,031.50 3,031.50
Total for Check Number 93278:				9,094.50
93279	hillumbr 355697 355777 355871 355871 355878 671174	Hilmar Lumber Ground Breaking shovel and paint Tree Ties Trash cans for 4th of july event new sign by cam Trash cans for 4th of july event new sign by cam wrong wood return Trash cans for 4th of July	07/16/2019	96.88 103.38 65.26 132.93 -33.94 102.31
Total for Check Number 93279:				466.82



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
93280	HOMEDP 4012493 6012273 9030762 FCH-006880369	Home Depot Credit Services Engine Equipment Engine Equipment Don Meyer Tubbing Material for Fencing Finance Charges	07/16/2019	38.92 207.02 126.02 35.00
Total for Check Number 93280:				406.96
93281	jlalal 469941 470041	J L Analytical Services Inc. Weekly & Monthly Lab test Weekly & Monthly Lab test	07/16/2019	267.00 2,735.00
Total for Check Number 93281:				3,002.00
93282	JimenezC 001	Teresa Jimenez-Cortez Refund for soccer sign ups	07/16/2019	60.00
Total for Check Number 93282:				60.00
93283	Johalkau 001 002	Parminder Kaur Johal First half of 8 wk summer art class Second half of 8 wk summer art class	07/16/2019	273.00 273.00
Total for Check Number 93283:				546.00
93284	KangGaga 001 002 002 002	Gagandeep Kang Merced- City County Relations Dinner Reimb Las Vegas- ICSC 2019 Conference Parking Reim Las Vegas- ICSC 2019 Conference Meal Reimb Las Vegas- ICSC 2019 Conference Mileage Reir	07/16/2019	35.00 32.75 144.51 88.16
Total for Check Number 93284:				300.42
93285	UB*01834	VANDANJIT KAUR Refund Check 110419-000, 1025 SUNRISE CO Refund Check 110419-000, 1025 SUNRISE CO	07/16/2019	35.26 74.04
Total for Check Number 93285:				109.30
93286	kimball 7198044 7198044 7198044 7198044 7198044	Kimball Midwest Nuts, Screws, Lubricant for all dept Nuts, Screws, Lubricant for all dept Nuts, Screws, Lubricant for all dept Nuts, Screws, Lubricant for all dept Nuts, Screws, Lubricant for all dept	07/16/2019	19.63 19.63 19.63 19.63 19.65
Total for Check Number 93286:				98.17
93287	language 4585694	Language Line Services Translation services for June 2019	07/16/2019	235.94
Total for Check Number 93287:				235.94
93288	linand 001	Dianna Linan Deposit refund for Pentecost rental 06/15/2019	07/16/2019	250.00
Total for Check Number 93288:				250.00
93289	Lowe's 901599 902148 909014	Lowe's Home cable for council chambers Equipment for Engine Equipment for Engine	07/16/2019	82.73 81.27 74.69

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	977740	welectric supplies for lights over mural on musei		173.98
Total for Check Number 93289:				412.67
93290	metrouni 170583 194846	Metro Uniform of Merced Uniform replacement/ damage Bike Patrol Uniforms	07/16/2019	64.94 323.90
Total for Check Number 93290:				388.84
93291	midvalle 20200676	Mid Valley IT Dual Monitors and stand for planning office	07/16/2019	498.61
Total for Check Number 93291:				498.61
93292	MISSION	Mission Linen Supply	07/16/2019	
	510129843	Foam Soap fpr PW Restroom		36.10
	510131179	Uniform Service and Janitorial supplies		5.95
	510131179	Uniform Service and Janitorial supplies		3.96
	510131179	Uniform Service and Janitorial supplies		5.56
	510131179	Uniform Service and Janitorial supplies		5.28
	510131179	Uniform Service and Janitorial supplies		8.74
	510131179	Uniform Service and Janitorial supplies		0.53
	510131179	Uniform Service and Janitorial supplies		27.15
	510131179	Uniform Service and Janitorial supplies		15.12
	510131179	Uniform Service and Janitorial supplies		27.89
	510131179	Uniform Service and Janitorial supplies		16.51
	510131180	Janitorial Supplies		0.78
	510131180	Janitorial Supplies		20.60
	510131180	Janitorial Supplies		1.51
	510131180	Janitorial Supplies		3.94
	510131180	Janitorial Supplies		20.61
	510131180	Janitorial Supplies		20.60
	510131180	Janitorial Supplies		1.51
	510131180	Janitorial Supplies		3.78
	510179589	Uniform Service and Janitorial supplies		5.95
	510179589	Uniform Service and Janitorial supplies		16.51
	510179589	Uniform Service and Janitorial supplies		8.74
	510179589	Uniform Service and Janitorial supplies		27.89
	510179589	Uniform Service and Janitorial supplies		0.53
	510179589	Uniform Service and Janitorial supplies		27.15
	510179589	Uniform Service and Janitorial supplies		15.12
	510179589	Uniform Service and Janitorial supplies		3.96
	510179589	Uniform Service and Janitorial supplies		5.56
	510179589	Uniform Service and Janitorial supplies		5.28
	510179590	Uniform Service and Janitorial supplies 06/26/20		3.78
	510179590	Uniform Service and Janitorial supplies 06/26/20		20.60
	510179590	Uniform Service and Janitorial supplies 06/26/20		20.60
	510179590	Uniform Service and Janitorial supplies		1.51
	510179590	Uniform Service and Janitorial supplies		0.78
	510179590	Uniform Service and Janitorial supplies 06/26/20		20.61
	510179590	Uniform Service and Janitorial supplies 06/26/20		1.51
	510179590	Uniform Service and Janitorial supplies 06/26/20		3.94
	510189139	Toilet Paper fpr Parks and Fourth of July event		129.30
	510189139	Toilet Paper fpr Parks and Fourth of July event		129.30
Total for Check Number 93292:				674.74
93293	MODERN 73591 93813	Modern Air Inc. HVAC Diagnostics HVAC Preventative Maint	07/16/2019	99.00 291.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	94593-04	Mini Split Maintenance		175.00
			Total for Check Number 93293:	565.00
93294	modestow 957835	Modesto Welding Products fittings for regulator for torch	07/16/2019	12.18
			Total for Check Number 93294:	12.18
93295	munimain 0138868-IN	Municipal Maintenance Equip. Parts to fix ram	07/16/2019	205.84
			Total for Check Number 93295:	205.84
93296	N&S IT91688	N & S Tractor Replacement Pin for tractor bucket	07/16/2019	157.07
			Total for Check Number 93296:	157.07
93297	NEXTEL 898215431-164	Nextel Communications Rec Phones 05/26-06/25/19	07/16/2019	96.98
			Total for Check Number 93297:	96.98
93298	NORT 147218 147323 147496	Northstar Chemical Chlorine for water wells Chlorine for water wells Chlorine for water wells	07/16/2019	640.49 1,183.50 254.16
			Total for Check Number 93298:	2,078.15
93299	Officede 329578362001 329578566001 330057917001 330057917001 330057917001 330057917001 330057917001 330057917001 330057917001 330057917001 330057917001 330057917001 330057917001	Office Depot Bookends to hold Binders batteries for water dept Copy Paper All Dept Batteries Copy Paper All Dept Copy Paper All Dept Copy Paper All Dept Copy Paper All Dept Copy Paper All Dept Copy Paper All Dept Copy Paper All Dept Copy Paper All Dept Copy Paper All Dept	07/16/2019	25.19 19.31 12.56 12.96 12.57 37.70 12.56 37.70 37.70 37.70 37.70 37.70
			Total for Check Number 93299:	283.65
93300	oreillya 3654-292095 3654-293049 3654-293537	O'Reilly Automotive Store Inc. Drive belts for shop saw Oil Filter for PD Veh-47-33 oil Filters for explorer pd	07/16/2019	12.33 5.69 54.68
			Total for Check Number 93300:	72.70
93301	PGE 0007847461-6 0007847462-4 0007847527-4 4832044416-8 5560566892.4 7095488380-0519 7095488380-0519 7095488380-0519	Pacific Gas & Electric Company 21800 Feet Norrth Nuclear Dec May 2019 ES Lincoln S/Peach Nuclear Dec May 2019 Corner of White and Crowell Nuclear Dec May : Monthly Services 936 Dwight way 05/22/2019-C 900 Dwight way 05/22/2019-06/20/19 Monthly Utilities 05/16/2019-06/16/2019 Monthly Utilities 05/16/2019-06/16/2019 Monthly Utilities 05/16/2019-06/16/2019	07/16/2019	84.27 100.21 156.91 124.72 2.20 41.07 52.28 4.33



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		87.92
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		3.45
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		7.13
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		54.91
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		24.21
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		503.65
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		1,028.40
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		2.68
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		78.37
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		7.51
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		93.73
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		32.73
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		742.76
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		22.64
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		29.21
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		41.66
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		5.69
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		18.49
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		5.99
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		33.20
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		21.18
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		17.90
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		0.48
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		1.47
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		25,653.27
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		43.76
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		22.54
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		12.47
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		20.79
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		28.40
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		22.11
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		1.43
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		112.35
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		14.26
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		16.54
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		65.60
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		9.94
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		1.84
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		6.61
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		20.50
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		325.69
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		23.20
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		16.93
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		98.33
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		2.03
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		36.65
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		30.37
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		17.96
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		2.14
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		13.50
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		1.14
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		21,540.55
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		660.69
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		140.97
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		2.55
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		26.57
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		0.60
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		27.74
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		8.30

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	7095488380-0519	Monthly Utilities 05/16/2019-06/16/2019		3,818.09
	7770778848-3	Monthly Services 14960 Vinewood ave 05/22/20		148.19
	7798858785-1	Monthly Utilities 05/17/2019-06/17/2019		20.52
			Total for Check Number 93301:	56,446.47
93302	village 006	Albert Pourkaldani Uniform Cleaning/Sergeants April-June 2019	07/16/2019	210.00
			Total for Check Number 93302:	210.00
93303	PulidoAn 001	Anaberta Pulido Walnut Deposit Refund 06/29/2019	07/16/2019	150.00
			Total for Check Number 93303:	150.00
93304	UB*01836	ENRIQUETA & RAUL QUEVEDO Refund Check 107572-000, 1408 BRANDY CC Refund Check 107572-000, 1408 BRANDY CC Refund Check 107572-000, 1408 BRANDY CC	07/16/2019	29.66 14.13 26.13
			Total for Check Number 93304:	69.92
93305	RamiJJ 001	Juan Jose Ramirez Park Deposit Refund memorial park 06/29	07/16/2019	150.00
			Total for Check Number 93305:	150.00
93306	IKONFIN 102279967 102279967 102279967	Ricoh USA Inc. Pw Contract Lease 06/12/19-07/11/19 Pw Contract Lease 06/12/19-07/11/19 Pw Contract Lease 06/12/19-07/11/19	07/16/2019	376.61 25.11 100.42
			Total for Check Number 93306:	502.14
93307	RubalcaE 001	Erica Rubalcava June 2019 Cheer camp	07/16/2019	460.00
			Total for Check Number 93307:	460.00
93308	SAFETLIT 358010	Safe T Lite of Modesto Inc. City wide Striping stencil for roundabout	07/16/2019	306.37
			Total for Check Number 93308:	306.37
93309	SanchMar 001	Marcela Sanchez Park Deposit Refund 06/29/2019 Max Foster	07/16/2019	150.00
			Total for Check Number 93309:	150.00
93310	SandovaY 001	Yanira Sandoval Park Deposit Refund Ark park 06/23/2019	07/16/2019	150.00
			Total for Check Number 93310:	150.00
93311	SHANNON 190422	Shannon Pump Company Inc. Trouble shooting for irrigation and pump	07/16/2019	196.00
			Total for Check Number 93311:	196.00
93312	shredit 8127664422	Shred-it USA LLC Pd Shredding 06/19/2019	07/16/2019	138.51

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 93312:				138.51
93313	St. Fran 19105101	St. Francis Electric, LLC. Quote: 3/19/19 Project- Winton & Joseph Gallo-	07/16/2019	7,280.00
Total for Check Number 93313:				7,280.00
93314	straight 2019	Straight Edge Roofing Inc. Quote# 3/15/19 LEak Repairs Including HVAC f	07/16/2019	5,563.00
Total for Check Number 93314:				5,563.00
93315	t&t 56578	T & T Valve & Instruments, Inc Quote #190510AC-570 Automated Auto Valve r	07/16/2019	2,013.28
Total for Check Number 93315:				2,013.28
93316	targetsp PI0990265 PI0990265 PI0990265 PI0990265 PI0990422 PI0990422 PI0990422 PI0990422	Target Specialty Products roundup and herbicides for weed control roundup and herbicides for weed control roundup and herbicides for weed control roundup and herbicides for weed control Delivery fee for roundup and herbicides for weec Delivery fee for roundup and herbicides for weec Delivery fee for roundup and herbicides for weec Delivery fee for roundup and herbicides for weec	07/16/2019	54.28 54.27 54.28 54.28 12.25 12.25 12.25 12.25
Total for Check Number 93316:				266.11
93317	TESCO 0067121-IN	Tesco Controls Inc. Peach & Lilac Lift Station SCADA Intergration	07/16/2019	27,269.00
Total for Check Number 93317:				27,269.00
93318	MODESTOB I04232232 I04232242 I0427700	The Modesto Bee Public Heaing notice Gallo TSM 2017-01 Public Hearing Notice Bassi SPDR 2019-01 Con MS BID CML-5256 Round about Main & B st	07/16/2019	203.76 160.32 1,743.04
Total for Check Number 93318:				2,107.12
93319	TRANSUNI 06906030 06906030 06906030	Trans Union LLC UB credit check UB credit check UB credit check	07/16/2019	98.42 98.42 98.42
Total for Check Number 93319:				295.26
93320	Trujilla 001 001	Armando Trujillo Deduction from rental Ark Park 06/22/2019 Park Deposit Refund Ark Park 06/22/2019	07/16/2019	-5.00 150.00
Total for Check Number 93320:				145.00
93321	USABLUE 923478 924486 925694	USA Blue Book Ascorbic Acid for water wells Bio-Max Dechlor Tablets Hach chlorine swift test	07/16/2019	966.28 559.46 294.98
Total for Check Number 93321:				1,820.72



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
93322	valecind 001	Cindy Valencia Park Deposit Refund 06/23/2019 Max foster	07/16/2019	150.00
Total for Check Number 93322:				150.00
93323	UB*01835	TOMASIA VASCONCELOS Refund Check 106291-000, 957 ORCHARD W. Refund Check 106291-000, 957 ORCHARD W.	07/16/2019	0.87 5.70
Total for Check Number 93323:				6.57
93324	VERIZON 9832378001 9832378001 9832378001 9832378001 9832378001 9832378001 9832378001 9832378001	Verizon Wireless May 19, 2019- June 18,2019 Pw cell phone char; May 19, 2019- June 18,2019 Pw cell phone char; May 19, 2019- June 18,2019 Pw cell phone char; May 19, 2019- June 18,2019 Pw cell phone char; May 19, 2019- June 18,2019 Pw cell phone char; May 19, 2019- June 18,2019 Pw cell phone char; May 19, 2019- June 18,2019 Pw cell phone char; May 19, 2019- June 18,2019 Pw cell phone char;	07/16/2019	138.27 231.36 97.97 194.52 160.68 295.84 14.50 105.92
Total for Check Number 93324:				1,239.06
93325	wall 001	Heidi Wall Refund Vendor Space for 4th of July	07/16/2019	600.00
Total for Check Number 93325:				600.00
93326	WARD 57797	Ward Enterprises Paper towel dispenser for council chambers	07/16/2019	285.83
Total for Check Number 93326:				285.83
93327	WATCHGUA 4BOINV0004854	WATCHGUARD VIDEO Evidence Library 4 Web Software & Licensing.	07/16/2019	2,250.00
Total for Check Number 93327:				2,250.00
93328	chevprod E/ E/0772540 E/2732273 E/2732928 E/2733602 E/2734076 E/509445 E/6028416 E/6028420 E/6029188 E/8655919 E/9220658	WEX BANK Fuel for Training/ Barkus Fuel for Training/ Barkus Exploere Detail- Fuel Explorer Detail- Fuel Explorer Detail- Fuel Explorer Detail- Fuel Fuel for training/ godfrey Explorer Detail- Fuel Explorer Detail- Fuel Explorer Detail Fuel for training/ godfrey Fuel for training/ godfrey	07/16/2019	38.58 31.82 144.47 80.42 96.28 62.12 34.65 149.00 54.21 99.00 40.00 40.00
Total for Check Number 93328:				870.55
93329	WGRSOUTH 22216	WGR SOUTHWEST, INC. MS4 Compliance 05/01-05/30	07/16/2019	2,588.96
Total for Check Number 93329:				2,588.96
Total for 7/16/2019:				311,193.04



Check No	Vendor No	Vendor Name	Check Date	Check Amount
	Invoice No	Description	Reference	

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Report Total (95 checks):

344,388.44

# STAFF REPORT

**AGENDA ITEM:** Resolution of the City Council of City of Livingston to Name the Soccer Field at the Max Foster Sports Complex the “Odi Ortiz Memorial Soccer Field”

**MEETING DATE:** July 16, 2019

**PREPARED BY:** Ruben Chavez, Chief of Police

**REVIEWED BY:** Jose Antonio Ramirez, City Manager

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**RECOMMENDATION:**

That City Council approve the naming of the soccer field at the Max Foster Sports Complex the “Odi Ortiz Memorial Soccer Field”.

**BACKGROUND:**

The City of Livingstons’ Finance Director/Assistant City Manager Odilon “Odi” Ortiz dedicated his life to the City & Community of Livingston for over 8 years and passed away from cancer on January 25, 2019.

**DISCUSSION:**

The City of Livingston hired Odilon “Odi” Ortiz as the Finance Director/Assistant City Manager on October 24, 2011. He served in that capacity for over 8 years and during that time would be appointed as the Acting Public Works Director and the Acting City Manager as the need arose during the vacancies of those positions. He was dedicated to his job and as mentioned, wore several hats at the same time including being the Acting City Manager for over two years. While these acting positions can be viewed as high-stress positions in City Government, Odi always had a big smile when he came to work and when meeting with members of the community.

Odi loved to play soccer and actively supported youth soccer programs in Livingston. He was honored several times by local youth soccer organizers for his support of our youth. In April 2017, he was diagnosed with Lymphoma and fought hard to return to his duties for the City of Livingston. He returned in April 2018 after going through treatment and was comforted by his family, friends, and his faith to get better and in fact he did.

However, it was short lived as a few months later, he was diagnosed with a recurrence of the illness which ultimately took his life at the young age of 46 years old. Odi left behind a wife and three young children and it would only be fitting to recognize Odi’s love for his family, soccer, and for city service by dedicating a legacy for his family to be proud of such as naming a soccer field in his honor.

The City of Livingston desires to show support for Odi Ortiz’s dedicated service to the City of Livingston by naming the soccer field at the Max Foster Sports Complex the “Odi Ortiz Memorial Soccer Field” in his honor.

**FISCAL IMPACT:**

The costs vary to manufacture a permanent sign/monument near the soccer field from \$200 to \$1000.

**ATTACHMENTS:**

1. Resolution to Name the Soccer Field at the Max Foster Sports Complex the “Odi Ortiz Memorial Soccer Field”.

**RESOLUTION NO. 2019-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVINGSTON  
NAMING THE SOCCER FIELD AT THE MAX FOSTER SPORTS  
COMPLEX THE “ODI ORTIZ MEMORIAL SOCCER FIELD”**

**WHEREAS**, Odilon “Odi” Ortiz was hired as the Finance Director/Assistant City Manager on October 24, 2011; and

**WHEREAS**, Odi became the Acting Public Works Director, serving in that capacity on and off from January 2014 to July 2017; and

**WHEREAS**, Odi became the Acting City Manager February 3, 2015 to May 24, 2017; and

**WHEREAS**, Odi dedicated himself to the City and Community of Livingston for over 8 years; and

**WHEREAS**, Odi loved the sport of soccer being an avid soccer player and actively supporting youth soccer programs in Livingston; and

**WHEREAS**, Odi was diagnosed with Lymphoma in April 2017 and passed away from the illness on January 25, 2019; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Livingston hereby adopts a Resolution to name the soccer field at Max Foster Sports Complex the “Odi Ortiz Memorial Soccer Field”.

Passed and adopted this 16<sup>nd</sup> day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gurpal Samra Mayor  
of the City of Livingston

ATTEST:

I, hereby certify that the foregoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Livingston this 16<sup>nd</sup> day of July, 2019.

\_\_\_\_\_  
Monica Cisneros, Deputy City Clerk  
of the City of Livingston

## STAFF REPORT

**AGENDA ITEM:** Ordinance Amending Livingston Municipal Code Chapter 2-4, "Parks, Recreation and Arts Commission," Section 2-4-2(B), to Increase the Commissioner Terms From Two (2) Years to Four (4) Years.

**MEETING DATE:** July 16, 2018

**PREPARED BY:** Jacquelyn Benoit, Recreation Superintendent

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### **RECOMMENDATION:**

Staff recommends that the City Council introduce and waive first reading of Ordinance \_\_\_\_\_ amending Livingston Municipal Code Chapter 2-4, "Parks, Recreation and Arts Commission," Section 2-4-2(B), to increase the commissioner terms from two (2) years to four (4) years.

### **BACKGROUND AND DISCUSSION:**

Chapter 4 of Title 2 of the Livingston Municipal Code establishes a Parks, Arts and Recreation Commission consisting of seven members appointed by the City Council. That Chapter creates certain duties and responsibilities for the Commission to assist and advise the City Council on parks and recreation related issues within the City.

At the regular City Council meeting of May 7, 2019 staff asked the City Council to consider changing the terms of the commissioners from 2 to 4 years. This commission has been extremely active and would like to see through some of the longer term projects.

The proposed Ordinance amends the Municipal Code to change the terms of the commissioners from 2 years to 4 years with their term ending on the 4<sup>th</sup> anniversary of their appointment date. Appointment dates are as follows for the existing commissioners and alternates. Code text contained in the proposed Ordinance is the same as the text in the existing Municipal Code, except for the terms and expiration of the terms.

<b>Parks, Recreation and Arts Commissioner</b>	<b>Appointment Date</b>
Eric Aguilar	June 20, 2017
Linda Deol	June 20, 2017
Eva Garibay	June 20, 2017
Robert Godinez	June 20, 2017
Julio Millan	September 5, 2017
Christine Fernandez	September 5, 2017
Omar Herrera	September 18, 2018
Patricia Marshall (alternate)	September 18, 2018
Ana Alberto (alternate)	September 18, 2018

If the proposed Ordinance is approved, staff will bring back for Council consideration a Resolution establishing the term dates for specific commissioners in order to stagger the terms so that three (3) members' terms end on the same year and the terms of the remaining four (4) members end two (2) years later.

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

1. Ordinance of the City Council of the City of Livingston Amending Livingston Municipal Code Chapter 2-4, "Parks, Recreation and Arts Commission," Section 2-4-2(B), to Increase the Commissioner Terms From Two (2) Years to Four (4) Years.

1396.1001 3242354.2



**CHAPTER 4  
PARKS, RECREATION AND ARTS COMMISSION**

**2-4-1: PARKS, RECREATION AND ARTS COMMISSION CREATED.**

**2-4-2: MEMBERSHIP AND TERMS OF OFFICE.**

**2-4-3: REMOVAL OF MEMBERS AND VACANCIES.**

**2-4-4: MEETINGS.**

**2-4-5: ADOPTION OF RULES.**

**2-4-6: DUTIES AND RESPONSIBILITIES.**

**2-4-1: PARKS, RECREATION AND ARTS COMMISSION CREATED.**

There shall be and there is hereby created and established a Parks, Recreation and Arts Commission for the City of Livingston.

**2-4-2: MEMBERSHIP AND TERMS OF OFFICE.**

(A) Membership And Compensation: The Parks, Recreation and Arts Commission shall consist of seven (7) members over the age of eighteen (18), to be appointed by a majority vote of the City Council from the residents of the City. A maximum of one member may reside outside the city limits, as long as they reside within the boundaries of the Livingston Union School District. Members of the City Council shall not be eligible to serve as Commission Members, but may be appointed by the City Council to attend commission meetings as liaisons to the City Council. Parks, Recreation and Arts Commissioners may not generally serve on any other advisory committees at the same time.

(B) Terms: Each member of the Parks, Recreation and Arts Commission shall be appointed for ~~two (2) years~~ **four (4) years**. Terms expire ~~on January 31 of the second~~ **on the fourth anniversary date** of the year of a member's term, or until their successors are appointed. A member of the Parks, Recreation and Arts Commission may be reappointed to any number of successive terms. Should a vacancy occur through means other than term expiration, the appointment of the new member shall be for the remainder of the vacated term.

(C) Chairperson: The Parks, Recreation and Arts Commission shall appoint a chairperson and secretary from among the appointed members. The Parks, Recreation and Arts Commission shall also have an option to appoint a vice chairperson. These officers shall hold office for one (1) year, or until their successors are appointed, and may hold the office for any number of successive terms. This member, in addition to the usual chairmanship duties, shall be the official contact between the Commission and the City Council.

**2-4-3: REMOVAL OF MEMBERS AND VACANCIES.**

(A) Removal From the Parks, Recreation And Arts Commission: Any member of the Commission may be removed from the Commission by the Mayor, subject to the approval of the City Council, or by a majority vote of the City Council.

(B) Resignation of Members: A member of the Parks, Recreation Repealing and Replacing Arts Commission may resign from the Commission by filing a written statement with the City Manager. Upon filing the written statement with the City Manager, the resignation shall become effective at the time of the filing and said member shall cease to be a member of the Commission and a vacancy shall then exist.

(C) Absence With/Without Cause: Any member of the Commission shall automatically be deemed to have vacated his or her seat if the Commissioner fails Repealing and Replacing (12) month period, unless the absence is the result of illness or family emergency. In the event that a Commissioner is unable to attend a meeting due to illness or family emergency, the Commissioner shall inform the City Manager, or the department head working with the Commission, at the earliest opportunity before the meeting in order for the absence to be excused. In the event that a Commissioner is deemed to have vacated his or her seat, the Commission or City Manager shall immediately inform the City Council of such vacancy. Vacancies on the Parks, Recreation and Arts Commission for whatever cause shall be filled by the City Council for the unexpired term.

#### **2-4-4: MEETINGS.**

The Parks, Recreation and Arts Commission will meet on a monthly basis. The meeting time and location will be agreed upon by a majority of the members and the City Manager. A majority of the Commission, not counting vacant seats, shall constitute a quorum for the transaction of business.

#### **2-4-5: ADOPTION OF RULES.**

The Parks, Recreation and Arts Commission may adopt rules for the transaction of business and shall keep a public record of its transactions, findings, determinations and recommendations.

#### **2-4-6: DUTIES AND RESPONSIBILITIES.**

It shall be the duty and responsibility of the Parks, Recreation and Arts Commission to act in an advisory and volunteer capacity in the development of parks, recreation and art opportunities for Livingston residents. In their capacity, the Parks, Recreation and Arts Commission shall:

(A) Recommend Repealing and Replacing City Council a Parks and Recreation Master Plan. If directed by the City Council, the Commission shall recommend to the City Council a Parks, Recreation and Arts Master Plan, either in lieu of or in addition to, the Parks and Recreation Master Plan. After any initial Master Plan has been adopted by the City Council, the Commission shall periodically review the Master Plan and make appropriate recommendations to the City Council.

(B) Recommend to the City Council individual Park Master Plans for each park in the City of Livingston.

(C) Constructively encourage public recreational and art activities in Livingston.

(D) Recommend projects, legislation, policies, funding allocations, and other measures, programs, or activities for the development of park, recreation and art opportunities in Livingston.

- (E) Act in an advisory capacity to the City Council in all matters pertaining to recreation.
- (F) Act in an advisory capacity to the City Council in all matters pertaining to art or art programs within the City.
- (G) Carry out projects, programs, or activities as directed by the City Council.
- (H) Consider the annual budget for recreation during the annual budget process and make recommendations with respect thereto to the City Council.
- (I) Initiate, sponsor, and promote involvement, activities and contributions by the private sector for the development of parks, recreational and art activities in the City.
- (J) Assist in the planning of a recreation program for City residents, promote and stimulate public interest therein, and solicit the cooperation of school authorities and other public and private agencies interested therein.”

3242354.1

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIVINGSTON  
AMENDING LIVINGSTON MUNICIPAL CODE CHAPTER 2-4, "PARKS,  
RECREATION AND ARTS COMMISSION," SECTION 2-4-2(B), TO INCREASE THE  
COMMISSIONER TERMS FROM TWO (2) YEARS TO FOUR YEARS (4)**

**WHEREAS**, the City of Livingston Municipal Code ("LMC") establishes the term of Parks, Recreation and Arts Commission; and

**WHEREAS**, the City of LMC currently establishes the terms of the Parks, Recreation and Arts Commissioners at two (2) years; and

**WHEREAS**, the City Council has evaluated and determined that increasing the length of the Parks, Recreation and Arts commissioner terms to four (4) years will allow the commissioners the ability to see projects completed that have been started by them during their term; and

**WHEREAS**, this Ordinance increases the length of the Parks, Recreation and Arts commissioner terms to four (4) years.

**THE CITY COUNCIL OF THE CITY OF LIVINGSTON DOES ORDAIN AS FOLLOWS:**

**SECTION 1. AMENDMENT**

Title 2 "Boards and Commissions," Chapter 4 "Parks, Recreation and Arts Commission," Section 2-4-2(B), of the Livingston Municipal Code, shall be amended as follows:

"(B) Terms: Each member of the Parks, Recreation and Arts Commission shall be appointed for ~~two (2)~~ **four (4)** years. Terms expire on January 31 of the ~~second~~ **fourth** year of a member's term, or until their successors are appointed. **Terms will be staggered with three (3) members' terms ending on the same year and the terms of the remaining four (4) members ending two (2) years later.** A member of the Parks, Recreation and Arts Commission may be reappointed to any number of successive terms. Should a vacancy occur through means other than term expiration, the appointment of the new member shall be for the remainder of the vacated term."

**SECTION 2. SEVERABILITY**

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase

hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

**SECTION 3. EFFECTIVE DATE**

This Ordinance shall become effective thirty (30) days after its final passage and adoption.

Introduced: July 16, 2019

Passed and Adopted:

\_\_\_\_\_  
Gurpal Samra, Mayor  
of the City of Livingston

ATTEST:

State of California)  
County of Merced)  
City of Livingston)

I, hereby certify that the foregoing Ordinance was duly introduced at a Regular Meeting of the City Council of the City of Livingston on the 16<sup>nd</sup> day of July, 2019, and was passed and adopted at a Regular Meeting of the City Council of the City of Livingston this \_\_\_\_\_ day of August, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Monica Cisneros, Deputy City Clerk  
of the City of Livingston

3242352.2

# STAFF REPORT

**AGENDA ITEM:** Resolution Accepting Completion for the 1-Million Gallon Tank Rehabilitation Project, Authorizing the Deputy City Clerk to file a Notice of Completion with Merced County, and Authorizing the City Manager to Make Final Payment of Retention Monies to Unified Field Service Corporation.

**MEETING DATE:** July 16, 2019

**PREPARED BY:** Mario Gouveia, City Engineer

**REVIEWED BY:** José A. Ramírez, City Manager

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## **RECOMMENDATION:**

1. Accept the work as complete.
2. Authorize the Deputy City Clerk to record a Notice of Completion with Merced County.
3. Authorize the City Manager to make final payment of retention monies to Unified Field Service Corporation following the expiration of 35 days from the date of recordation of the Notice of Completion and the Performance Bond will be held for one year after the recorded Notice of Completion date.

## **BACKGROUND:**

The major work consisted of recoating the interior walls, roof, floor, and columns. Other work included spot repair of the steel plate, tank accessories upgrades, tank disinfection, and installing a new cathodic protection system for the existing steel water tank in the City of Livingston.

The project was advertised on November 26, 2018 and bids were opened January 8, 2019.

## **DISCUSSION:**

On January 8, 2019, the City received a total of four bids for this project. Unified Field Service Corporation submitted the lowest bid and was awarded contract for \$440,500.00.

### **PROJECT COST SUMMARY**

Contract Amount	\$ 440,500.00
Change Order No. 1	\$ 3,070.82
Balancing Change Order No. 2	\$ -3,000.00
Actual Construction Cost	\$ 440,570.82

The Contractor completed all work within the time required in the Contract Agreement. A Final inspection has been performed and the work has been found to be in compliance with the plans and specifications. Therefore, the work should be accepted as complete and a Notice of Completion filed with Merced County. If no claims are filed within 35 days after recordation, the retention in the amount of \$22,028.54 should be paid to Unified Field Service Corporation.

**FISCAL IMPACT:**

The construction cost for this project is 100% funded from the Water Capital Fund.

**ATTACHMENTS:**

1. Resolution 2019-
2. Notice of Completion



**RESOLUTION NO. 2019-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVINGSTON  
FOR THE ACCEPTANCE OF THE 1-MILLION GALLON TANK REHABILITATION  
PROJECT, AUTHORIZING THE DEPUTY CITY CLERK TO RECORD A NOTICE OF  
COMPLETION WITH MERCED COUNTY AND AUTHORIZING THE CITY  
MANAGER TO MAKE FINAL PAYMENT OF RETENTION MONIES TO UNIFIED  
FIELD SERVICE CORPORATION**

**WHEREAS**, the City advertised the Project on November 26, 2018; and

**WHEREAS**, the City received and the Deputy City Clerk publicly opened bids on January 8, 2019; and

**WHEREAS**, the City Council awarded a contract to Unified Field Service Corporation in the amount of \$440,500.00, on January 15, 2019; and

**WHEREAS**, the Public Works Department and City Engineer have completed a final inspection of the Project and recommends final acceptance; and

**WHEREAS**, upon approval of the final acceptance of the Project by the City Council, the Deputy City Clerk will record a Notice of Completion with Merced County and the City Manager will release the retention monies due the Contractor 35 days after the recording date. The Performance Bond will be held for one year after the recorded Notice of Completion date.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Livingston hereby:

1. Adopts a Resolution to accept the 1-Million Gallon Tank Rehabilitation Project.
2. Authorizes the Deputy City Clerk to record a Notice of Completion with Merced County.
3. Authorizes the City Manager to make final payment of retention monies to Unified Field Service Corporation 35 days after the recording date.

Passed and adopted this 16<sup>th</sup> day of July 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Gurpal Samra, Mayor  
of the City of Livingston

ATTEST:

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Livingston this 16<sup>th</sup> day of July, 2019.

---

Monica Cisneros, Deputy City Clerk  
of the City of Livingston

**RECORDING REQUESTED BY:**

Deputy City Clerk  
City of Livingston

**WHEN RECORDED RETURN TO:**

City of Livingston  
1416 "C" Street  
Livingston, CA 95334

**NOTICE OF COMPLETION**

NOTICE IS HEREBY GIVEN:

1. That the interest of estate stated in paragraph 3 below in the real property hereinafter described is owned by the following:

NAME	STREET AND NO.	CITY	STATE
City of Livingston	1416 "C" Street	Livingston	California

(if more than one owner of the interest stated, the name and address of each must be inserted)

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and the full names and addresses of all the co-owners who own said interest or estate as joint tenants, as tenants in common or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of the title of said owner, or if more than one, then of said owner and co-owner is: **In Fee.**
4. That on the 16<sup>th</sup> day of May, 2019 a work of improvement on the real property hereinafter described was completed.
5. That the name of the original contractor, if any for such work of improvement was:

Unified Field Service Corporation

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(If no contractor for work of improvement as a whole, insert "No Contractor")

6. That the real property herein referred to is situated in the City of Livingston , County of Merced, State of California, and is described as follows:

The major work consisted of recoating the interior walls, roof, floor, and columns. Other work included spot repair of the steel plate, tank accessories upgrades, tank disinfection, and installing a new cathodic protection system for the existing steel water tank in the City of Livingston.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

July 16, 2019  
Date

By: \_\_\_\_\_  
Signature of Owner

José A. Ramírez  
Print Name

**VERIFICATION**

I understand, state:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed at Livingston, California  
This 16th day of July, 2019.

City of Livingston  
Owner

By: \_\_\_\_\_  
José A. Ramírez

## STAFF REPORT

**AGENDA ITEM:** Resolution of the City Council of the City of Livingston Approving a Three Year Contract with F & M Bank for Banking Services

**MEETING DATE:** July 16, 2019

**PREPARED BY:** Brad Grant – Interim Finance Director

**REVIEWED BY:** Jose Antonio Ramirez, City Manager

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**RECOMMENDATION:** City Council approve Resolution No. \_\_\_\_\_ 2019 “A Resolution of the City Council of the City of Livingston Approving a Contract with F & M Bank for Banking Services.

**BACKGROUND:** State and local governments use a wide variety of banking services for the deposits, disbursement and safekeeping of public funds. Prudent procurement practices require the reevaluation of banking services on a periodic basis. In addition, continual changes in technology, treasure management practices and banking industry structure offer public fund managers opportunities to reevaluate banking services and costs.

The Government Finance Officers Association (GFOA), founded in 1906, represents public finance officials throughout the United State and Canada. The associations more than 20,000 members are federal, state/provincial and local finance officials deeply involved in planning, financing and implementing thousands of governmental operations in each of their jurisdictions. GFOA’s mission is to advance excellence in public finance.

GFOA, of which the City of Livingston is a member, provides “Best Practices” recommendations. In this regard GFOA recommends that governments review their financial services contracts every five years and use a competitive process for the procurement of financial services.

The current provider of banking services is Westamerica Bank. Westamerica Bank acquired the City of Livingston’s accounts not through a competitive process but rather through the acquisition of County Bank’s banking operations from the Federal Deposit Insurance Corporation February 6, 2009.

Because of GFOA’s “Best Practice” recommendation, the amount of time the City’s financial services have been provided by Westamerica Bank and because Westamerica Bank obtained the City’s accounts through an acquisition and not a competitive procurement, staff felt it appropriate for a Request for Proposal (RFP) to be issued for financial services.

**DISCUSSION:** The RFP was posted on the City’s website and the following four banks responded: Chase, F & M Bank, Tri Counties Bank and Westamerica Bank. The City Manager,

Interim Finance Director, Executive Assistant/Deputy City Clerk and Senior Accountant were involved in interviews and the evaluation criteria included the following:

1. Conformity to RFP Specifications
2. Responsiveness to RFP
3. Comprehensiveness of Services Provided
4. Related Experience
5. Account Analysis
6. Conversion Plan
7. Charges for Services
8. Service Enhancements
9. Other Factors

Upon completion of interviews and applying evaluation criteria staff recommends a contract for banking services be awarded to F & M Bank.

F & M Bank has provided financial services to individuals, families and businesses in California since 1916. Locally owned and operated, F & M bank is headquartered in Lodi, California. F & M Bank is the primary operating subsidiary of Farmers & Merchants Bancorp with over \$3 billion in assets.

**FISCAL IMPACT:** Costs for banking services are offset by earnings on compensating balances.

**ATTACHMENTS:**

1. F & M Banking Contract
2. Resolution

**RESOLUTION NO. 2019 - \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVINGSTON  
APPROVING A THREE YEAR CONTRACT WITH F & M BANK FOR BANKING  
SERVICES**

**WHEREAS**, the City of Livingston uses a wide variety of banking services for the deposits, disbursements and safekeeping of public funds.

**WHEREAS**, a priority of the City Council is to ensure appropriate and cost-effective banking services are being used for safekeeping of public funds.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIVINGSTON AS FOLLOWS:**

1. Contract with F & M Bank is approved for banking services.

Passed and adopted this 16<sup>th</sup> day of July 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Gurpal Samra, Mayor  
of the City of Livingston

ATTEST:

I, hereby certify, that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Livingston this 16<sup>th</sup> day of July 2019.

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Monica Cisneros, Deputy City Clerk  
of the City of Livingston

# F&M BANK

FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA

## Contract for Deposit of Monies

THIS CONTRACT, relating to the deposit of monies, is made as of **July 16<sup>th</sup>, 2019** between **Jose Antonio Ramirez and Gurpal Samra, acting in their official capacities of the City of Livingston** (“Depositor”), and **Farmers & Merchants Bank of Central California** (“Bank”), having a most current shareholders equity value of **\$339,953,598.00** as of **March 31, 2019**, and is made with reference to the following facts:

WHEREAS, the City proposes to deposit in the Bank from time to time, monies in his/her custody in an aggregate amount on deposit at any one time not to exceed **\$6.5 million** and said monies will be deposited subject to Title 5, Division 2, Part 1, Chapter 4, Article 2 (commencing with Section 53630) of the Government Code of the State of California (the “Local Agency Deposit Security Law”).

WHEREAS, the Government Code requires the **City of Livingston** to enter into a contract with the Bank setting forth the conditions upon which said monies are deposited.

WHEREAS, in the judgment of the **City of Livingston**, this Contract is to the public advantage.

NOW, THEREFORE, the parties agree as follows:

1. This Contract cancels and supersedes any previous contracts between the **City of Livingston** and the Bank relating to the method of collateralization of Depositor’s deposits.

2. This Contract, but not deposits than held hereunder, is subject to termination by the **City of Livingston** or the Bank at any time upon 30 days’ written notice. Deposits may be withdrawn in accordance with the agreement of the parties and applicable federal and state statutes, rules and regulations. This contract is subject to modification or termination upon enactment of any statute, rule, or regulation, state or federal, which, in the opinion of the Administrator of Local Agency Security of the State of California (the “Administrator”), is inconsistent herewith, including any change relative to the payment of interest upon monies so deposited by the **City of Livingston**. The **City of Livingston** may withdraw Depositor’s deposits from the Bank immediately upon receiving notice from the Administrator that the Bank has failed to pay assessments, fines or penalties assessed by the Administrator.

3. Interest shall accrue on any monies so deposited as permitted by any act of Congress of the United States or by any rule or regulation of any department or agency of the Federal Government. If interest may legally be paid on the account into which the monies are deposited, then all monies deposited shall bear interest at a rate agreed upon by the **City of Livingston** and the Bank. **Interest on active deposits will be computed on the average daily balance for the calendar quarter and paid no less than**



# F&M BANK

FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA

quarterly. Interest on inactive deposits will be computed on an Actual/360-day basis and paid no less than quarterly.

4. The Bank shall issue to the **City of Livingston** for each deposit a receipt on a form agreed to by the Bank and the **City of Livingston**, stating the interest to be paid (if any), the duration of the deposit (if appropriate), the frequency of interest payments (if any) and the terms of withdrawal. Each such deposit receipt is by reference made a part of this contract.

5. The Bank will maintain at all times with the Agent of the Bank as security for Depositor's deposits: (a) eligible securities of the classes described in Government Code Section 53651 (except subdivisions (m) and (p)) having a market value at least 10% in excess of the total amount of deposits secured by those securities, and (b) eligible securities of the class described in subdivision (m) of Government Code Section 53651 having a market value at least 50% in excess of the total amount of deposits secured by those securities. The Bank will also comply with all the provisions of subdivision (m) of Government Code Section 53651.2. If the Administrator determines that a security is not qualified to secure public deposits, the Bank will substitute other securities to comply with the requirements of this Paragraph.

6. The **City of Livingston** hereby **elects to waive security** for that portion of the total amount on deposit which is insured pursuant to Federal law.

7. The Agent of the Bank, which the **City of Livingston** and the Bank hereby authorize to hold the eligible securities posted as collateral under this contract, is MUFG *Union Bank, N.A.* The Agent of the Bank has filed with the Administrator an agreement to comply in all respects with all provisions of the Local Agency Deposit Security Law, as governed by Government Code Section 53654, 53657, 53658, and 53659.

8. Authority for placement of securities for safekeeping in accordance with Government Code Section 53659 is hereby granted to the Agent of the Bank, including placement with any one or more Federal Reserve Banks or branches thereof.

9. If the Bank fails to pay all or part of any monies of the Depositor on deposit with the Bank which are subject to this contract when ordered to do so in accordance with the terms of withdrawal set forth on the applicable deposit receipt, the **City of Livingston** will immediately notify the Administrator in writing. Action of the Administrator in converting the collateral required by Paragraph 5 above for the benefit of the Depositor is governed by Government Code Section 53665.

10. The Bank may add, substitute or withdraw eligible securities being used as security for deposits made hereunder in accordance with Government Code Section 53654, provided the requirements of Paragraph 5 above are met, **and provided further, with respect to any substitution of a class of eligible securities, that the Bank has given prior written notice to the City of Livingston of such substitution.**

# F&M BANK

## FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA

11. The Bank shall have and hereby reserves the right to collect and retain for the Bank's own account the interest or income on the securities, except in cases where the securities are liable to sale or are sold or converted in accordance with the provisions of Government Code Section 53665.

12. The Bank will pay all expenses incurred in transporting eligible securities maintained as collateral for monies on deposit to and from the Agent of the Bank, and the Bank will pay all expenses incurred in transporting monies from the bank to the Depositor.

13. This Contract, the parties hereto, and all deposits governed by this contract shall comply with and be subject in all respects to the Local Agency Deposit Security Law, and all other state and federal laws, statutes, rules and regulations applicable to such deposits, whether now in force or hereafter enacted, all of which are by this reference made a part hereof.

14. The public officers with responsibility for administering this contract are the **City Manager, Jose Antonio Ramirez and the Mayor, Gurpal Samra.**

IN WITNESS WHEREOF, the **City Manager & the Mayor** in their official capacities on behalf of the Depositor, and the Bank by its duly authorized officer, have signed this contract as of the day and year first above-mentioned.

### **City of Livingston**

\_\_\_\_\_  
*Name of Local Agency Depositor*

By: \_\_\_\_\_

Name: **Jose Antonio Ramirez**

Title: **City Manager**

By: \_\_\_\_\_

Name: **Gurpal Samra**

Title: **City Mayor**

### **FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA**

By: \_\_\_\_\_

Stephen W. Haley

Chief Financial Officer

Executive Vice President



FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA

**BANKING SERVICES AGREEMENT**  
**Authorization and Agreement for Treasury Management Services**

**ARTICLE 1**  
**PARTIES AND PURPOSE**

**Section 1.1 Parties**

This Banking Services Agreement (“AGREEMENT”) is entered into on July 9, 2019, by and between the **City of Livingston**, a municipal corporation (“COL”) and FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA, a California banking corporation (“BANK”) and is supplemented by the Treasury Management Terms and Conditions (“TERMS AND CONDITIONS”) which contains the general terms and conditions governing each of the Bank Services (as defined herein). These TERMS AND CONDITIONS shall be construed and the rights and obligations of the parties determined in accordance with California law, except as otherwise stated.

**Section 1.2 Purposes**

The COL issued a Request for Proposals for Banking Services on or about **February 12<sup>th</sup>, 2019** (“RFP”). The BANK submitted a written proposal to such RFP dated **March 11, 2019**.

COL elected the BANK to provide the services as outlined in the SCOPE OF SERVICES for the RFP.

COL wishes to enter into an agreement with BANK for Banking Services, certain Treasury Management Services, and Collateralization of Deposits as set forth in this AGREEMENT, and as supplemented by the TERMS AND CONDITIONS, which may include such additional services as COL may request and BANK may agree to provide from time to time. BANK acknowledges that it is qualified to provide such services to COL.

**ARTICLE 2**  
**SCOPE OF SERVICES**

**Section 2.1 Scope of Services**

BANK, for the benefit and at the direction of COL, shall perform the Scope of Services as set forth in Exhibit A (each a “Service” or collectively the “Services”).

**Section 2.2 Terms of Agreement**

BANK shall serve as COL's depository and provider of banking services for a period of three (3) years, commencing **August 1<sup>st</sup>, 2019** and ending August 1<sup>st</sup> 2022. This AGREEMENT is renewable for one (1) additional two year (2 year) period upon the written agreement of the parties and including such changes upon which the parties may in writing agree.



BANK shall commence to provide services pursuant to this AGREEMENT upon receipt of a written notice to proceed from COL and shall perform all services diligently with due care for the duration of the AGREEMENT.

### **Section 2.3 Meetings**

BANK shall attend meetings with the COL as may be reasonably required.

### **Section 2.4 Staffing**

BANK represents it is prepared to and can perform all services requested. BANK represents that it has, or will have at the time this AGREEMENT is executed, all licenses, permits, insurance and approvals of whatsoever nature as are legally required for BANK to provide the Services, and BANK shall, at its own cost and expense, keep in effect during the life of this AGREEMENT all such licenses, permits, insurance and approvals, and shall reimburse COL for any out of pocket costs COL incurs as a result of BANK maintaining such licenses, permits, insurance and approvals.

## **ARTICLE 3** **DEPOSIT SERVICES**

### **Section 3.1 Commencing a Service**

Prior to commencing a Service, the COL will open and maintain with the BANK one or more demand deposit accounts (individually "DDA" and collectively "DDAs") as the BANK shall require in connection with a Service. The COL shall maintain in each DDA good and collected funds sufficient to conduct each transaction on the DDA. The BANK shall have no obligation to conduct a transaction that may result in an overdraft in a DDA. If an overdraft is created in any DDA, the COL shall repay the overdraft and pay any associated service fee at once.

If a Service requires the BANK to extend credit to the COL or on the COL's behalf, the COL shall meet the BANK's credit and underwriting criteria. The COL shall authorize the BANK to obtain information about the COL's credit history or financial information in order to open a DDA or to provide a Service. The COL will provide the BANK information about the COL's financial information from time to time as the BANK may reasonably request.

### **Section 3.2 Rules Governing a Service**

Each Service is subject to the BANK's AGREEMENT and TERMS AND CONDITIONS, its user guides, processing descriptions, procedures, instructions, online help screens, or other documentation (collectively "USER DOCUMENTATION") provided to the COL by the BANK from time to time. In addition, each Service is subject to the applicable provisions of any software license affecting the Service; the Operating Rules of the National Automated Clearing House Association ("NACHA Rules") and the rules of any other funds transfer system or clearing house through which funds are sent when the BANK provides a Service, as the same may be amended from time to time; the laws of the state of California and applicable Federal law and regulations. DDA's established in connection with a Service are subject to the disclosures as outlined in the TERMS AND CONDITIONS, the applicable account agreement (signature card) for the account(s) and the applicable fee schedule(s) as provided in "Exhibit A".

**ARTICLE 4**  
**TREASURY MANAGEMENT SERVICES**

**Section 4.1 Authorization to Act**

The Designee and any designated person shall further be entitled to access and control all such accounts individually via the Services without regard to any multiple signer designations, requirements, or restrictions that might otherwise be applicable to a specific account but for this Authorization. Such access includes, without limitation, the ability to: (1) control such accounts electronically; (2) view or initiate transactions including, without limitation, withdrawals; (3) deposit and transfer money; and (4) generally perform all types of electronic transactions to and from each account of the COL. This authority may be exercised at such times and on such terms as the designated representative(s) believe proper;

**The COL requests the following Services (as checked)**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Account Analysis | <input checked="" type="checkbox"/> Investment Analysis  |
| <input type="checkbox"/> Account Reconciliation      | <input type="checkbox"/> Lockbox   |
| <input type="checkbox"/> ACH Block/Filter            | <input checked="" type="checkbox"/> Security Tokens  |
| <input checked="" type="checkbox"/> ACH Origination  | <input checked="" type="checkbox"/> Treasury Management Online   |
| <input checked="" type="checkbox"/> ACH Positive Pay | <input checked="" type="checkbox"/> Positive Pay Default Option: <input type="checkbox"/> PayX <input type="checkbox"/> Return |
| <input type="checkbox"/> CD ROM                      | <input type="checkbox"/> Positive Pay Payee Verification   |
| <input type="checkbox"/> Credit Sweep                | <input checked="" type="checkbox"/> Remote Deposit Capture   |
| <input type="checkbox"/> EDI/Fed Payments Reporter   | <input checked="" type="checkbox"/> Wire Transfer of Funds   |
| <input checked="" type="checkbox"/> eStatement       | <input type="checkbox"/> Zero Balance Account  |

The COL understands that use of any Service(s) is subject to: (1) BANK's receipt of any required information and documentation; (2) BANK's approval; and (3) the COL's completion of any testing or training requirements.

The undersigned Designee is a principal or other authorized individual of the COL on whose behalf the Designee is acting. The undersigned represents and warrants that the COL has taken all action required by statute or regulation to authorize the undersigned Designee to execute and deliver this Authorization and any other documents BANK may require with respect to a Service, and to provide to BANK instructions, and to designate employees and agents to act in the name of and on behalf of the COL regarding the Services and any and all accounts affected by any Service obtained on behalf of the COL.

List Designee(s) below:

NAME	CONTACT INFO
<b>Jose Antonio Ramirez</b>	<b>209-394-8041 x113</b>
<b>Gurpal Samra</b>	<b>209-756-7114</b>

## **ARTICLE 5**

### **POOLED COLLATERAL**

#### **Section 5.1 Placement of Pooled Securities**

As provided in California Government Code Section 53659, the COL (through its Treasurer or other duly authorized official) authorizes a third party Agent of COL approved by the BANK and COL in writing (the "Agent") as the agent for COL to hold the securities of BANK in accordance with Government Code Sections 53630 to 53686 (as they may be amended or modified from time to time). Agent is further authorized to place BANK's securities for safekeeping as provided in Government Code Section 53659 (as amended or modified from time to time).

#### **Section 5.2 Conversion of Pooled Securities**

The Administrator of Local Agency Security of the State of California ("Administrator") may convert the securities of BANK held by Agent upon the happening of any event specified in Government Code Section 53665 and in accordance with the procedures set forth in that section and other applicable law.

#### **Section 5.3 Withdrawal of Deposits**

Upon notice to the BANK from the Administrator, the COL may withdraw deposits in the event the BANK fails to pay the assessments, fines, or penalties assessed by the Administrator or may withdraw authorization for the placement of pooled securities with the Agent in the event the Agent fails to pay the fines or penalties assessed by the Administrator.

Deposits may be withdrawn in accordance with the agreement of the parties and applicable federal and state statutes, rules and regulations. This AGREEMENT is subject to modification or termination upon enactment of any statute, rule, or regulation, state or federal, which, in the opinion of the Administrator of Local Agency Security of the State of California (the "Administrator"), is inconsistent herewith, including any change relative to the payment of interest upon moneys so deposited by the COL. The COL may withdraw deposits from the BANK immediately upon receiving notice from the Administrator that the BANK has failed to pay assessments, fines or penalties assessed by the Administrator.

Interest shall accrue on any moneys so deposited as permitted by any act of Congress of the United States or by any rule or regulation of any department or agency of the Federal Government. If interest may legally be paid on the account into which the moneys are deposited, then all moneys deposited shall bear interest at a rate agreed upon by the COL and the BANK. Interest on active deposits will be computed on the average daily balance for the calendar quarter and paid no less than quarterly. Interest on inactive deposits will be computed on an Actual/360-day basis and paid no less than quarterly.

The BANK shall issue the COL for each deposit a receipt on a form agreed to by the BANK and the COL stating the interest to be paid (if any), the duration of the deposit (if appropriate), the frequency of interest payments (if any) and the terms of withdrawal. Each such deposit receipt is by reference made a part of this AGREEMENT.

The BANK will maintain at all times with the Agent of the BANK as security for COL's deposits: (a) eligible securities of the classes described in Government Code Section 53651 (except subdivisions (m) and (p) having a market value at least 10% in excess of the total amount of deposits secured by those



securities, and (b) eligible securities of the class described in subdivision (m) of Government Code Section 53651 having a market value at least 50% in excess of the total amount of deposits secured by those securities. The BANK will also comply with all the provisions of subdivision (m) of Government Code Section 53651.2. If the Administrator determines that a security is not qualified to secure public deposits, the BANK will substitute other securities to comply with the requirements of this Paragraph.

The COL hereby *does not elect to waive security* for that portion of the total amount on deposit which is insured pursuant to Federal law.

The Agent of the BANK, which the COL and the BANK hereby authorize to hold the eligible securities posted as collateral under this contract, is *Union Bank of California*. The Agent of the BANK has filed with the Administrator an agreement to comply in all respects with all provisions of the Local Agency Deposit Security Law, as governed by Government Code Section 53654, 53657, 53658, and 53659.

Authority for placement of securities for safekeeping in accordance with Government Code Section 53659 is hereby granted to the Agent of the BANK including placement with any one or more Federal Reserve Banks or branches thereof.

If the BANK fails to pay all or part of any moneys of the COL on deposit with the BANK which are subject to this AGREEMENT when ordered to do so in accordance with the terms of withdrawal set forth on the applicable deposit receipt, the COL will immediately notify the Administrator in writing. Action of the Administrator in converting the collateral required by Paragraph 5 above for the benefit of the Depositor is governed by Government Code Section 53665.

The BANK may add, substitute or withdraw eligible securities being used as security for deposits made hereunder in accordance with Government Code Section 53654, provided the requirements of Paragraph 5 above are met, and, provided further, with respect to any substitution of a class of eligible securities, that the BANK has given prior written notice to the COL of such substitution.

The BANK shall have and hereby reserves the right to collect and retain for the Bank's own account the interest or income on the securities, except in cases where the securities are liable to sale or are sold or converted in accordance with the provisions of Government Code Section 53665.

The BANK will pay all expenses incurred in transferring eligible securities maintained as collateral for moneys on deposit to and from the Agent of the BANK, and the BANK will pay all expenses incurred in transporting moneys from the BANK to the COL.

The parties hereto, and all deposits governed by this contract shall comply with and be subject in all respects to the Local Agency Deposit Security Law, and all other state and federal laws, statutes, rules and regulations applicable to such deposits, whether now in force or hereafter enacted, all of which are by this reference made a part hereof.

#### **Section 5.4 Compliance with Law**

The BANK shall comply with all provisions of Government Code Sections 53630 to 53686 and other applicable provisions of law regarding local agency deposits.

#### **Section 5.5 Deposit and Other Limitations**



WHEREAS, the COL proposes to deposit in the Bank from time to time, moneys in custody in an aggregate amount on deposit at any one time not to exceed **\$6.5 million**, and said moneys will be deposited subject to Title 5, Division 2, Part 1, Chapter 4, Article 2 (commencing with Section 53630) of the Government Code of the State of California (the “Local Agency Deposit Security Law”).

### **Section 5.6 Security Interest**

To secure all obligations of COL to BANK arising from this Agreement, COL grants to Bank a security interest in all accounts of COL at BANK, all funds in those accounts, any reserve accounts or funds therein, all Items and Entries (including any funds in process of settlement), whether now or hereafter established by or for the benefit of COL at BANK, and all proceeds of the foregoing. BANK’s security interest will survive after termination of this Agreement. This security interest shall be limited to the value of the Normal Security Reserve and is supplemental to and not in lieu of the security interest granted by COL to BANK under any other agreement. In the event a single item is processed in excess of the Normal Security Reserve, BANK’s security interest shall be temporarily increased to the full amount of that single item until 60 days after that single item has cleared, at which time the security interest shall revert to the Normal Security Reserve amount.

## **ARTICLE 6 COMPENSATION**

### **Section 6.1 Compensation**

BANK’s compensation for all Services under or pursuant to this AGREEMENT shall conform to the provisions of the Fee Schedule, attached hereto as Exhibit A and incorporated by this reference.

### **Section 6.2 Method of Payment**

BANK shall be compensated according to those specified in the TERMS AND CONDITIONS and as specified in Exhibit A – Fee Schedule.

### **Section 6.3 Auditing**

COL reserves the right to periodically audit all charges made by BANK to COL for Services under this AGREEMENT. Upon request, BANK will furnish COL, or a designated representative, with necessary information and assistance needed to reasonably conduct such an audit. COL, or its delegate, will have the right to review, obtain and copy all records pertaining to performance of this AGREEMENT subject to applicable California and Federal privacy laws and regulations. BANK will provide COL, or its delegate, with any relevant information reasonably requested, upon reasonable notice, during normal business hours for the purpose of inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this AGREEMENT. BANK further agrees to maintain such records for a period of three (3) years after termination of this AGREEMENT.

## **ARTICLE 7 MISCELLANEOUS PROVISIONS**

### **Section 7.1 Nondiscrimination**

In performing services under this AGREEMENT, BANK shall not discriminate in the employment of its employees or in the engagement of any subcontractor on the basis of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, age, or any other criteria prohibited by law.

**Section 7.2 Acts of God**

BANK is not responsible for any loss, delay, cost or liability which arises, directly or indirectly, in whole or in part, from: (a) COL's actions or omissions, or those of third parties which are not within BANK's immediate and reasonable control; (b) COL's negligence or breach of any agreement with BANK; (c) any ambiguity, inaccuracy or omission in any instruction or information provided to BANK; (d) any error, failure or delay in the transmission or delivery of data, records or items due to a breakdown in any computer, utility or communications facility; (e) any error or omission, willful or negligent by any third party, including, without limitation, the Service, equipment malfunction, unusually severe weather conditions, accidents, strikes or labor disputes, war, civil unrest, sabotage, fire, explosion, flood, water damage (e.g., from fire suppression systems), or acts of God; (f) circumstances beyond BANK's reasonable control, including delays by third parties; or (g) the application of any government or funds transfer system rule, guideline, policy or regulation. BANK's performance of our obligations shall be extended to include the period of time that our (or our third party processor, if any) was delayed or prevented from performing their obligations under the AGREEMENT by reason of any of the above causes.

**Section 7.3 No Personal Liability**

Neither the COL Council, nor any other officer or authorized assistant or agent or COL employee shall be personally responsible for any liability arising under this AGREEMENT.

**Section 7.4 Insurance Requirements for BANK**

At a minimum, BANK shall take out and maintain during the life of this AGREEMENT, insurance coverage as set forth in Exhibit B attached hereto and incorporated by this reference as requested by HCWD.

**Section 7.5 Notices**

Any notice required to be given by the terms of this AGREEMENT shall be in writing signed by an authorized representative of the sender and shall be deemed to have been given when the same is personally served or upon receipt by express or overnight delivery, postage prepaid, or three (3) days from the time of mailing if sent by first class or certified mail, postage prepaid, addressed to the respective parties as follows:

To City: City of Livingston  
1416 "C" Street  
Livingston, CA 95334  
Attention: City Manager

To BANK: Farmers & Merchants Bank of Central California  
PO Box 3000  
Lodi, CA 95241-1902  
Attention: Treasury Management

Nothing in this section shall be construed to prohibit communication by more expedient means, such as by telephone, e-mail, or facsimile transmission, to accomplish timely communication. In the event

of contract termination, written confirmation of a telephone conversation or an original of a facsimile transmission must be sent by first class mail or commercial carrier, or hand delivered to constitute effective notice.

Each party may change the address by written notice in accordance with this paragraph. Notices delivered personally shall be deemed communicated as of actual receipt; mailed notices shall be deemed communicated as of three (3) days after mailing, unless such date is a date on which there is no mail service. In that event mailing is deemed to occur on the next mail service day.

**COL Representative** , The Deputy COL Manager or his/her designee (“COL Representative”) shall represent COL in all matters pertaining to the Services to be rendered under or pursuant to this AGREEMENT. All requirements of COL pertaining to the Services and materials to be rendered under this AGREEMENT shall be coordinated through the COL Representative.

**BANK Representative** Treasury Management Officer (“BANK Representative”) familiar with Public Agencies shall represent BANK in all matters pertaining to the Services and materials to be rendered under this AGREEMENT. All requirements of BANK pertaining to the Services or materials to be rendered under this AGREEMENT shall be coordinated through the BANK Representative.

#### **Section 7.6 Cooperation of COL**

COL shall cooperate fully and in a timely manner in providing relevant information it has at its disposal relevant to the Services.

#### **Section 7.7 BANK is Not an Employee of COL**

BANK agrees that in undertaking to provide the Services under this AGREEMENT, it shall act as an independent BANK for and on behalf of COL and not as an employee of COL. COL shall not direct the work and means for accomplishment of the Services and work to be performed under this AGREEMENT. Subject to applicable California and Federal law applicable to federally insured depository institutions, COL, however, retains the right to require that work performed by BANK meet specific standards without regard to the manner and means of accomplishment thereof.

#### **Section 7.8 Termination**

BANK and COL may terminate this AGREEMENT by giving the other party at least one hundred eighty (180) days written notice. Notwithstanding any such notice of termination, the provisions of this AGREEMENT shall remain in full force and effect as to all transactions, which shall have occurred prior to the effective date of termination. Upon termination, BANK shall be entitled to payment as set forth in the attached Exhibit A to the extent that Services have been performed. Upon termination, BANK shall immediately suspend all Services. However, COL shall assume no liability for costs, expenses or lost profits resulting from Services not completed or for contracts entered into by BANK with third parties in reliance upon this AGREEMENT.

#### **Section 7.9 Confidentiality**

BANK agrees to maintain confidentiality of all work and work products produced under this AGREEMENT, except to the extent otherwise required by law or permitted in writing by COL. COL agrees to maintain confidentiality of any documents owned by BANK and clearly marked by BANK as “Confidential” or “Proprietary”, except to the extent otherwise required by law or permitted in writing by BANK. BANK acknowledges that COL is subject to the California Public Records Act.



### **Section 7.10 Binding Effect; Successors and Assigns**

The provisions of this AGREEMENT shall be binding upon and inure to the benefit of the parties hereto and their respective successors, administrators, liquidators, receivers, trustees, assignees, custodians, conservators or other similar officials. COL may not assign its rights or delegate its duties under this AGREEMENT without BANK's consent, and any purported assignment in violation of this provision shall be null and void. With prior notice to the COL, BANK may assign or transfer any or all of BANK's rights and obligations under the AGREEMENT and COL's accounts to any other direct or indirect wholly owned subsidiary of BANK or any other person which acquires all or substantially all of BANK's local agency deposit or cash management business.

### **Section 7.11 Captions**

The captions of the sections and subsections of this AGREEMENT are for convenience only and shall not be deemed to be relevant in resolving any question or interpretation or intent under this AGREEMENT.

### **Section 7.12 Integration and Modification**

This AGREEMENT, and exhibits hereto, and the supplemental TERMS AND CONDITIONS represents the entire and integrated agreement between COL and BANK and supersedes all prior negotiations, representations or agreements, either written or oral. This document may be amended only by written instrument, signed by both COL and BANK. All provisions of this AGREEMENT are expressly made conditions. With respect to any discrepancies between this AGREEMENT, any exhibits, and TERMS AND CONDITIONS referenced herein or any of BANK's Fee Schedules, this AGREEMENT shall prevail.

### **Section 7.13 Arbitration**

This Arbitration Agreement is entered into between you and Farmers & Merchants Bank of Central California in connection with your Banking Services Agreement and the Terms and Conditions herein. Your agreement to the terms of this Arbitration Agreement is a material factor in our agreeing to the Banking Services Agreement and the Terms and Conditions, and to opening and maintaining a deposit account for you.

#### **(a) Dispute Resolution by Arbitration**

Any and all claims, controversies, or disputes arising out of or related in any way to the Agreement shall be subject to binding arbitration pursuant to the Commercial Arbitration Rules of the American Arbitration Association (AAA) under the Federal Arbitration Act. This includes, without limitation, (1) all issues concerning the transaction in connection with which this Arbitration Agreement has been executed; (2) initial claims, counterclaims, cross-claims, and third-party claims, whether arising in law or equity, and whether based upon federal, state, or local law; contract; tort; fraud or other intentional tort; constitution, common law, or statute; and (3) any issue as to whether any such claims, controversies, or disputes are subject to arbitration.

#### **(b) Consent to Arbitration**

You and we understand and agree that we are choosing arbitration rather than litigation to resolve disputes and that such arbitration shall be the sole and exclusive remedy for resolving any and all claims or disputes

covered by this Arbitration Agreement. The decision reached in arbitration shall be final and binding on the parties except as set forth herein.

**THEREFORE, YOU AND WE UNDERSTAND THAT BY ENTERING INTO THIS ARBITRATION AGREEMENT, YOU AND WE VOLUNTARILY AND KNOWINGLY WAIVE ANY RIGHTS WE HAVE TO A JURY TRIAL AND TO HAVE A COURT RESOLVE ANY DISPUTE UNDER THIS ARBITRATION AGREEMENT.**

#### **Section 7.14 Effect of Waiver of Breach or Violation**

The waiver by either party or any breach or violation of any term, covenant, or condition of this AGREEMENT or of any provision, ordinance or law shall not be deemed to be a waiver of any other term, covenant, condition, ordinance or law or of any subsequent breach or violation of the same or any other term, covenant, condition, ordinance or law. The subsequent acceptance by either party of any fee or other money, which may become due hereunder, shall not be deemed a waiver of any preceding breach or violation by the other party of any term, ordinance or condition of this AGREEMENT or of any applicable law or ordinance.

#### **Section 7.15 Authority**

The COL represents and warrants that it has 1) the full power and legal authority to execute, deliver and perform all of its duties and obligations under and pursuant to this AGREEMENT and Terms and Conditions, and 2) has taken all actions and obtained all consents and approvals necessary or desirable to exercise said power and authority to execute, deliver and perform its duties and obligations hereunder and under the AGREEMENT and Terms and Conditions. The undersigned officers and officials have been duly authorized to execute this AGREEMENT and Terms and Conditions on behalf of the relevant party.

#### **Section 7.16 Security Reserve**

COL shall maintain a normal security reserve of \$50,000.00 for purposes of the offset rights set forth in this paragraph ("Normal Security Reserve"). If COL's accounts fall below the Normal Security Reserve, COL shall immediately fund the reserve amount with good funds. Bank may withhold and use any amounts due to COL to maintain the Normal Security Reserve amounts. Refer to the Right of Offset Section of the TERMS AND CONDITIONS.

#### **Section 7.17 Relation to Other Agreements**

The requirements imposed on COL under this Agreement are cumulative of the requirements imposed on the COL under any other agreements under which the COL has obligations to the Bank. If any conflict arises between the terms of this Agreement and any such other agreement, the terms of this Agreement will prevail except to the extent the conflicting provision in such other agreement is applicable specifically to the subject of that transaction or unless BANK and COL agrees to the contrary in writing which references the inapplicable provisions of this Agreement. This Agreement prevails, to the extent of any inconsistency, over any previous agreement between the parties. This Agreement constitutes the entire and integrated agreement between COL and BANK regarding the matters addressed herein and supersedes all prior negotiations, communications, understandings, and commitments relating to this Agreement, whether written or oral.

**IN WITNESS WHEREOF**, the **COL** and **BANK** have executed this **AGREEMENT** and Terms and Conditions as of the date first above written.

**ATTEST: City of Livingston**, a municipal corporation

By: \_\_\_\_\_  
Jose Antonio Ramirez  
City Manager

By: \_\_\_\_\_  
Gurpal Samra  
Mayor

By: \_\_\_\_\_  
**APPROVED AS TO FORM:**  
Stan Carlson  
VP/Treasury Relationship Manager

**FARMERS & MERCHANTS BANK OF CENTRAL CALIFORNIA**

By: \_\_\_\_\_  
David Zitterow  
Executive Vice President  
Wholesale Banking

By: \_\_\_\_\_  
Kelly Attebery  
SVP/Director of Treasury  
Treasury Management

**Attachments:**  
Exhibit A – Fee Schedule  
Exhibit B – Insurance

**EXHIBIT A  
FEE SCHEDULE**

TREASURY MANAGEMENT SERVICE	UNITS	F&M BANK COST OF SERVICE
<b>BALANCE &amp; COMPENSATION INFORMATION</b>		
Monthly Maintenance % Collected Balance		0.05
<b>GENERAL ACCOUNT &amp; DEPOSITORY SERVICES</b>		
Account Maintenance		18.00
Zero Balance Concentration Account		25.00
Sub-Account Monthly Fee		15.00
Deposits/Credits		1.50
Deposited Items		0.120
ACH Debits/Credits		0.09
Debits - Checks Paid		0.16
CD ROM - Image Statements		30.00
TMO - Stop Payments - 6 Mo. Only		20.00
<b>REMOTE DEPOSIT SERVICE</b>		
Remote Deposit Service		60.00
Remote Deposit Per Item		0.05
Remote Deposit Per Correction		3.00
Remit Plus Scan able Coupon File		250.00
<b>ACH ORIGATION SERVICES</b>		
ACH Module Fee		10.00
ACH Origination Per Batch		2.50
ACH Origination Per Item		0.15
ACH Additional Company ID's (Per Company ID/Profile)		10.00
<b>WIRE TRANSFER SERVICES</b>		
TMO Wire Module		10.00
Outgoing Domestic Wire Manual		35.00
TMO Outgoing Domestic Wire Online		20.00
Incoming Domestic Wire		20.00
Outgoing International Wire Manual		50.00
TMO Outgoing International Wire Online		20.00
Wire Detail Report		20.00
<b>POSITIVE PAY SERVICES</b>		
Positive Pay First Account		50.00
Positive Pay Additional Accounts		25.00
Positive Pay Payee Verification Per Account		20.00
Positive Pay Per Item		0.025
Positive Pay Exception Items		1.00
<b>ACH POSITIVE PAY SERVICES</b>		



TREASURY MANAGEMENT SERVICE	UNITS	F&M BANK COST OF SERVICE
ACH Positive Pay		20.00
ACH Positive Pay Exception Item		1.00
ACH Block		10.00
ACH Block Exception Item		1.00
ACH Filter		15.00
EDI Reporting Electronic Data Interchange Services		10.00
<b>CASH SERVICES</b>		
Deposited Currency - Per \$1		0.0013
Supplied Currency - Per \$1		0.0013
Deposited Bag of Coin (Standard)		5.00
Deposit Mixed Bag of Coin (Non-Standard)		8.00
Coin Deposited/Supplied Per Roll		0.12
Coin Wrappers Supplied (40 Assorted Wrappers) HARD CHARGE		3.00
<b>OVERDRAFT/NSF SERVICES</b>		
Non-Sufficient Funds Items Paid or Returned - HARD CHARGE		32.00
Interest on Negative Collected Balances		9.50%
Interest on Ledger Overdraft		18.00%
Returned Items/Chargebacks - HARD CHARGE		10.00
<b>ACCOUNT RECONCILEMENT ARP SERVICES</b>		
Full Account Reconciliation		50.00
Partial Reconciliation		40.00
Reconciliation Additional Accounts		10.00
Deposit Reconciliation (Per Account)		30.00
Account Reconciliation Per Item (No Charge if on Pos Pay)		0.0025
Special Reports		25.00
BAI File Transmission Service		75.00
<b>LOCKBOX SERVICES</b>		
Monthly Base Wholetail		225.00
Monthly Base Retail		150.00
Per Lockbox Deposit		0.50
Per Item with Image		0.50
Data Capture Per Keystroke (Exception Keying)		0.015
Unprocessable Items/Each		0.35
Matching/Stapling Items Returned to Customer Per Item Re-association		0.25
Correspondence/Envelopes Returned to Customer Per PKG Mailed		5.00
Correspondence/Envelopes Returned to Customer By Courier		AS QUOTED
<b>SWEEP SERVICES</b>		
Two-Way Credit Sweep		100.00

TREASURY MANAGEMENT SERVICE	UNITS	F&M BANK COST OF SERVICE
Investment Sweep		100.00
One-Way Sweep		50.00
Multi-Sweep		175.00
INVESTMENT ANALYSIS SERVICE		
Investment Analysis - 1st Account		50.00
Investment Analysis - Additional Accounts		25.00
TREASURY MANAGEMENT ON-LINE SERVICES		
Treasury Management On-Line		20.00
TMO Extended Storage > 180 Days		25.00
Bill Pay Module (Waived with \$10K Average Balance)		9.95
Bill Pay Per Item > 20 Items Per Mo.		0.50
MISCELLANEOUS		
Chargeback Items*		10.00
Non-Sufficient Funds Items Paid or Returned*		32.00
Deposit Corrections/each*		5.00
Stop Payments Bank (6 Mo)		30.00
Stop Payments Online (6 months only)		20.00
Cashier's Checks for F&M Customers/each*		8.00
Money Orders for F&M Customers/each*		7.00
Account Closure Fee (Checking/Savings) If account closed within 6 months of opening*		25.00
Check Copy Fee/each*		5.00
Deposit Slips*		Prices Vary
Printed Checks		Prices Vary
Statement Holds and Undeliverable Mail/each item/per month*		8.00
Statement Request/each*		7.00
Temporary Checks/10		5.00
Fax Copies/per page*		2.50
Photo Copies/per page*		1.00
Collection Items/Incoming & Outgoing*		30.00
Converting Foreign Currency (plus minimum \$20 shipping)*		10.00
Endorsement Guarantee or Signature Guarantee/each		20.00
Foreign Collections In/Out (plus correspondent bank fees)*		50.00
Foreign Drafts (calculated in \$100 increments; minimum charge \$25)*		1%
Manual Telephone Transfers/each*		5.00
Medallion Stamp Signature Guarantee/each signature (available only to established customers and no charge on F&M Bancorp Stock)*		25.00

TREASURY MANAGEMENT SERVICE	UNITS	F&M BANK COST OF SERVICE
Non-Customer Cashing an F&M Bank Non-Payroll Business Check/each (no fee for cashing payroll checks drawn on F&M Bank)*		7.00
Non-Customer Cashing an F&M Bank Personal Check/each*		7.00
Notary Service/each signature*		15.00
Notice of Escheatment/each*		2.00
Signature Validation/each (excludes F&M Bancorp stock and available only to established clients)*		25.00
Special/Additional Services		AS QUOTED
Safe Deposit Boxes*		AS QUOTED
<i>*All fees noted with an "asterisk*" are Hard Charges</i>		



## EXHIBIT B INSURANCE

BANK intends to meet all the insurance requirements of the COL's RFP. BANK offers the following provisions.

BANK shall provide at its own expense and maintain at all times the following insurance with insurance companies licensed in the State of California and shall provide evidence of such insurance to COL as may be required by COL. The policies, endorsements or certificates of insurance shall provide that thirty (30) days prior to the effective date of any termination, cancellation or material change in the policy or endorsement, the insurer shall give notice of same to COL by registered mail, return receipt requested.

BANK shall maintain:

**Workers' Compensation:** Workers' Compensation coverage as may be required by California law, plus employer's liability coverage with a minimum limit of liability of \$1,000,000.

**General Liability:** General liability insurance with a minimum limit of liability of \$2,000,000 for bodily injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. This insurance shall indicate on the certificate of insurance the following coverages and indicate the policy aggregate limit applying to: premises and operations; broad form contractual; independent consultants and subcontractors'; and products and completed operations, as applicable.

**Automobile Liability:** For automobiles owned by BANK, minimum limit of liability per occurrence of \$1,000,000 for bodily injury and property damage.

**Banker's Professional Liability:** Banker's professional liability insurance with a minimum limit of \$5,000,000 per claim and policy aggregate. If coverage is on a claims made basis, coverage shall be maintained for at least three (3) years following completion of the work.

**Fidelity Bond:** Financial Institution's Fidelity Bond with a minimum of \$10,000,000, including coverage for fidelity and crime.

**Failure of Proof of Coverage:** If at any time any of the policies shall be unsatisfactory to COL, as to form or substance, or if a company issuing such policy shall be unsatisfactory to COL, BANK shall promptly obtain a new policy, submit same to COL for approval and submit a certificate of insurance as above provided. Upon failure of BANK to furnish, deliver or maintain such insurance and certificates as above provided, this AGREEMENT, at the election of COL, may be forthwith declared suspended or terminated. Failure of BANK to obtain and/or maintain any required insurance shall not relieve BANK from any liability under this AGREEMENT, nor shall the insurance requirements be construed to conflict with or otherwise limit the obligations of BANK concerning indemnification.

**Additional Insured; Subrogation:** COL, and its agents, officers, employees, and volunteers shall be named as additional insured on all insurance policies required in this AGREEMENT, except Workers' Compensation insurance, Bankers' Professional Liability insurance and Financial Institution's Fidelity Bond. The Workers' Compensation insurer shall agree to waive all rights of subrogation against COL, its agents, officers, employees and volunteers for losses arising from work performed by BANK for COL. BANK'S insurance policy(ies) shall include a provision that the coverage is primary as respects COL; shall

include no special limitations to coverage to additional insured; and, shall be placed with insurer(s) with acceptable Best's rating of A:VII or with approval of COL. The BANK must deliver certificates evidencing existence of the insurance to COL prior to the time the AGREEMENT is signed.

BANK will provide COL with a separate endorsement evidencing proof of COL's additional insured status required in this AGREEMENT (both general and automobile liability), as well as a separate endorsement for the Workers' Compensation insurer's waiver of all subrogation rights as stated above. Every endorsement shall identify the policy number.

For any claims related to the Services, the BANK'S insurance coverage shall be primary insurance as respects the COL, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the COL, its officers, officials, employees and volunteers shall be excess of the BANK'S insurance and shall not contribute with it.

**Adjustments:** COL may from time to time adjust the amount of insurance required under this AGREEMENT. BANK will evidence of the adjusted insurance amounts within thirty (30) days written notice from COL of the adjustments.

**Available Insurance:** Notwithstanding anything to the contrary in this Exhibit B (Insurance), the COL acknowledges and agrees that due to the nature of the banking relationship contemplated between the parties and/or changes in the insurance markets in the future, certain of the requirements set forth in Exhibit B may not be commercially available, may become commercially unavailable or even if available, the premiums, fees or other costs to the BANK may be prohibitively expensive. Under these circumstances, after appropriate due diligence to determine commercially reasonable alternatives, the BANK will in good faith attempt to secure alternative coverage and terms that are satisfactory under the circumstances and the parties agree in good faith to modify the insurance requirements under this AGREEMENT in a commercially reasonable manner.

# STAFF REPORT

**AGENDA ITEM:** RESOLUTION APPROVING THE PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS FOR LIVINGSTON FARMERS ASSOCIATION PROPERTIES

**MEETING DATE:** July 16, 2019

**PREPARED BY:** Jose Antonio Ramirez, City Manager

**REVIEWED BY:** Jose Antonio Ramirez, City Manager

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## **RECOMMENDATION:**

City Council adopt a resolution approving the purchase and sale agreement and joint escrow instructions for Livingston Farmers Association Properties. Authorize staff to adjust the budget as appropriate.

## **BACKGROUND:**

The City of Livingston is continuously looking for ways to provide its citizen with a better quality of life. The City has chosen to address Public Safety (Fire) and Parks/Recreation given the unique opportunities that have surfaced.

The City is currently negotiating a tax sharing agreement with the County of Merced and analyzing ways to staff up the department as well as incorporating better facilities. Negotiations with the County as it relates to County Fire District Tax Contributions by category is on-going. The current Fire Facilities are not adequate and need major upgrades.

In addition, the City of Livingston is known for its recreational programs and amenities. As the City's population continues to rise and new recreational opportunities are requested, we must look at other resources to meet the demand. The City prides itself in providing multi-facet recreational opportunities for all ages and socioeconomic backgrounds. In order to meet the needs of a growing population and diversity of recreational opportunities new spaces and facilities are required.

## **PROJECT OVERVIEW**

A unique opportunity arose where the Livingston Farmers Association has decided to move its farming (Sweet Potato Storage/Offices) operations just outside City Limits. This decision opened up the possibility of having access to two buildings, one parking lot and an acre vacant lot. City Staff began to analyze if these two buildings and vacant properties could be used as city facilities. The City retained a couple architectural firms to look into the usefulness and viability of the properties. It was determined that one building could be used as an essential building and the other as a multi-purpose building. The Fire Department was approached and they bought off on the idea. The other building (non-essential) was identified by the Recreation Commission and Staff as a great Proposition 68 Grant prospect.

The Subject Properties are as follows:

APN # 024-147-006 (Proposed New Fire Department Building)

Property is located at 642 6th Street, Livingston, Merced County, California 95334. The subject property is further identified by Assessor Parcel Number 024-147-006. The subject is an average quality, one-story, light industrial property containing 15,200 gross square feet. The improvements consist of one building which was constructed around 1970. The building contains 5.8 percent of office space and has a clear height of approximately 18 feet. The property is owner Occupied.

APN # 024-153-011 (Proposed Recreational Multi-Purpose Building)

The subject is an average quality, one-story, and light industrial property containing 25,323 gross square feet. The improvements consist of one building which was constructed around 1975. The building contains 14.2 percent of office space and has a clear height of approximately 18 feet. The property is owner occupied.

APN # 024-154-005 (Parking for Proposed Recreational Multi-Purpose Building)

The subject site is an irregularly shaped parcel at the corner of C Street and 7th Street that's one (1) acre. There is a small (approximately 940 square foot) metal building located on the site. This structure adds little to no value to the subject site and it is not considered in our valuation analysis. The site is served by all required utilities.

APN # 024-154-005 (Proposed Additional Park Space/Recreational Multi-Purpose Building)

The subject site is a rectangular parcel along C Street (0.26 Acres). The site is currently utilized as a parking lot for the industrial property immediately south. It is asphalt paved, but is in need of resurfacing. It is served by all required utilities.

Property Appraisals were conducted by Valbridge Property Advisors 2813 Coffee Road, Suite E2 Modesto, Ca 95355.

The Livingston Farmers Association has agreed to carry the Loan and will be financing the remaining balance at 5%.

**FISCAL IMPACT:**

Total Purchase Price	\$2.5 million
Down Payment	\$500.00
Financing (5%)	\$2 million
Municipal Facilities Impact Fees for Fire and Recreation	\$406,072
Water Capital Fees Fund or Water Operations Fund	\$31,310
Wastewater Capital Fees Fund or Wastewater Operations Fund	\$31,310
Refuse Operations Fund	\$31,310

**ATTACHMENTS:**

1. Resolution approving the purchase and sale agreement and joint escrow instructions for Livingston Farmers Association Properties.
2. Purchase & Sale Agreement (Exhibit "A").
3. Loan Agreement (Exhibit "B").
5. Promissory Note for the City's Purchase and Financing of the Livingston Farmers Association Property (Exhibit "C").



6. Property Purchase Pro-forma
7. Property Appraisals by Valbridge Property Advisors

**RESOLUTION NO. 2019-**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LIVINGSTON APPROVING THE PURCHASE OF 642 6<sup>TH</sup> STREET, 1822 “C”  
STREET, 641 6<sup>TH</sup> STREET, SOUTH SIDE “C” STREET, LIVINGSTON, CA AND  
AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS TO FINANCE  
THE PURCHASE**

**WHEREAS**, the Livingston Farmers Association (“LFA”) is the owner of that certain real property located at 642 6<sup>th</sup> Street, 1822 “C” Street, 641 6<sup>th</sup> Street, South Side C Street (between Six and Seventh), Livingston, California and also known as Merced County Assessor’s Parcel Number 024-147-006, 024-154-005, 024-153-011, 024-153-003, and improvements located thereon (the “Property”) ; and

**WHEREAS**, the Property was appraised by a qualified and professional appraiser who determined the fair market value of the Property to be Two Million Nine Hundred Thousand Dollars (\$2,900,000), and a copy of such appraisal is on file with the City Clerk; and

**WHEREAS**, the City has offered to buy the Property, and the LFA has agreed to sell the property, for the purchase price of Two Million Five Hundred Thousand Dollars (\$2,500,000) (the “**Purchase Price**”); and

**WHEREAS**, the City will pay Five Hundred Thousand Dollars (\$500,000) of the Purchase Price to the LFA at the close of escrow, and pay the remainder of the Purchase Price over a set period of time; and

**WHEREAS**, the City will make five annual payments of Two Hundred Thousand Dollars (\$200,000) after purchase of the Property, and will thereafter pay the remainder of the Purchase Price within five years, although the City may extend such repayment until December 31, 2035 if necessary; and

**WHEREAS**, the unpaid portion of the Purchase Price will be subject to a five percent (5%) annual simple interest as long as it remains unpaid; and

**WHEREAS**, the City will pay the Purchase Price using a variety of funds, including the proceeds from the sale of previously sold City properties; and

**WHEREAS**, the City Council has determined that purchasing the Property is in the best interest of the community and will benefit the public welfare by allowing the City to obtain a large property for a future municipal use; and

**WHEREAS**, the purchase of the Property conforms with the City’s General Plan pursuant to Government Code section 65402; and

**WHEREAS**, the City Council desires to purchase the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Livingston as follows:

1. The above recitals are true and correct and incorporated herein.
2. The City Council approves the purchase of the Property for Two Million Five Hundred Thousand Dollars (\$2,500,000) and approves the financing of Two Million Dollars (\$2,000,000) of that purchase price.
3. The City Manager is authorized and directed to execute the Purchase and Sale Agreement attached hereto as Exhibit A, the Loan Agreement attached hereto as Exhibit B, and the Promissory Note attached hereto as Exhibit C. The City Manager is authorized to make minor amendments to these documents, in forms approved by the City Attorney.
4. The City Manager and City Attorney are authorized and directed to take such action as is necessary to carry out the purpose and intent of this Resolution.
5. This Resolution is exempt from CEQA based on the general rule set forth in CEQA Guidelines Section 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this Resolution will have a significant effect on the environment since it authorizes only the purchase of the Property and does not authorize the City to make any modifications or improvements to the Property or commit the City to using the Property for a particular purpose.

Passed and adopted this 16<sup>nd</sup> day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gurpal Samra, Mayor  
of the City of Livingston

ATTEST:

I, hereby certify that the foregoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Livingston this 16<sup>nd</sup> day of July, 2019.

---

Monica Cisneros, Deputy City Clerk  
of the City of Livingston

3165522.1

# **EXHIBIT “A”**

## PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this “**Agreement**”) is entered into as of \_\_\_\_\_, 2019 (the “**Effective Date**”), by and between the City of Livingston, a California municipal corporation (“**Buyer**”) and Livingston Farmers Association, a California nonprofit corporation (“**Seller**”). Seller and Buyer are each referred to as a “**Party**” and collectively referred to herein as the “**Parties**.”

### RECITALS

A. Seller is the owner of that certain real property located at \_\_\_\_\_, commonly known as Merced County Assessor’s Parcel number \_\_\_\_\_, and more particularly described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and incorporated herein (the “**Property**”).

B. The Property was appraised by a qualified and professional appraiser on \_\_\_\_\_, 2019 who determined the fair market value of the Property to be Two Million Nine Hundred Thousand Dollars (\$2,900,000) (the “**Appraisal**”).

C. Seller and Buyer have reviewed the Appraisal, and Buyer has agreed to purchase the Property from Seller for the purchase price of Two Million Five Hundred Thousand Dollars (\$2,500,000) (the “**Purchase Price**”).

D. Buyer intends to pay \$500,000 of the Purchase Price to the Seller at Closing, and to borrow the remainder of the Purchase Price from the Seller to finance Buyer’s purchase of the Property.

E. Prior to the Close of Escrow, Buyer and Seller shall enter into a loan agreement (the “**Loan Agreement**”), and Buyer shall execute a related promissory note (“**Note**”), setting forth the terms of the loan by Seller to Buyer and repayment thereof by Buyer.

F. Buyer desires to purchase, and Seller desires to sell, the Property subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the Parties, Seller and Buyer hereby agree as follows:

#### 1. INCORPORATION OF RECITALS AND EXHIBITS.

The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full.

## 2. PURCHASE AND SALE.

2.1 Agreement to Sell. Subject to the terms and conditions set forth herein, Seller agrees to sell to Buyer the Property, and Buyer agrees to purchase the Property from Seller.

2.2 Purchase Price. The purchase price for the Property to be paid by Buyer to Seller (the "**Purchase Price**") is Two Million Five Hundred Thousand Dollars (\$2,500,000). The Purchase Price will be paid as set forth herein.

2.3 Payment of Purchase Price. Buyer will pay Five Hundred Thousand Dollars (\$500,000) of the Purchase Price in immediately available funds to Buyer at Closing, as defined in Section 5 below (the "**Down Payment**"). The Buyer will enter into a loan agreement (the "**Loan Agreement**") with the Seller, to be evidenced by a promissory note (the "**Note**") in the amount of Two Million Dollars (\$2,000,000) (the "**Loan**") for the payment of the remaining amount of the Purchase Price.

2.4. Required Agreements. The sale of the Property to the Buyer shall be conditioned upon the Buyer and Seller entering into the Loan Agreement, the Buyer executing the Note and a standard long form Deed of Trust securing the Note in first position on the Property, and Seller obtaining a title insurance policy in form acceptable to Seller on the Deed of Trust. Such agreements shall include terms and conditions mutually agreed to by the Parties and shall be executed by the parties prior to Closing.

## 3. ESCROW.

3.1 Escrow Account. Within five (5) business days after execution of this Agreement, Buyer shall open an escrow account (the "**Escrow**") maintained by TransCounty Title – Atwater CA , Attention: Annetee Heikkila (the "**Title Company**" and "**Escrow Holder**"), with all interest thereon accruing to the benefit of Buyer should Buyer desire to set up an interest-bearing Escrow account. Escrow Holder shall perform all escrow and title services in connection with this Agreement.

3.2 Opening of Escrow. Within five (5) business days after the **Effective Date**, the Parties will deposit into Escrow the fully executed Agreement, or executed counterparts thereto. The date such fully executed Agreement is received by Escrow Holder will be deemed the "**Opening of Escrow.**"

3.3 Independent Consideration. As independent consideration for Seller's entering into this Agreement to sell the Property to Buyer, Buyer shall deliver the sum of Ten Dollars (\$10.00) to Seller through Escrow ("**Independent Consideration**"). In the event that this Agreement is terminated for any reason, Seller shall retain the Independent Consideration; in the event that Buyer does not terminate this Agreement as aforesaid, the Independent Consideration shall be applied to the Purchase Price at Closing.

## 4. DUE DILIGENCE AND PROPERTY DISCLOSURE REQUIREMENTS.

4.1 Condition of Title/Preliminary Report. Within fourteen (14) days of Opening of Escrow, Seller shall cause Escrow Holder to deliver a Preliminary Report for the Property, including copies of all exceptions listed in the Preliminary Report (collectively the "**Preliminary Report**") to Buyer and Seller. Buyer will review the Preliminary Report and all of the following exceptions to title shall be deemed "**Permitted Exceptions**": (a) standard printed exceptions in the Preliminary Report; (b) general and special real property taxes and assessments constituting a lien not yet due and payable; (c) exceptions created by Buyer or by any subtenant of Buyer; (d) any other exceptions approved by Buyer in writing.

(a) Title Review; Objections. Buyer shall have forty-five (45) days after the Opening of Escrow (the "**Title Review Date**") to either approve the exceptions contained in the Preliminary Report and any exceptions arising from any ALTA/ACSM survey Buyer may desire to obtain (at Buyer's expense), or to notify Seller in writing (the "**Title Objection Notice**"), specifying any exceptions and/or survey matters to which Buyer objects (the "**Title Objections**"). The Title Approval Date shall be extended one day for every day that delivery of the Preliminary Report to Buyer is delayed beyond the fourteen (14) day period. If Buyer fails to timely give the Title Objection Notice, Buyer shall be deemed to have delivered a Title Objection Notice objecting to all exceptions contained in the Preliminary Report and the ALTA/ACSM survey. Seller shall have a period of fifteen (15) days after Seller's receipt (or deemed receipt) of the Title Objection Notice (a) to remove, or agree to remove prior to the Closing, some or all of the Title Objections, and to inform Buyer in writing of the same, or (b) to inform Buyer, in writing, that Seller will not agree to remove some or all of the Title Objections (the "**Title Response Notice**"). If Seller fails to timely deliver the Title Response Notice to Buyer, it shall be conclusively deemed that Seller has elected not to remove any of the Title Objections. If Seller advises Buyer in its Title Response Notice that it will not remove all of the Title Objections (or Seller is deemed to have so advised Buyer), then Buyer shall have until 11:59 p.m. Pacific Time on the last day of the Due Diligence Contingency Period (as defined below) to inform Seller, in writing, whether Buyer elects to waive such objections and proceed with the acquisition of the Property or to terminate this Agreement. Seller shall have until the Closing Date to remove those specified exceptions, if any, which Seller has agreed to remove in the Title Response Notice. Notwithstanding the foregoing, by the Closing Date or in connection with the Closing, Seller shall remove or cause to be removed all monetary liens, all UCC-1 filings with respect to the Property, if any, and all monetary encumbrances affecting the Property (other than current taxes and assessments not yet due and payable). If, after agreeing to correct or remove any Title Objections, Seller is unable to correct or remove all of them before the time set for the Closing, Buyer shall have the right to terminate this Agreement and the escrow provided for herein, in which event Seller shall, within one (1) business day, issue irrevocable and unconditional written instructions to Escrow Holder to return to the Party depositing them all such funds, documents, and other items as that Party may have previously deposited into Escrow.

(b) Modifications to the Preliminary Report. Buyer shall have the right to reexamine title to the Property and in the event of any amended, updated or



modified version of the Preliminary Report after Buyer has provided or been deemed to have provided the Title Objection Notice, Buyer shall have the right to object to any additional title exceptions, or modifications to existing title exceptions, contained in such amended, updated, or modified Preliminary Report by the same process used with regard to the original Preliminary report, as described in this Article 4; provided, however, that the objection and response times of each of the Parties shall be limited to five (5) calendar days each, and the Closing shall be extended accordingly.

4.2 Due Diligence Contingency Period. Buyer will have sixty (60) days from the Opening of Escrow (the “**Due Diligence Contingency Period**”) to complete physical inspections of the Property and due diligence related to the purchase of the Property, including without limitation approval of the condition of title and an ALTA/NSPS survey (if Buyer desires to obtain such survey, at Buyer’s sole expense), and for Buyer and Seller, each in their sole and absolute discretion, to come to agreement upon the form and substance of the Loan Agreement and Note. Buyer (but not Seller) may extend the Due Diligence Contingency Period once by up to thirty (30) days, upon written notice to Seller. Seller shall provide to Buyer complete copies of all documents relating to the ownership and operation of the Property, if any, that are in Seller’s possession or control and that are listed in Exhibit C attached and incorporated herein (the “**Due Diligence Documents**”), by not later than ten (10) business days following the Effective Date. All physical inspections must be coordinated with Seller’s representative. Buyer hereby agrees to indemnify and hold Seller harmless for any damage to the Property caused (but not merely revealed) by Buyer’s inspections.

4.3 Satisfaction of Due Diligence Contingency. Buyer shall have the right, in its sole discretion, to terminate this Agreement for any reason prior to the expiration of the Due Diligence Contingency Period. Buyer hereby agrees to provide written notice to Seller prior to the expiration of the Due Diligence Contingency Period if Buyer approves or disapproves the due diligence items. Upon provision of notice of disapproval to Seller, this Agreement will terminate, and all amounts deposited by Buyer into escrow except for the Independent Consideration, together with interest thereon, if any, will be returned to Buyer, and neither Party will have any further rights or obligations hereunder except those which expressly survive the termination of this Agreement. If Buyer fails to notify Seller in writing of the approval or disapproval of all due diligence items, then after Seller gives Buyer ten (10) days’ written notice of Buyer’s failure to approve or disapprove all due diligence items, it will be conclusively presumed that Buyer has approved all such items, matters or documents.

4.4 Environmental and Natural Hazards Disclosure. California Health and Safety Code Section 25359.7 requires owners of non-residential real property who know, or have reasonable cause to believe, that any release of hazardous substances is located on or beneath the real property to provide written notice of same to the buyer of real property. Other applicable laws require Seller to provide certain disclosures regarding natural hazards affecting the Property. Seller agrees to make all necessary disclosures required by law. All disclosures pursuant to this Section 4.4 shall be in writing and shall be delivered to Buyer not later than ten (10) business days after the Effective Date.

#### 4.5 Physical Inspection.

(a) For the period commencing on the Effective Date and ending at 5:00 p.m. Pacific Time on the date that is three (3) days after the Effective Date, ("Due Diligence Deadline"), Buyer and its designated agents shall conduct such inspections, environmental audits or surveys, studies and tests of the Property including tests of the soil, water, wells, pumps, motors, engines, control panels, irrigation systems, roads and other improvements, if any, as Buyer determines necessary and appropriate; provided, however, Buyer and Buyer's contractors, if any, shall maintain, at its own cost and expense, a commercial general liability insurance policy, insuring Buyer against loss or liability caused by Buyer's access to, occupation and use of the Property, with bodily injury and property damage coverage of at least One Million Dollars per occurrence and Two Million Dollars in the aggregate, which has a commercially reasonable deductible. Buyer shall include Seller as an additional insured on the commercial general liability insurance policy, and such policy shall require at least thirty (30) days prior notice to Seller of any cancellation. On the Effective Date, Buyer shall provide Seller a certificate evidencing such insurance coverage and Seller's identification as an additional insured. Buyer shall have the right to take samples of soil and water from the surface and subsurface of the Property. Buyer, in Buyer's sole and absolute discretion, shall have the unrestricted right to terminate this Agreement in writing delivered to Seller and Escrow Holder on or before the Due Diligence Deadline and receive a refund of the Deposit and accrued interest. Buyer's failure to provide any written notice whatsoever on or before the Due Diligence Deadline shall be deemed an election by Buyer to purchase the Property.

(b) Buyer hereby indemnifies and holds Seller and the Property harmless from and against any and all loss, cost, damage, expense, claim or liability including personal injury, loss of life and/or property damage that might or could result from the acts or omissions of Buyer or its agents in performing or preparing for any inspection and/or testing activity on or about the Property and/or occupying, using and farming the Property from and after the Possession Date . Buyer shall promptly pay all costs, fees and expenses incurred as a result of or associated with such inspection work done or caused to be done by it on the Property and/or occupying, using and farming the Property as permitted by this Section. Buyer shall keep the Property free from any and all mechanics or similar liens or charges resulting from such inspection work.

#### 4.6 Condition of Property.

(a) Prior to the Due Diligence Deadline, Buyer shall have (i) physically inspected the Property to Buyer's satisfaction, and (ii) investigated to Buyer's satisfaction and have knowledge of applicable operative or proposed governmental laws, regulations, ordinances, approvals and decisions (including without limitation zoning, permitting, environmental and land use laws and regulations) to which the Property is or may be or become subject.

(b) Except as expressly set forth herein, Seller has not made and hereby disclaims any and all representations and warranties as to the quality, quantity, adequacy, availability, reliability, transferability or cost of surface (if any) or well water or water rights for the Property or the eligibility thereof. Buyer represents that prior to the Closing Date it will have independently investigated the availability, quality and cost of water available to the Property and satisfied itself as to the adequacy and cost thereof.

(c) Buyer acknowledges that the Property has historically been an active working processing and packing facility for agricultural products. Buyer specifically acknowledges that various petroleum products, fuel, gasoline and chemicals, including fertilizers, herbicides and pesticides, customarily used in farming, some of which may, as of the date hereof, be considered to be Hazardous Materials (as defined below) or toxic, may have been used, stored, mixed and applied to the Property in the course of the processing activities conducted thereon or on adjacent property. Buyer further acknowledges that, except as expressly set forth in this Agreement and in any other document provided hereunder, Seller, its directors, officers, shareholders, members, partners, employees, agents, affiliates and their respective heirs, successors, personal representatives, assigns, designees, nominees and other persons acting on behalf of Seller, ("Seller Representatives"), have made no representation or warranty of any kind in connection with any matter relating to the conditions, value, fitness, use or zoning of the Property on which Buyer has relied or will rely, directly or indirectly for any purpose and that Buyer is acquiring the Property "AS IS, WHERE IS AND WITH ALL FAULTS."

(d) Buyer acknowledges that Seller has made no representation or warranty as to the condition of any roof, foundation, or structural component of the Property, included therein and Buyer is satisfied with its own investigation thereof.

(e) Buyer shall have the sole responsibility of inspecting and investigating the Property and assumes all risks of adverse conditions. Buyer is relying strictly and solely upon such inspections, investigations, and examinations made by Buyer and the expressed representations made by Seller in this Agreement in deciding whether or not to purchase the Property. Except as expressly set forth in this Agreement, Seller has not made any representation or warranty (i) concerning the condition of the Property, (ii) concerning the suitability of the Property for Buyer's intended use, (iii) concerning any animal or plant species and any determination by federal, state, or local authorities as to their endangerment, (iv) with respect to the truth, validity, accuracy, or completeness of the recitals herein or the materials or other data provided by Seller to Buyer, if any, with respect to the physical condition or any other aspect of the Property, (v) concerning the entitlements, land uses and land use designations, and zoning and (vi) concerning matters relating to the existence, presence, or exposure of Hazardous Materials at, on, in, under, or relating to the Property and Buyer agrees that it is purchasing the Property "AS IS, WHERE IS, AND WITH ALL FAULTS" with regard to Hazardous Materials. In no event shall Seller be liable for or bound by any guarantees, promises, statements, representations, warranties or information pertaining to the Property made or furnished by any agent, employee, contractor, consultant, broker, finder, or other person or entity representing or purporting to represent Seller. Except as specifically described in this

Agreement, Seller makes no representations or warranties with respect to the truth, validity, accuracy, or completeness of any title, environmental, structural or engineering reports, or any other type or kind of report or document whether prepared by Seller or a third party and Buyer shall not be entitled to rely on such reports or any information contained therein as a representation or warranty of Seller. Seller shall not and will not be obligated to alter, repair, improve or remediate the Property.

(f) Except with respect to representations, warranties and covenants of Seller set forth in this Agreement, from and after the Close of Escrow, Buyer, on behalf of itself and its successors and assigns hereby waives, releases, remises, acquits and forever discharges Seller and Seller Representatives, of and from any and all suits, causes of action, legal or administrative proceedings, claims, demands, actual damages, punitive damages, losses, costs, liabilities, penalties, fines, liens, judgments, interest, attorneys' fees and expenses of whatever kind and nature (including, without limitation, court costs and disbursements), whether in law or in equity, direct or indirect, known or unknown, foreseen or unforeseen, which Buyer ever had, now has, hereafter can, shall or may have or acquire or possess or arising out of or in any way connected with directly or indirectly out of, or in any way connected with, based upon, arising out of the condition, status, quality, nature, permitting, contamination or environmental state of the Property. It is the intention of this Agreement that except as otherwise expressly set forth herein, any and all responsibilities and obligations of Seller to Buyer, and any and all rights or claims of Buyer, its successors and assigns and affiliated entities, as against Seller arising by virtue of the physical condition, status, quality, nature, permitting, contamination or environmental state of the Property are by this release provision declared null and void and of no present or future effect as to such Parties. With respect to the matters released by Buyer pursuant to this Section, Buyer expressly waives the benefits of Section 1542 of the California Civil Code, which provides as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

Buyer understands and acknowledges that by waiving Section 1542 of the California Civil Code, Buyer is assuming the risk of unknown claims. Buyer acknowledges and agrees that it has been represented by legal counsel of its choice in that such counsel has explained to Buyer the provisions of this Section 10(f). By initialing below, Buyer confirms it has agreed to the provisions of this Section 10(f).

BUYER \_\_\_\_\_

SELLER \_\_\_\_\_

4.6 Construction Related Accessibility Standards. Seller states that the Property has not been inspected by a Certified Access Specialist (CASp). Buyer shall be responsible for complying with all accessibility standards, American with

Disabilities Act (ADA) requirements, and any related occupancy accesabilites standards imposed by any government agency or building codes.

## 5. CLOSING AND PAYMENT OF PURCHASE PRICE.

5.1 Closing. The closing (the “**Closing**” or “**Close of Escrow**”) will occur no later than thirty (30) days from the expiration of the Due Diligence Contingency Period (“**Closing Date**”) or such other date that the Parties agree in writing.

5.2 Buyer’s Conditions to Closing. Buyer’s obligation to purchase the Property is subject to the satisfaction of all of the following conditions or Buyer’s written waiver thereof (in Buyer’s sole discretion) on or before the Closing Date:

(a) Buyer has approved the condition of the Title of the Property, and all due diligence items.

(b) Seller has executed the Loan Agreement.

(c) Seller has performed all obligations to be performed by Seller pursuant to this Agreement.

(d) Seller’s representations and warranties herein are true and correct in all material respects as of the Closing Date.

(e) The Title Company is irrevocably committed to issue to Buyer a 2006 ALTA Extended Coverage Owner’s Policy of Title Insurance (6-17-2006) in the full amount of the Purchase Price, effective as of the Closing Date, insuring title to Buyer subject only to the Permitted Exceptions, and together with such endorsements as Buyer may reasonably require. The inability or failure for any reason of the Title Company to issue such ALTA policy, or any endorsements reasonably requested by Buyer, shall not entitle Buyer to postpone the Closing Date, but such issuance shall constitute a condition precedent to Buyer’s obligation to purchase the Property.

5.3 Seller’s Conditions to Closing. The Close of Escrow and Seller’s obligation to sell and convey the Property to Buyer are subject to the satisfaction of the following conditions or Seller’s written waiver (in Seller’s sole discretion) of such conditions on or before the Closing Date:

(a) Buyer has performed all obligations to be performed by Buyer pursuant to this Agreement before the Closing Date.

(b) Buyer’s representations and warranties set forth herein are true and correct in all material respects as of the Closing Date.

(c) Buyer has executed the Loan Agreement, Note, and Deed of Trust.

5.4 Conveyance of Title. Seller will deliver marketable fee simple title to Buyer at the Closing, subject only to the Permitted Exceptions. The Property will be conveyed by Seller to Buyer in an “as is” condition, with no warranty, express or implied, by Seller as to the physical condition including, but not limited to, the soil, its geology, or the presence of known or unknown faults or hazardous materials or hazardous waste (as defined by state and federal law) except as specifically provided in this Agreement, and further provided that nothing shall relieve Seller from the obligation to disclose all material facts regarding the Property of which Seller has actual knowledge.

5.5 Deposits into Escrow.

(a) Deliveries by Seller. Seller shall deposit into the Escrow for delivery to Buyer at Closing: (i) a grant deed fully executed by Seller and notarized; (ii) an affidavit or qualifying statement which satisfies the requirements of paragraph 1445 of the Internal Revenue Code of 1986, as amended, any regulations thereunder (the “**Non-Foreign Affidavit**”); (iii) a California Franchise Tax Board form 590 to satisfy the requirements of California Revenue and Taxation Code Section 18805(b) and 26131; (iv) executed Loan Agreement; (v) such other documents or agreements relating to Seller as shall be reasonably required by Title Company; and (vi) all other documents required by this Agreement to complete the Closing

(b) Deliveries by Buyer. Buyer shall deposit into the Escrow at Closing immediately available funds in the amount, which together with the Independent Consideration and the Deposit plus interest thereon, if any, is equal to: (i) the Down Payment as adjusted by any pro-rations between the Parties; (ii) buyer’s share of the escrow fees and recording fees; and (iii) the cost of the Title Policy; (iv) executed Loan Agreement, Note, and Deed of Trust; (v) such other documents or agreements relating to Buyer as shall be reasonably required by Title Company; and (v) all other documents required by this Agreement to complete the Closing.

(c) Closing. The term “Closing” as used herein shall be deemed to be the date when Escrow Holder causes the Grant Deed to be recorded in the Office of the County Recorder of Merced County. Upon Closing, Escrow Holder shall: (i) record the Grant Deed and Deed of Trust; (ii) disburse to Seller the Down Payment less any adjustments for Seller’s share of the Closing Costs as described below and any credits due to Buyer; (iii) deliver to Buyer the Non-Foreign Affidavit, the California Certificate and the original recorded Grant Deed; (iv) pay any other expenses payable through escrow; and (v) distribute to itself the payment of escrow fees and expenses required hereunder.

(d) Closing Costs. Seller shall pay all City and County documentary transfer taxes. Buyer will pay title insurance and title report costs. Buyer and Seller shall pay one-half of escrow fees (including the costs of preparing documents and instruments), recording fees and all other costs or expenses not otherwise provided for in this Agreement shall be divided equally between Seller and Buyer.

(e) Pro-Rations. At the Close of Escrow, the Escrow Holder shall make the following pro-rations: (i) property taxes will be prorated as of the close of escrow

based upon the most recent tax bill available, including any property taxes that may be assessed after the close of escrow but which pertain to the period prior to the transfer of title to the Property to Buyer, regardless of when or to whom notice thereof is delivered; (ii) any bond or assessment that constitutes a lien on the Property at the close of escrow, and which Buyer has approved as a Permitted Exception, will be assumed by Buyer. Buyer does not pay ad valorem taxes.

## 6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

6.1 Seller's Representations, Warranties and Covenants. In addition to the representations, warranties and covenants of Seller contained in other sections of this Agreement, Seller hereby represents, warrants and covenants to Buyer that the statements below in this Section 6.1 are each true and correct as of the Closing Date provided however, if to Seller's actual knowledge any such statement becomes untrue prior to Closing, Seller will notify Buyer in writing and Buyer will have five (5) business days thereafter to determine if Buyer wishes to proceed with Closing. If Buyer determines it does not wish to proceed, then the terms of Section 7.1 will apply.

(a) Authority. Seller is a nonprofit corporation, lawfully formed, in existence and in good standing under the laws of the State of California. Seller has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. Seller has obtained all approvals necessary to sell the Property, including the approval of the California Attorney General, if required by applicable law. This Agreement has been duly executed by Seller, and upon delivery to and execution by Buyer is a valid and binding agreement of Seller.

(b) Encumbrances. Seller has not alienated, encumbered, transferred, mortgaged, assigned, pledged, or otherwise conveyed its interest in the Property or any portion thereof, nor entered into any Agreement to do so, and there are no liens, encumbrances, mortgages, covenants, conditions, reservations, restrictions, easements or other matters affecting the Property, except as disclosed in the Preliminary Report. Seller will not, directly or indirectly, alienate, encumber, transfer, mortgage, assign, pledge, or otherwise convey its interest prior to the Close of Escrow, as long as this Agreement is in force.

(c) Agreements. There are no agreements affecting the Property except those which have been disclosed by Seller. There are no agreements which will be binding on the Buyer or the Property after the Close of Escrow other than the Development Agreement.

(d) No Violations. The execution, delivery and performance by Seller of its obligations under this Agreement will not conflict with or result in a breach of any law, governmental rule, regulations, judgment, decree or order by which the Seller or the Property is bound, or by the provisions of any contract to which Seller is a Party, or by which Seller or the Property is bound. Seller has not received notice of any, and to the best of Seller's knowledge there is no, action, suit, proceeding, or investigation pending or threatened, before any agency, court or other governmental authority which



relates to the Property or the use thereof. Seller has not received any notices of any violations of any governmental laws or requirements applicable to the Property. Seller further represents and warrants that, during the period of ownership of the Property, Seller, its agents and employees complied with all federal, state and municipal environmental laws, regulations and policies applicable to the Property.

(e) Litigation. There is not pending, or, to the best of Seller's knowledge, threatened, any suit, action, arbitration, or legal, administrative or other proceeding or governmental investigation against or affecting the Property or Seller's ability to convey the Property at the Closing. Seller is not in default with respect to any order, writ, injunction or decree of any federal, state, local or foreign court, department, agency or instrumentality affecting the Property or Seller's ability to convey the Property at the Closing.

(f) Hazardous Substances. To the best of Seller's knowledge, and except as Seller has notified the Buyer in writing prior to the end of the Due Diligence Contingency Period, Seller hereby represents and warrants that there are no underground storage tanks on the Property in which any Hazardous Substance, as defined , below, has been or is being stored, nor has there been any storage, production, manufacture, generation, treatment, handling, refinement, spill, disposal, discharge or release of any Hazardous Substance into, on, from or over the Property, or into or upon ground or surface water on or under the Property.

(i) Definition. As used in this Agreement, "Hazardous Substances" means any gas, liquid or solid, or combination of these, which is included as a substance, matter, material, waste, chemical, material, release, discharge, or emission, which is hazardous, extremely hazardous, toxic, radioactive material, radioactive waste, designated waste, or air pollutant, under: the California Hazardous Waste Control Law (California Health & Safety Code, Division 20, Chapter 6.5); the Safe Drinking Water and Toxic Enforcement Act of 1986 (California Health & Safety Code, Division 20, Chapter 6.6); Underground Storage of Hazardous Substances (California Health & Safety Code, Division 20, Chapter 6.7); Hazardous Substance Account Act (California Health & Safety Code, Division 20, Chapter 6.8); the Hazardous Release Response Plans and Inventory (California Health & Safety Code, Division 20, Chapter 6.95); California Code of Regulations, Title 26, Division 23, Sections 2521 and 2522; the Clean Water Act (33 U.S.C. 1251, et seq.); the Resource Conservation and Recovery Act (42 U.S.C. 6901, et seq.); the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601, et seq.); the Emergency Planning and Community Right to Know Act of 1986 (42 U.S.C. 1100, et seq.); Control of Radioactive Contamination of the Environment (California Health & Safety Code, Division 20, Chapter 7); The Clean Air Act (42 U.S.C. 7401, et seq.); Code of Federal Regulations Section 302.4; or any statute, ordinance, regulation, administrative order or decision, or judicial decision interpreting or applying any of these provisions, as well as any amendments of any of these provisions, or any subsequently enacted statutes, ordinances, regulations, or orders, which refer or relate to "Hazardous Substances" as used in this Agreement; provided, however, that specifically included under this Agreement are asbestos, PCB's, mercury, sulphur dioxide, vinyl chloride, urea formaldehyde, natural gas, compressed natural gas,

methanol, natural gas liquids, liquefied natural gas, or synthetic gas useable for fuel (or mixtures of natural gas and such synthetic gas), all petroleum products or byproducts, hydrocarbons, and any components or derivatives thereof.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Seller contained in this Agreement are conditions precedent to Buyer's obligation to proceed with the Closing hereunder. The foregoing representations and warranties shall survive Close of Escrow or the expiration or termination of this Agreement and shall not be deemed merged into the deed upon closing.

6.2 Buyer's Representations and Warranties. In addition to the representations, warranties and covenants of Buyer contained in other sections of this Agreement, Buyer hereby represents, warrants and covenants to Seller that the statements below in this Section 6.2 are each true as of the Effective Date, and, if to Buyer's actual knowledge any such statement becomes untrue prior to Closing, Buyer shall so notify Seller in writing and Seller shall have not more than ten (10) days thereafter to notify Buyer, in writing, of the following: (a) whether or not Seller deems such untruth to be material, the reasons therefor, and a detailed explanation of how such untruth would, in Seller's reasonable estimation, prevent Buyer or Seller from Closing escrow or otherwise fully performing their obligations under this Agreement; and (b) whether or not Seller wishes to proceed with Closing. Nothing in this section 6.2 allows Seller to terminate this Agreement or to refuse to proceed to Closing unless the condition causing the untruth of any of Buyer's representations or warranties below directly and actually prevents Buyer from Closing escrow:

(a) Buyer is a California municipal corporation. Buyer has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by Buyer, and upon delivery to and execution by Seller shall be a valid and binding agreement of Buyer.

(b) Buyer is not bankrupt or insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute, and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute.

(c) The execution, delivery and performance by Buyer of its obligations under this Agreement will not conflict with or result in a breach of any law, governmental rule, regulations, judgment, decree or order by which the Buyer is bound, or by the provisions of any contract to which Buyer is a Party, or by which Buyer is bound.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Buyer contained in this Agreement are conditions precedent to Seller's obligation to proceed with the Closing hereunder.

## 7. REMEDIES

7.1 Seller's Indemnifications. Seller shall indemnify Buyer against and hold Buyer harmless from any claim, loss, damage or expense, including any reasonable attorneys' fees and costs, expert fees and Costs of Suit, asserted against or suffered by Buyer resulting from or arising out of (i) any breach by Seller of this Agreement; (ii) any liability or obligation of Seller which Buyer is not required to assume hereunder or accruing prior to such assumption; or (iii) the inaccuracy or breach of any of the representations, warranties, or covenants made by Seller herein.

7.2 Buyer's Remedies. In the event of a breach or default under this Agreement by Seller, if such breach or default occurs prior to Close of Escrow, Buyer reserves the right to either (a) seek specific performance from Seller or (b) to do any of the following: (i) to waive the breach or default and proceed to close as provided herein; (ii) to extend the time for performance and the Closing Date until Seller is able to perform; or (iii) to terminate this Agreement upon written notice to Seller, whereupon Seller shall cause Escrow Holder to return to Buyer any sums placed into the Escrow by Buyer, and except for the rights and obligations expressly provided to survive termination of this Agreement, neither Party shall have any further obligations or liabilities hereunder.

7.3 Seller's Remedies. FOLLOWING SATISFACTION OR WAIVER BY BUYER OF THE BUYER'S CONTINGENCIES, IF BUYER COMMITS A MATERIAL DEFAULT UNDER THE AGREEMENT (WHICH DEFAULT IS NOT CURED WITHIN FIVE (5) BUSINESS DAYS AFTER SELLER NOTIFIES BUYER IN WRITING OF SUCH DEFAULT) AND THE CLOSE OF ESCROW FAILS TO OCCUR BY REASON OF SUCH MATERIAL DEFAULT, THEN IN ANY SUCH EVENT, SELLER MAY TERMINATE THIS AGREEMENT AND SELLER SHALL THEREUPON BE RELEASED FROM ITS OBLIGATIONS HEREUNDER. BUYER AND SELLER AGREE THAT BASED UPON THE CIRCUMSTANCES NOW EXISTING, KNOWN AND UNKNOWN, IT WOULD BE IMPRACTICAL OR EXTREMELY DIFFICULT TO ESTABLISH SELLER'S DAMAGE BY REASON OF BUYER'S MATERIAL DEFAULT. ACCORDINGLY, BUYER AND SELLER AGREE THAT IF THIS AGREEMENT TERMINATES AS A RESULT OF A MATERIAL DEFAULT BY BUYER UNDER THE AGREEMENT, IT WOULD BE REASONABLE AT SUCH TIME TO AWARD SELLER THE AMOUNT OF THE INDEPENDENT CONSIDERATION PAID BY BUYER AT THE TIME OF THE DEFAULT AS LIQUIDATED DAMAGES. SELLER AND BUYER AGREE THAT THE AMOUNT OF THE INDEPENDENT CONSIDERATION PAID AT THE TIME OF THE DEFAULT IS REASONABLE AS LIQUIDATED DAMAGES AND SHALL BE SELLER'S SOLE AND EXCLUSIVE REMEDY IN LIEU OF ANY OTHER RELIEF, RIGHT OR REMEDY, AT LAW OR IN EQUITY, TO WHICH SELLER MIGHT OTHERWISE BE ENTITLED BY REASON OF BUYER'S MATERIAL DEFAULT IN ITS OBLIGATION TO PURCHASE THE PROPERTY PURSUANT TO THE AGREEMENT. SELLER HEREBY WAIVES THE REMEDY OF SPECIFIC PERFORMANCE AGAINST BUYER. SELLER AND BUYER ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE PROVISIONS OF THIS PARAGRAPH AND BY THEIR INITIALS IMMEDIATELY BELOW AGREE TO BE BOUND BY ITS TERMS.

Seller's Initials: \_\_\_\_\_

Buyer's Initials: \_\_\_\_\_

8. **BROKERS.** Seller and Buyer each represent that no real estate broker has been retained by that Party in the sale or procurement of the Property or negotiation of this Agreement. Each Party shall indemnify, hold harmless and defend the other from any and all claims, actions, and liability for any breach of the preceding representation, and for any commission, finder's fee, or similar charges arising out of that Party's breach, or from any claims to such compensation by any real estate broker alleging to have represented that Party in this transaction.

9. **ASSIGNMENT.** Absent an express signed written agreement between the Parties to the contrary, neither Seller nor Buyer may assign its rights or delegate its duties under this Agreement without the express written consent of the other, which consent may be withheld for any reason except that Buyer may assign this Agreement to an entity owned or controlled by Buyer or which is under the common control of Buyer provided notice of such assignment is provided to Seller. No permitted assignment of any of the rights or obligations under this Agreement shall result in a novation or in any other way release the assignor from its obligations under this Agreement.

10. **MISCELLANEOUS.**

10.1 **Attorneys' Fees.** If any Party employs counsel to enforce or interpret this Agreement, including the commencement of any legal proceeding whatsoever (including insolvency, bankruptcy, arbitration, mediation, declaratory relief or other litigation), the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs (including the service of process, filing fees, court and court reporter costs, investigative fees, expert witness fees, and the costs of any bonds, whether taxable or not) and shall include the right to recover such fees and costs incurred in any appeal or efforts to collect or otherwise enforce any judgment in its favor in addition to any other remedy it may obtain or be awarded. Any judgment or final order issued in any legal proceeding shall include reimbursement for all such attorneys' fees and costs. In any legal proceeding, the "prevailing party" shall mean the Party determined by the court to most nearly prevail and not necessarily the Party in whose favor a judgment is rendered.

10.2 **Interpretation.** Each party hereto has had an equivalent opportunity to participate in the drafting of the agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting party shall not apply hereto.

10.3 **Survival.** All indemnities, covenants, representations and warranties contained in this Agreement shall survive Close of Escrow.

10.4 **Successors.** Except as provided to the contrary in this Agreement, this Agreement shall be binding on and inure to the benefit of the Parties and their successors and assigns.

10.5 **Governing Law.** This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

10.6 Integrated Agreement; Modifications. This Agreement contains all the agreements of the Parties concerning the subject hereof and cannot be amended or modified except by a written instrument executed and delivered by the Parties. There are no representations, agreements, arrangements or understandings, either oral or written, between or among the Parties hereto relating to the subject matter of this Agreement that are not fully expressed herein. In addition there are no representations, agreements, arrangements or understandings, either oral or written, between the Parties upon which any Party is relying upon in entering this Agreement that are not fully expressed herein.

10.7 Severability. If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, any such provision shall not affect the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this Section, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable and valid provision this is in keeping with the intent of the Parties as expressed herein.

10.8 Notices. Any delivery of this Agreement, notice, modification of this Agreement, collateral or additional agreement, demand, disclosure, request, consent, approval, waiver, declaration or other communication that either Party desires or is required to give to the other Party or any other person shall be in writing. Any such communication may be served personally, or by nationally recognized overnight delivery service (e.g., Federal Express), which provides a receipt of delivery, or sent by prepaid, first class mail, return receipt requested to the Party's address as set forth below:

To Seller:                    Livingston Farmers Association  
   P.O. Box 456  
   Livingston, CA 95334  
   Attention: Jim Snyder

To Buyer:                    City of Livingston  
   1416 C Street  
   Livingston, CA 95334  
   Attention: Jose Antonio Ramirez

With a Copy To:            Meyers Nave  
   555 Capitol Mall, Suite 1200  
   Sacramento, CA 95814  
   Attention: Jose Sanchez

If to Escrow Holder/Title Company:  
   TransCounty Title  
   2553 First Street  
   Atwater, CA 95301  
   (209) 858-8254  
   Attention: Annetee Heikkila

Any notice delivered by hand or Federal Express or similar courier service shall be deemed to be delivered when actual delivery is made or refused. Any notice deposited in the United States Mail in the manner required above shall be deemed to be delivered five (5) business days after the date of such deposit, and any time periods provided for herein during which a Party may act shall not commence until such notice is deemed to be so delivered. Either Party hereto may change its address by notice given as provided herein to the other Party and Title Company.

10.9 Time. Time is of the essence to the performance of each and every obligation under this Agreement.

10.10 Days of Week. If any date for exercise of any right, giving of any notice, or performance of any provision of this Agreement falls on a Saturday, Sunday or holiday, time for performance will be extended to 5:00 p.m. on the next business day.

10.11 Reasonable Consent and Approval. Except as otherwise provided in this Agreement, whenever a Party is required or permitted to give its consent or approval under this Agreement, such consent or approval shall not be unreasonably withheld or delayed. If a Party is required or permitted to give its consent or approval in its sole and absolute discretion or if such consent or approval may be unreasonably withheld, such consent or approval may be unreasonably withheld but shall not be unreasonably delayed.

10.12 Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to carry out the intent and purposes of this Agreement.

10.13 Waivers. Any waiver by any Party shall be in writing and shall not be construed as a continuing waiver. No waiver will be implied from any delay or failure to take action on account of any default by any Party. Consent by any Party to any act or omission by another Party shall not be construed to be a consent to any other subsequent act or omission or to waive the requirement for consent to be obtained in any future or other instance.

10.14 Counterparts. This Agreement may be executed simultaneously or in any number of counterparts, each of which shall be deemed an original, equally admissible in evidence, but all of which together shall constitute one and the same Agreement, notwithstanding that the signatures of each Party or their respective representatives do not appear on the same page of this Agreement.

10.15 Date and Delivery of Agreement. Notwithstanding anything to the contrary contained in this Agreement, the Parties intend that this Agreement shall be deemed effective, and delivered for all purposes under this Agreement, and for the calculation of any statutory time periods, based on the date this Agreement is fully executed by both Parties and actually delivered to the other Party.

10.16 Representation on Authority of Parties. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each Party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such Party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

IN WITNESS WHEREOF, this Agreement is executed to be effective as of the

**CITY OF LIVINGSTON,**  
a municipal corporation

By: \_\_\_\_\_  
Jose Antonio Ramirez, City Manager

ATTEST:

By: \_\_\_\_\_  
Monica Cisneros, Deputy City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Jose M. Sanchez, City Attorney

**BUYER:**

**Livingston Farmers Association**  
a California nonprofit corporation

By: \_\_\_\_\_

Title: \_\_\_\_\_

3227544.1



**Exhibit A**

**LEGAL DESCRIPTION OF PROPERTY**

**Exhibit B**

[Attach map of the Property]

## Exhibit C

### DUE DILIGENCE MATERIALS

True and complete copies of the following documents, if any, that are in Seller's possession, custody, or control:

1. A schedule of all pending or threatened litigation or governmental proceedings or enforcement actions relating to or affecting the Property and known to Seller, whether or not Seller is a Party thereto;
2. All service contracts, maintenance contracts, improvement contracts, license agreements, brokerage agreements, leasing agreements, any owners association agreements and agreements of any nature whatsoever affecting the Property, including without limitation, the management and operation of the Property (collectively, the "Contracts");
3. All soils reports, seismic reports, engineering reports, and similar reports or studies with respect to the Property;
4. Any notices received from any governmental agency, including, any state, county or city inspection reports;
5. A list of all insurance claims for more than \$1,000.00 reported, filed or otherwise made under or against any and all insurance policies for the Property during the most recent three (3) full calendar years;
6. All environmental site assessment reports, monitoring reports, microbiotic studies and clearances and similar information and data with respect to an evaluation of the presence (or potential therefor), use or historical uses of any Hazardous Materials in, on or under any portion of the Property, together with all correspondence, test results, orders, permits, directives and O&M manuals in any manner relating to Hazardous Materials with respect to the Property;
7. All site plans, grading plans and all other plans, specifications, drawings, architectural documents and similar documents relating to the Property (collectively, the "Plans");
8. All ALTA surveys, topographical or other surveys, aerial photos, FEMA maps, boundary maps, tentative and final maps and similar engineering drawings of the Property;
9. All warranties, guaranties and indemnities made by or received from any third Party with respect to any part of the Property (collectively, the "Warranties");
10. All other documents containing any material facts regarding the Property, and if such facts are not contained in any documents in Seller's possession or control, Seller shall deliver to Buyer a schedule describing such facts.

# **EXHIBIT “B”**

## LOAN AGREEMENT

This Loan Agreement (this "**Agreement**") is entered into as of \_\_\_\_\_, 2019 (the "**Effective Date**"), by and between the City of Livingston, a California municipal corporation ("**City**") and Livingston Farmers Association, a California nonprofit corporation, ("**LFA**"). City and LFA are each referred to as a "**Party**" and collectively referred to herein as the "**Parties**."

### RECITALS

A. LFA is the owner of that certain real property located at \_\_\_\_\_, commonly known as Merced County Assessor's Parcel number \_\_\_\_\_, (the "**Property**").

B. The Property was appraised by a qualified and professional appraiser on \_\_\_\_\_, 2019 who determined the fair market value of the Property to be Two Million Nine Hundred Thousand Dollars (\$2,900,000) (the "**Appraisal**").

C. LFA and Borrower have reviewed the Appraisal, and City has agreed to pay Two Million Five Hundred Thousand Dollars (\$2,500,000) for the Property (the "**Purchase Price**").

F. City agrees to purchase the Property, and LFA agrees to sell the Property to Buyer, subject to the terms and conditions of a purchase and sale agreement dated the date hereof (the "**Purchase Agreement**").

G. City has requested and LFA has agreed to provide a loan to Buyer in the amount of Two Million Dollars (\$2,000,000) (the "**Loan**") to finance the purchase of the Property, pursuant to the terms and conditions hereof.

H. Concurrently herewith, City shall execute a promissory note ("**Note**") evidencing the amount of the Loan substantially in the form attached as Exhibit A attached hereto and incorporated herein by this reference. Concurrently herewith, City shall execute a deed of trust ("Deed of Trust") securing the Note substantially in the form attached as Exhibit B attached hereto and incorporated herein by this reference.

I. This Agreement, the Note, and the Deed of Trust are referred to herein collectively as the "**Loan Documents**."

NOW, THEREFORE, in consideration of the foregoing, and of the conditions, terms, covenants and agreements set forth herein and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

## ARTICLE I DEFINITIONS

As used in this Agreement, the terms set forth herein shall have the following meanings:

1.1 “**Agreement**” means this Loan Agreement and all amendments and supplements hereto which may from time to time become effective hereafter in accordance with the terms hereof.

1.2 “**Commencement Date**” means the date a Grant Deed transferring the Property to the City is recorded in the Office of the County Recorder of Merced County.

1.3 “Deed of Trust” means the deed of trust of City executed concurrently with this Agreement, substantially in the form attached as Exhibit B, and secured by the Property and in first position of priority over any other encumbrances.

1.4 “**Events of Default**” have the meaning set forth in Article VIII hereof.

1.5 “**Loan**” has the meaning set forth in Recital G.

1.6 “**Note**” means the promissory note of City executed concurrently with this Agreement, substantially in the form attached as Exhibit A.

1.7 “**Property**” has the meaning ascribed to it in Recital A.

## ARTICLE II THE LOAN

### 2.1 Loan Terms.

(a) Loan Amount. LFA agrees provide the Loan, subject to the terms of this Agreement, in the amount of Two Million Dollars (\$2,000,000).

(b) Purpose of Loan. The purpose of this loan is for the City to acquire the Property.

(c) Interest Rate. Interest shall accrue and be paid in accordance with the following terms:

(1) Commencing on the date a Grant Deed transferring the Property to the City is recorded in the Office of the County Recorder of Merced County (the “**Commencement Date**”), and continuing until all amounts due under the Note are repaid, interest shall accrue at the rate of five percent (5.0%), computed on the basis of the actual number of days principal is outstanding and a year of 365 days.

2.2 Loan Repayment. The principal balance and interest shall be repaid as follows:

(a) Annual Payments. On the anniversary of the Commencement Date, and continuing annually thereafter for four years, City shall make a payment to LFA in the amount of at least Two Hundred Thousand Dollars (\$200,000) (the “**Annual Payments**”). There shall be five Annual Payments in total.

(b) Final Payment. The City intends to pay the remaining outstanding principal balance and interest on the fifth (5<sup>th</sup>) anniversary of the Commencement Date. However, the Parties understand and agree that the City may, in its sole discretion, delay repayment of the outstanding principal balance and interest by up to ten (10) years from the Commencement Date, , in such case interest shall continue to accrue pursuant to Section 2.1 and City shall continue to make the Annual Payments until all amounts due under the Note are repaid.

(c) Late Payment Fees. If City fails to pay any principal balance and interest by the fifteenth (15<sup>th</sup>) calendar day after the date such funds are due, City shall pay a late fee of five percent (5%) of the amount unpaid. LFA and City agree that the actual damages and costs sustained by LFA due to failure to make timely payments would be extremely difficult to measure and that the charges specified in this paragraph represent a reasonable estimate by LFA and City of fair average compensation for such damages and costs. Such charges shall be paid by City without prejudice to the right of LFA to collect any other amounts provided to be paid under this Loan Agreement and Promissory Note, or with respect to late payments, to declare default. City shall pay no late payments except as provided for herein.

2.3 Term. The final principal and interest payment, and all other amounts that may be due under this Loan Agreement or the Note, is due and payable as set forth above in Section 2.2 and its subsections.

2.4 No Prepayment. The Note or any portion of the outstanding principal balance due under the Note may not be prepaid without written permission of LFA. Any prepayment of principal must be accompanied by interest accrued but unpaid to the date of receipt of prepayment. Prepayments shall be applied first to any unpaid late charges and other costs and fees then due, then to accrued but unpaid interest and then to principal.

2.5 Due on Sale. Unless LFA in its sole discretion agrees otherwise in writing, the entire unpaid principal balance and all interest and other sums accrued under the Note shall be due and payable upon the transfer or sale of all or any part of, or interest in, the Property.

2.6 Conditions Precedent to LFA’s Obligation to Disburse. The obligation of LFA to make the Loan is conditioned upon the receipt by LFA of the following:



- (a) The executed Loan Documents, acknowledged where appropriate, duly executed by City;
- (b) The recording of a Grant Deed transferring the Property to the City and the recording of the Deed of Trust in the Office of the County Recorder of Merced County;
- (c) LFA obtaining a title insurance policy insuring the Deed of Trust is in first priority position on the Property to secure the Note to LFA.
- (b) Copies of such other documents related to the Property as LFA may reasonably request.

**ARTICLE III**  
**RESERVED**

**ARTICLE IV**  
**REPRESENTATIONS AND WARRANTIES**

To induce LFA to enter into this Agreement, City hereby makes the following representations and warranties, which shall survive the execution and performance of this Agreement and the other Loan Documents, and continue until all obligations to LFA hereunder and thereunder have been satisfied in full:

4.1 **Legal Status.** City has the authority to enter into this Agreement, and to obtain and secure the Loan.

4.2 **No Violation.** The execution and performance by City of this Agreement, the Note and the other Loan Documents have been duly authorized by the appropriate and necessary action and constitute legal, valid and binding agreements of City, enforceable in accordance with their respective terms. City's execution and performance of this Agreement and the other Loan Documents will not result in the creation of any lien, charge or encumbrance upon any property of the City pursuant to any indenture or other agreement or instrument to which City is a party, or by which the City or City's property may be bound or affected, other than as specifically provided herein.

4.3 **Litigation.** To the knowledge of City, there are no pending or threatened actions or proceedings before any court or administrative agency or other governmental body which may have a material adverse effect on the financial condition or operation of City, or on the collateral securing City's performance under any Loan Document, other than those actions or proceedings previously disclosed in writing by

City to LFA. City will immediately notify LFA of any litigation in which City is named as a party.

4.4 Taxes and Tax Returns. City has filed all tax returns and other reports required by law to be filed and has paid all taxes, assessments, fees and other charges, against City or City's properties, income or franchise, that are due and payable.

4.5 Obligations. From and after the date of this Agreement, City shall not be in default on any obligation for borrowed money (including purchase money obligations) or under any other material lease, commitment, contract, instrument or obligation.

## **ARTICLE V** **COVENANTS**

City agrees that so long as City is indebted to LFA under this Agreement, and until payment in full is received under the terms of the Note, City shall, in addition to any other covenants in the Loan Documents, faithfully perform the following covenants:

5.1 Insurance. City shall maintain property insurance, of appropriate self-insurance, on the Property, in form and in amounts that are commercially reasonable for the size and financial condition of City.

5.2 Payment of Taxes and Other Potential Liens. City will promptly pay all taxes, assessments and governmental charges or levies imposed upon the Property, except that City shall not be required to pay or cause to be paid any tax, assessment, charge or levy that is not yet past due, or is being contested by City in good faith by appropriate proceedings, so long as the relevant entity has established and City maintains adequate reserves for the payment thereof and by reason of such nonpayment and contest no material asset of City are in jeopardy of being seized, levied upon or forfeited.

5.3 Maintenance of Properties. City will maintain, preserve and protect the Property in good order and condition, subject to wear and tear in the ordinary course of business, and not permit any waste of its assets, except that the failure to maintain, preserve and protect a particular item of property that is not of significant value, either intrinsically or to the operations of City will not be a violation of this covenant.

## **ARTICLE VI** **OTHER OBLIGATIONS; INDEMNIFICATION**

6.1 Indemnification. City shall indemnify, defend (with counsel reasonably acceptable to LFA), and hold harmless the LFA, its officers, agents and employees from and against all claims arising directly or indirectly in any manner in connection with or as a result of (i) any breach of City's covenants under the Loan Documents, (ii) any

representation by City in any Loan Document which proves to be false or misleading in any material respect when made, (iii) injury or death to persons or damage to property or other loss occurring on the Property or in any improvement located thereon to the extent caused by the negligence or any other act or omission of City, and (iv) any failure of City to comply with all applicable state, federal and local laws and regulations applicable to the Property, provided that LFA shall not be entitled to indemnification under this Section for matters caused LFA's gross negligence or willful misconduct.

## **ARTICLE VII** **DEFAULT**

7.1 Events of Default. Upon the happening of any one or more of the following events of default, the principal unpaid balance of the Note, plus accrued and unpaid interest thereon, shall, at the option of LFA after notice to the City and a reasonable opportunity to cure, become due and payable. The following shall constitute events of default:

(a) City's failure to make any payment of interest or principal when due in accordance with the Note, and such failure continues for fifteen (15) days after LFA notifies City thereof in writing.

(b) The failure of City to perform any covenant or obligation to the LFA, under the Note, this Agreement, or the Loan Documents.

(c) The failure of City to perform under the terms of any other agreement, note, or instrument, now or hereafter existing, as and when due (whether at maturity or by acceleration and no prior demand therefore by the LFA being necessary).

(d) The filing by City of a voluntary petition in bankruptcy, or other proceeding seeking liquidation, reorganization or other relief with respect to themselves or their respective debts under any bankruptcy, insolvency or other similar debtor relief law now or hereafter in effect or seeking the appointment of a trustee, receiver, liquidator, custodian or other similar official of them, or any of them, or any substantial part of their property, or shall consent to any such relief or to the appointment or taking possession by any such official in any involuntary case or other proceeding commenced against any of them.

(e) The commencement of an involuntary case or other proceeding against City seeking liquidation, reorganization or other relief with respect to themselves or their respective debts under any bankruptcy, insolvency or other similar debtor relief law now or hereafter in effect or seeking the appointment of a trustee, receiver, liquidator, custodian or other similar official of them, or any substantial part of their property, and such involuntary case or other proceeding remaining undismissed and unstayed for a period of sixty (60) days.

(f) City and/or any guarantor, or any of them, making an assignment for the benefit of creditors, or admitting in writing their inability to pay their debts generally as they become due.

(g) The acquisition at any time of any interest (in whole or in part), by any person or entity other than City in the Property, without the prior consent of LFA.

7.2 Remedies. Without limiting the foregoing, upon the occurrence of an Event of Default, LFA shall provide written notice to City of the occurrence of an Event of Default and provide City fifteen (15) days to cure the default. Such notice and opportunity to cure shall be in addition to any such notice and opportunity to cure provided by Section 7.1 above. If City fails to cure the Event of Default LFA may:

(a) declare any indebtedness owed by City to LFA to be forthwith due and payable, whereupon the unpaid principal amount of such indebtedness, together with accrued interest thereon, shall become immediately due and payable without presentment, demand or protest, or other notice of any kind, all of which are hereby expressly waived, anything contained herein or in any Loan Documents to the contrary notwithstanding; and

(b) proceed to enforce any of its remedies under this Agreement, any Loan Document or pursuant to California law or any other applicable law.

No remedy conferred upon or reserved to LFA herein is intended to be exclusive of any other remedy given under this Agreement or the Loan Documents, or now or hereafter existing at law or in equity or by statute.

## **ARTICLE VIII** **MISCELLANEOUS**

8.1 Waiver. No delay or failure of LFA, or any holder of the Note, in exercising any right, power or privilege, nor any single or partial exercise thereof or any abandonment or discontinuance of steps to endorse such a right, power or privilege, shall be deemed a waiver of LFA's right to exercise such power or privilege in the future. The rights of LFA hereunder are cumulative and not exclusive. Any waiver, permit, consent or approval of any kind by LFA, or any holder of the Note, of any breach or default hereunder must be in writing and shall be effective only to the extent set forth in such writing.

8.2 Notices. All notices, requests and demands given to, or made upon, any party to this Agreement shall be deemed to have been given or made when properly deposited in the U.S. mail and addressed as follows:

City: City of Livingston  
1416 C Street  
Livingston, CA 95334

Attention: Jose Antonio Ramirez

LFA: Livingston Farmers Association  
P.O. Box 456  
Livingston, CA 95334  
Attention: Jim Snyder

8.3 Attorney Fees. If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.

8.4 Applicable Law. This Agreement shall be constructed and construed in accordance with the laws of the State of California.

8.5 Binding Effect. This Agreement shall be binding upon and inure to the benefit of LFA and City and to their respective heirs, successors and assigns.

8.6 Amendments. This Agreement may not be altered or amended, except with the written consent of each of the Parties. LFA hereby authorizes the Executive Director to execute minor amendments to this Agreement, or to waive requirements under this Agreement, on behalf of LFA.

8.7 LFA's Reliance on City's Representation. All covenants, warranties, representations and affirmations made by City are considered material to this Agreement, and LFA has relied upon same in contemplating the extension of credit to City.

8.8 Severability. The invalidity or unenforceability of one or more provisions of this Agreement shall in no way affect the remaining provisions.

8.9 Counterparts. This Agreement may be executed in any number of counterparts, each of which, when taken together, will be deemed to be an original and one and the same instrument. This Agreement will not become effective until all counterparts hereof have been duly executed by all parties hereto.

8.10 No Joint Venture. By entering into this Agreement, the Parties do not intend to create a joint venture among them. The purpose of this Agreement is as indicated in the Recitals.

8.11 Entire Agreement. This Agreement and the Exhibits attached hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. This Agreement supersedes any prior agreement between the Parties with respect to the subject matter of this Agreement.

8.12 No Liability of Officials, Officers, Employees or Agents. No official, officer, employee or agent of LFA or City shall be held personally liable in the event of any default or breach hereunder by either Party.

8.19 Headings. The headings within this Agreement are for the purpose of reference only and shall not limit or otherwise affect any of the terms of the Agreement.

9.20 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the parties hereto, with no intent to benefit any non-signator third parties.

IN WITNESS WHEREOF, the parties above-mentioned have entered into this Agreement the day and year first above mentioned.

**CITY OF LIVINGSTON,**  
a municipal corporation

**Livingston Farmers Association**  
a California nonprofit corporation

\_\_\_\_\_  
Jose Antonio Ramirez, City Manager

By: \_\_\_\_\_

ATTEST:

Title: \_\_\_\_\_

\_\_\_\_\_  
Monica Cisneros, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Jose M. Sanchez, City Attorney

EXHIBIT A  
Form of Promissory Note

3227679.1



EXHIBIT B  
Form of Deed of Trust

# **EXHIBIT “C”**

**PROMISSORY NOTE**  
(Secured by Deed of Trust)

\$2,000,000

Livingston, CA  
[DATE]

**FOR VALUE RECEIVED**, the City of Livingston, a California municipal corporation ("**Borrower**"), promises to pay to the Livingston Farmers Association, a California nonprofit corporation ("**Lender**"), in lawful money of the United States of America, the principal sum of Two Million Dollars (\$2,000,000), or so much thereof as may be advanced by Lender pursuant to the Loan Agreement referred to below, together with interest on the outstanding principal in accordance with the terms and conditions described herein.

This Promissory Note (this "**Note**") has been executed and delivered pursuant to a Loan Agreement dated as of the date hereof by and between Borrower and Lender (the "**Loan Agreement**"), and is subject to the terms and conditions of the Loan Agreement, which are by this reference incorporated herein and made a part hereof. This Note is secured by a Deed of Trust dated as of the date hereof by and between Borrower and Lender (the "**Deed of Trust**"). Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Loan Agreement.

1. INTEREST RATE; REPAYMENT. Interest shall accrue on the outstanding principal balance of the Loan at the rate of five percent (5.0%) simple interest per annum commencing upon the Effective Date and continuing through the date that all indebtedness and other amounts payable under the Loan Agreement and this Note are paid in full. Interest shall be calculated on the basis of three hundred sixty five (365) days, and charged for the actual number of days elapsed.

2. PAYMENT DATES; MATURITY DATE.

(a). Commencing on the first anniversary of the date a Grant Deed transferring the Property to the Borrower and the Deed of Trust securing the Note are both recorded in the Office of the County Recorder of Merced County (the "**Commencement Date**") and continuing annually thereafter through the fourth anniversary of the Commencement Date, Borrower shall make a payment to LFA in the amount of at least Two Hundred Thousand Dollars (\$200,000) (the "**Annual Payments**"). Borrower shall make four(4) Annual Payments in total.

(b) Borrower intends to pay the remaining outstanding principal balance and interest on the fifth (5<sup>th</sup>) anniversary of the Commencement Date. However, the Parties agree that Borrower may, in its sole discretion, delay repayment of the outstanding principal balance and interest until ten (10) from the Commencement Date., in which case interest shall continue to accrue pursuant to Section 1 and

Borrower shall continue to make Annual Payment of Two Hundred Thousand Dollars (\$200,000.00) per year on the anniversary of the Commencement Date.

(c) The entire outstanding principal balance of the Loan, together with any accrued interest and all other sums accrued hereunder shall be payable in full ten (10) years from the Commencement Date. Payments shall be credited first to any unpaid late charges and other costs and fees then due, and then to accrued interest. In no event shall any amount due under this Loan become subject to any rights, offset, deduction, or counterclaim on the part of Borrower. In the event Borrower fails to pay the any principal balance and interest by the close of business on the fifteenth (15<sup>th</sup>) business day after such funds are due, Borrower shall pay to Lender as a late fee of five percent (5%) of the amount unpaid (the "Late Payment Penalty").

3. DUE ON SALE OR DEFAULT. The entire unpaid principal balance and all sums accrued hereunder shall be immediately due and payable upon the sale, absent Lender's consent, of all or any part of the Property or the Improvements, or any interest therein, or upon the occurrence of an Event of Default under the Loan Documents, subject to the expiration of any applicable cure period. Without limiting the generality of the foregoing, this Note shall not be assigned without Lender's prior written consent, which consent may be granted or denied in Lender's sole discretion.

4. No PREPAYMENT. Borrower may not prepay all or any portion of the outstanding principal balance due under this Note without the written approval of Lender in Lender's sole and absolute discretion. . If any prepayments are permitted by Lender, the prepayments shall be applied first to any unpaid late charges and other costs and fees then due, then to accrued but unpaid interest, and then to principal.

5. MANNER OF PAYMENT. All payments on this Note shall be made to Livingston Farmers Association, Attention: Jim Snyder, located at P.O. Box 456, Livingston, CA 95334\_ or such other place as Lender shall designate to Borrower in writing, or by wire transfer of immediately available funds to an account designated by Lender in writing.

6. EVENTS OF DEFAULT. The occurrence of any one or more of the following events shall constitute an event of default hereunder ("**Event of Default**"):

(a) Borrower fails to pay when due the principal and interest payable hereunder and such failure continues for fifteen (15) days after Lender notifies Borrower thereof in writing.

(b) Pursuant to or within the meaning of the United States Bankruptcy Code or any other federal or state law relating to insolvency or relief of debtors ("Bankruptcy Law"), Borrower (i) commences a voluntary case or proceeding in bankruptcy; (ii) consents to the entry of an order for relief against Borrower in an involuntary case; (iii) consents to the appointment of a trustee, receiver, assignee, liquidator, or similar official for Borrower; (iv) makes an assignment for the benefit of its creditors; or (v) admits in writing its inability to pay its debts as they become due.

(c) A court of competent jurisdiction enters an order or decree under any Bankruptcy Law that (i) is for relief against Borrower in an involuntary case, (ii) appoints a trustee, receiver, assignee, liquidator or similar official for Borrower or substantially all of Borrower's assets, (iii) orders the liquidation of Borrower, or (iv) issues or levies a judgment, writ, warrant of attachment or similar process against the Property or the Improvements, and in each case the order or decree is not released, vacated, dismissed, or fully bonded within sixty (60) days after its issuance.

(d) Borrower shall have assigned its assets for the benefit of its creditors (other than pursuant to a mortgage loan) or suffered a sequestration or attachment of an execution on any substantial part of its property, unless the property so assigned, sequestered, attached, or executed upon shall have been returned or released within sixty (60) days after such event (unless a lesser time period is permitted under any other mortgage on the Property, in which event such lesser time period shall apply under this subsection as well) or prior to any sooner sale pursuant to such sequestration, attachment, or execution;

(e) A default arises under any debt instrument secured by a mortgage or deed of trust on the Property and remains uncured beyond any applicable cure period such that the holder of such instrument has the right to accelerate payment thereunder.

(f) Subject to Borrower's right to contest the following charges pursuant to the Loan Documents, if Borrower fails to pay prior to delinquency taxes or assessments due on the Property or the Improvements or fails to pay when due any other charge that may result in a lien on the Property or Improvements, and Borrower fails to cure such default within thirty (10) days of the date of delinquency, but in all events upon the imposition of any such tax or other lien.

(g) An event of default shall have been declared under any other Loan Document subject to the applicable cure periods set forth in such documents.

(h) Borrower defaults in the performance of any term, provision, covenant, or agreement (other than an obligation enumerated in this Section 6) contained in this Notice or in any other Loan Document, and unless such document specifies a different cure period for such default, the default continues for ten (10) days in the event of a monetary default or thirty (30) days in the event of a nonmonetary default after the date upon which Lender shall have given written notice of the default to Borrower (or such longer time as Lender may agree upon in writing), provided that in each case Borrower commences to cure the default within thirty (30) days and thereafter prosecutes the curing of such default with due diligence and in good faith.

7. REMEDIES. Upon the occurrence of an Event of Default, Lender shall provide written notice to Borrower of the occurrence of an Event of Default and provide Borrower fifteen (15) days to cure the default. Such notice and opportunity to cure shall be in addition to any such notice and opportunity to cure provided by Section 6 above. If Borrower fails to cure the Event of Default, Lender may, at its option (i) by written notice

to Borrower, declare the entire unpaid principal balance of this Note, together with all accrued interest thereon and all sums due hereunder, immediately due and payable regardless of any prior forbearance, (ii) exercise any and all rights and remedies available to it under applicable law, and (iii) exercise any and all rights and remedies available to Lender under this Note.

## 8. MISCELLANEOUS.

8.1. WAIVER. The rights and remedies of Lender under this Note shall be cumulative and not alternative. No waiver by Lender of any right or remedy under this Note shall be effective unless in writing signed by Lender. Neither the failure nor any delay in exercising any right, power, or privilege under this Note will operate as a waiver of such right, power or privilege, and no single or partial exercise of any such right, power or privilege by Lender will preclude any other or further exercise of such right, power or privilege or the exercise of any other right, power or privilege. To the maximum extent permitted by applicable law (a) no claim or right of Lender arising out of this Note can be discharged by Lender, in whole or in part, by a waiver or renunciation of the claim or right unless in a writing, signed by Lender; (b) no waiver that may be given by Lender will be applicable except in the specific instance for which it is given; and (c) no notice to or demand on Borrower will be deemed to be a waiver of any obligation of Borrower or of the right of Lender to take further action without notice or demand as provided in this Note. Borrower hereby waives presentment, demand, protest, notices of dishonor and of protest and all defenses and pleas on the grounds of any extension or extensions of the time of payment or of any due date under this Note, in whole or in part, whether before or after maturity and with or without notice.

8.2. NOTICES. Any notice required or permitted to be given hereunder shall be given in accordance with Section 7.1 of the Loan Agreement.

8.3. SEVERABILITY. If any provision in this Note is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Note will remain in full force and effect. Any provision of this Note held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

8.4. GOVERNING LAW; VENUE. This Note shall be governed by the laws of the State of California without regard to principles of conflicts of laws. All persons and entities in any manner obligated under this Note consent to the jurisdiction of any federal or state court having jurisdiction in which the Property is located (the "Property Jurisdiction"). Borrower agrees that any controversy arising under or in relation to the Note or any other Loan Document shall be litigated exclusively in the Property Jurisdiction. The state and federal courts and authorities with jurisdiction in the Property Jurisdiction shall have exclusive jurisdiction over all controversies which shall arise under or in relation to the Note and any other Loan Document. Borrower irrevocably consents to service, jurisdiction, and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence, or otherwise.

8.5. PARTIES IN INTEREST. This Note shall bind Borrower and its successors and assigns and shall accrue to the benefit of Lender and its successors and assigns.

8.6. SECTION HEADINGS, CONSTRUCTION. The headings of Sections in this Note are provided for convenience only and will not affect its construction or interpretation.

8.7. RELATIONSHIP OF THE PARTIES. The relationship of Borrower and Lender under this Note is solely that of borrower and lender, and the loan evidenced by this Note will in no manner make Lender the partner or joint venture of Borrower.

8.8. TIME IS OF THE ESSENCE. Time is of the essence with respect to every provision of this Note.

IN WITNESS WHEREOF, Borrower has executed and delivered this Note as of the date first written above.

**BORROWER**  
**CITY OF LIVINGSTON,**  
a municipal corporation

By: \_\_\_\_\_  
Jose Antonio Ramirez, City Manager

ATTEST:

By: \_\_\_\_\_  
Monica Cisneros, Deputy City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Jose M. Sanchez, City Attorney



LFA Property Purchase  
Pro-forma

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	TOTAL PRICE		\$ 2,500,000											
2	Down Payment	Municipal Facilities Impact Fees For Fire and Recreation	(406,072)											
3		Water Capital Fees Fund or Water Operations Fund	(31,310)											
4		Wastewater Capital Fees Fund or Wastewater Operations Fund	(31,309)											
5		Refuse Operations Fund	(31,309)											
6		<b>Down Payment Total</b>	<b>(500,000)</b>											
7														
8														
9														
10		<b>Net to Borrow</b>	<b>\$ 2,000,000</b>											
11														
12	10 Year Loan			<b>Annual</b>										
13	5% Interest		<b>Debt Share</b>	<b>Debt Service</b>										
14		Recreation - Recreation Fund	\$ 1,221,128	\$ 190,917.96	Share might be covered under AB 68 Grant if application successful, Municipal Facilities Impact Fees - if available - otherwise General Fund									
15		Fire - General Fund	376,497	\$ 37,465.08	Share might be covered under Fire Impact Fees, Municipal Facilities Impact Fees - If available - , otherwise General Fund									
16		Water - Water Fund	134,125	\$ 12,488.28	Share would need to come from Water Operations (Rates) or possibly Water Impact Fees									
17		Wastewater - Wastewater Fund	134,125	\$ 12,488.28	Share would need to come from Waste Water Operations (Rates) or possibly Waste Water Impact Fees									
18		Refuse - Refuse Fund	134,125	\$ 12,488.28	Share would need to come from Refuse Operations Fund									
19			<b>\$ 2,000,000</b>	<b>\$ 265,847.88</b>										
20														
21														
22														
23	Debt Service calculated using Calculator.net													



**Valbridge**  
PROPERTY ADVISORS

## Appraisal Report

641 6th Street  
Livingston, Merced County, California 95334

Report Date: October 5, 2018



FOR:

City of Livingston  
Mr. Jose Antonio Ramirez  
City Manager  
1416 C Street  
Livingston, CA 95334

### **Valbridge Property Advisors**

2813 Coffee Road, Suite E2  
Modesto, CA 95355  
209.569.0450 phone  
408.279.3428 fax  
[valbridge.com](http://valbridge.com)

Valbridge File Number:  
CA05-18-0504-004



2813 Coffee Road, Suite E2  
Modesto, CA 95355  
209.569.0450 phone  
408.279.3428 fax  
valbridge.com

October 5, 2018

John A. Hillas, MAI, SRA  
209.569.0450 x7301  
jhillas@valbridge.com

Mr. Jose Antonio Ramirez  
City Manager  
City of Livingston  
1416 C Street  
Livingston, CA 95334

RE: Appraisal Report  
641 6th Street  
Livingston, Merced County, California 95334

Dear Mr. Ramirez:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal is not valid if separated from the appraisal report.

The subject property, as referenced above, is located on the north side of D Street, between 6th Street and 7th Street and is further identified as Assessor's Parcel Number (APN) 024-153-011. The subject is a 0.79-acre or 34,412-square-foot site. The subject is an average quality, one-story, light industrial property containing 25,323 gross square feet. The improvements consist of one building which was constructed around 1975. The building contains 14.2 percent of office space and has a clear height of approximately 18 feet. The property was owner occupied as of the date of this appraisal. The subject has average functional utility and competitive rating.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The client in this assignment is City of Livingston and the intended user of this report is Jose Ramirez, the City of Livingston and no others. The intended use is for decision making relative to possibly acquiring the property and no other use. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

**Extraordinary Assumptions:**

- None

**Hypothetical Conditions:**

- None

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

**Value Conclusion**

<b>Component</b>	<b>As Is</b>
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$1,645,000</b>
	<b>\$64.96 psf</b>

Respectfully submitted,  
 Valbridge Property Advisors



John A. Hillas, MAI, SRA  
 Managing Director  
 California Certified License #AG002432  
 Expires 1/21/2019

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# Summary of Salient Facts

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## Property Identification

Property Address	641 6th Street Livingston, Merced County, California 95334
Latitude & Longitude	37.385122, -120.722128
Tax Parcel Number	024-153-011
Property Owner	Livingston Farmers Association

## Site

Zoning	Limited Industrial (M-1)
FEMA Flood Map No.	06047C0200G
Flood Zone	X
Primary Land Area	0.790 acres

## Existing Improvements

Property Use	Industrial
Occupancy Type	Industrial
Gross Building Area (GBA)	25,323 sf
Net Rentable Area (NRA)	25,323 sf
Number of Buildings	1
Number of Stories	1
Year Built	1975
Condition	Average
Construction Class	S - Steel Frame
Construction Quality	Average
Percent Office	14.2%
Clear Height	18.0'

## Valuation Opinions

Highest & Best Use - As Vacant	Hold for development
Highest & Best Use - As Improved	Continuation of the current industrial use
Reasonable Exposure Time	3 to 6 months
Reasonable Marketing Time	3 to 6 months

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### Value Indication

Approach to Value	As Is
Cost	Not Developed
Sales Comparison	\$1,645,000
Income Capitalization	Not Developed

### Value Conclusion

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$1,645,000</b>
	<b>\$64.96 psf</b>

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

#### Extraordinary Assumptions:

- None

#### Hypothetical Conditions:

- None



## Aerial and Front Views

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**AERIAL VIEW**



**FRONT VIEW**



## Location Map

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# Introduction

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## Client and Intended Users of the Appraisal

The client in this assignment is the City of Livingston and the intended user of this report is Jose Ramirez, the City of Livingston and no others.

## Intended Use of the Appraisal

The intended use of this report is for decision making relative to possibly acquiring the property and no other use.

## Real Estate Identification

The subject property is located at 641 6th Street, Livingston, Merced County, California 95334. The subject property is further identified by Assessor Parcel Number 024-153-011.

## Legal Description

A recent survey was not available. The site size and description is based upon public records and plats provided. The property is adequately identified by the address, parcel map and descriptions herein.

## Use of Real Estate as of the Effective Date of Value

As of the effective date of value, the subject was an industrial property.

## Use of Real Estate as Reflected in this Appraisal

The subject is an industrial property.

## Ownership of the Property

According to public records, title to the subject property is vested in Livingston Farmers Association.

## History of the Property

Ownership of the subject property has not changed within the past three years. We have considered and analyzed the known history of the subject in the development of our opinions and conclusions.

## Listings/Offers/Contracts

The subject is not currently listed for sale or under contract for sale.

## Type and Definition of Value

The appraisal problem (the term "Purpose of Appraisal" has been retired from appraisal terminology) is to develop an opinion of the market value of the subject property. "Market Value," as used in this appraisal, is defined as "the most probable price that 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:

- *Buyer and seller are typically motivated.*

- *Both parties are well informed or well advised, each acting in what they consider their own best interests;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.”<sup>1</sup>*

The value conclusions apply to the value of the subject property under the market conditions presumed on the effective date(s) of value.

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

### Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following scenarios of value:

Valuation Scenario	Effective Date of Value
As Is Market Value of the Fee Simple Interest	September 11, 2018

We completed an appraisal inspection of the subject property on September 11, 2018.

### Date of Report

The date of this report is October 5, 2018, which is the same as the date of the letter of transmittal.

### List of Items Requested but Not Provided

- None

### Assumptions and Conditions of the Appraisal

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

#### Extraordinary Assumptions

- None

#### Hypothetical Conditions

- None

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<sup>1</sup> Source: *Code of Federal Regulations, Title 12, Banks and Banking, Part 722.2-Definitions*

# Scope of Work

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The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

## Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via assessor's parcel number, zoning code, plat map, site visit, and public records.
- Economic Characteristics - Economic characteristics of the subject property were identified via a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The subject was physically identified via an appraisal inspection that consisted of interior and exterior observations.

## Extent to Which the Property Was Inspected

We inspected the subject on September 11, 2018. The improvements were measured during the course of the inspection.

## Type and Extent of Data Researched

We researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. We also interviewed people familiar with the subject market/property type.

## Type and Extent of Analysis Applied (Valuation Methodology)

We observed surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations in concluding a highest and best use. We then valued the subject based on that highest and best use conclusion.

Appraisers develop an opinion of property value with specific appraisal procedures that reflect three distinct methods of data analysis: the cost approach, sales comparison approach, and income capitalization approach. One or more of these approaches are used in all estimations of value.

- Cost Approach - In the Cost Approach, the value indication reflects the sum of current depreciated replacement or reproduction cost, land value, and an appropriate entrepreneurial incentive or profit.
- Sales Comparison Approach - In the Sales Comparison Approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the impact of material differences in both economic and physical elements between the subject and the comparables.
- Income Capitalization Approach - In the Income Capitalization Approach, value is indicated by the capitalization of anticipated future income. There are two types of capitalization: direct



capitalization and yield capitalization, more commonly known as discounted cash flow (DCF) analysis.

- Approaches Applied - All of these approaches to value were considered. We assessed the availability of data and applicability of each approach to value within the context of the characteristics of the subject property and the needs and requirements of the client. Based on this assessment the Sales Comparison Approach was developed. The Cost Approach was not used because it is also not applicable. Market participants rarely employ the Cost Approach in their buy/sell decision making processes for properties like the subject. The Income Capitalization Approach was not used because the subject is owner occupied and its Highest and Best use is consistent with owner occupancy. The Income Approach is not applicable. Further discussion of the extent of our analysis and the methodology of each approach is provided later in the respective valuation sections.

### Appraisal Conformity and Report Type

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

### Professional Appraisal Assistance

The appraisal was developed and this report was prepared primarily by staff appraiser Andrea Carlos. Ms. Carlos performed all tasks of the appraisal assignment under the full supervision of the supervisory appraiser. The tasks performed by Ms. Carlos included defining the appraisal problem, identifying the client, intended users, and intended use of the appraisal, determination of the appropriate scope of work, research and confirmation of the relevant market data, analysis of relevant market/economic trends, highest and best use analysis, determination and development of the applicable valuation approaches, reconciliation of the value indications to a final value conclusion, and preparation of this written appraisal report. Ms. Carlos has also inspected the property.

### Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

# Regional and Market Area Analysis

## REGIONAL MAP



## Overview

The subject is located in Merced County in the center of the San Joaquin Valley, which is one of the most productive agricultural regions in the world. The area is known for its fertile soils and the agricultural abundance is supported by a temperate Mediterranean climate.

## Population

With the exception of the city of Merced, the largest city in the county, the incorporated communities of Merced County are relatively small. The pattern of small communities reflects the importance of agriculture in Merced County. The smaller cities have developed as support centers for farm and food processing industries. About 35% of the county's residents live outside of city limits, as is to be expected in an agriculturally based area. According to the California Department of Finance, the population of Merced County as of January 1, 2018, was 279,977, an increase of 1.8% over the previous year.

According to the Site to Do Business projections, presented below, the county's population is expected to increase 0.8% annually between 2018 and 2023, while Livingston will increase approximately 0.6% annually over the same period.



## Population

Area	2000	2010	Annual %	Estimated	Projected	Annual %
			Change			2018
United States	281,421,906	308,745,538	1.0%	330,088,686	343,954,683	0.8%
California	33,871,648	37,253,956	1.0%	39,806,791	41,456,909	0.8%
Merced County	211,118	255,793	2.1%	272,190	283,472	0.8%
Livingston	10,770	13,063	2.1%	13,420	13,824	0.6%

*Source: Site-to-Do-Business (STDB Online)*

## Transportation

The region's highway system is well developed. State Highway 99, the major north-south roadway through the Central Valley runs through Merced County. Highway 99 serves primarily as a connector linking the Valley's cities from Sacramento south to Bakersfield. The cities of Merced and Atwater, the largest in the county, and Livingston are all bisected by Highway 99. Interstate 5, which runs from the Mexican border to Canada, traverses the west part of the county. State Highway 140 connects the city of Merced with Interstate 5 to the west. This highway also runs east through the Sierra foothills and provides access to Yosemite National Park and the High Sierra. State Highway 152 runs across southern Merced and northern Madera Counties, and provides another east-west link across the San Joaquin Valley. Bus service is provided by Greyhound, Yosemite Area Regional Transportation System (YARTS), and the Merced Area Regional Transit System. The area is served by all major regional and national trucking firms.

Rail connections are also good. Both the Union Pacific and BNSF railways have tracks through the county. Amtrak has passenger service to the city of Merced. The railroads facilitate transferring the region's agricultural commodities to both domestic and foreign destinations. The nearest deep water port with bulk cargo capability is Stockton, 65 miles north from both the cities of Merced and Los Banos.

Merced Municipal Airport serves the civil and commercial aviation needs of Merced. Scheduled flights are available to Los Angeles and Las Vegas with Great Lakes Airlines. Fresno Yosemite International Airport, about one hour by car from Merced, offers about 90 daily commercial flights. International airports are in Sacramento and the San Francisco Bay Area.

## Employment

Employment has experienced swings in recent years as the local economy has grown and then subsequently softened. Although the area has an economy that has been strongly tied to agriculture, total non-farm employment grew at a much faster pace than farm employment.

The largest employment sector in the region is Government & Non Profit. The second largest employment sector is Trade & Transportation, which includes retail employers. The third largest percentage of jobs is provided by manufacturing related employers.

### Employment by Industry - Merced County

Industry	2018 Estimate	Percent of Employment
Agriculture/Mining	14,416	13.9%
Construction	6,534	6.3%
Manufacturing	11,097	10.7%
Wholesale trade	3,111	3.0%
Retail trade	11,097	10.7%
Transportation/Utilities	5,600	5.4%
Information	1,245	1.2%
Finance/Insurance/Real Estate Services	3,941	3.8%
Services	42,625	41.1%
Public Administration	4,252	4.1%
<b>Total</b>	<b>103,711</b>	<b>100.2%</b>

Source: Site-to-Do-Business (STDB Online)

### Unemployment

The unemployment rate in Merced County is currently greater than the rates of the state and nation. The County unemployment rate was 7.0% as of August 2018. The State of California was at 4.3% while the Nation was at 3.9% for the same time period. Unemployment rates locally and nationwide have been on a decreasing trend over the last several years, as shown in the table below.

#### Unemployment Rates

Area	YE 2011	YE 2012	YE 2013	YE 2014	YE 2015	YE 2016	YE 2017	2018 YTD
United States	8.5%	7.9%	6.7%	5.6%	5.0%	4.7%	4.1%	3.8%
California	11.0%	9.6%	8.0%	6.6%	5.6%	5.1%	4.2%	4.4%
Merced County	17.5%	16.2%	14.1%	12.8%	11.6%	11.2%	8.8%	8.1%

Source: Bureau of Labor Statistics - Year End - National & State Seasonally Adjusted

### Median Household Income

While some Bay Area communities rank as the wealthiest in the nation, the Central Valley stands in stark contrast. The region was particularly hard hit by the Great Recession, and as recently as November 2014 Merced topped lists for highest unemployment rate in the nation, as well as having approximately 25% of its residents living below the poverty line.

Total median household income for the region is presented in the following table. Overall, the subject compares unfavorably to the state and the country.

#### Median Household Income

Area	Estimated 2018	Projected 2023	Annual % Change 2018 - 23
United States	\$58,100	\$65,727	2.6%
California	\$69,051	\$81,023	3.5%
Merced County	\$49,944	\$57,239	2.9%
Livingston	\$46,792	\$54,319	3.2%

Source: Site-to-Do-Business (STDB Online)

## Conclusions

There are now some positive trends for most sectors after a period of deep recession.

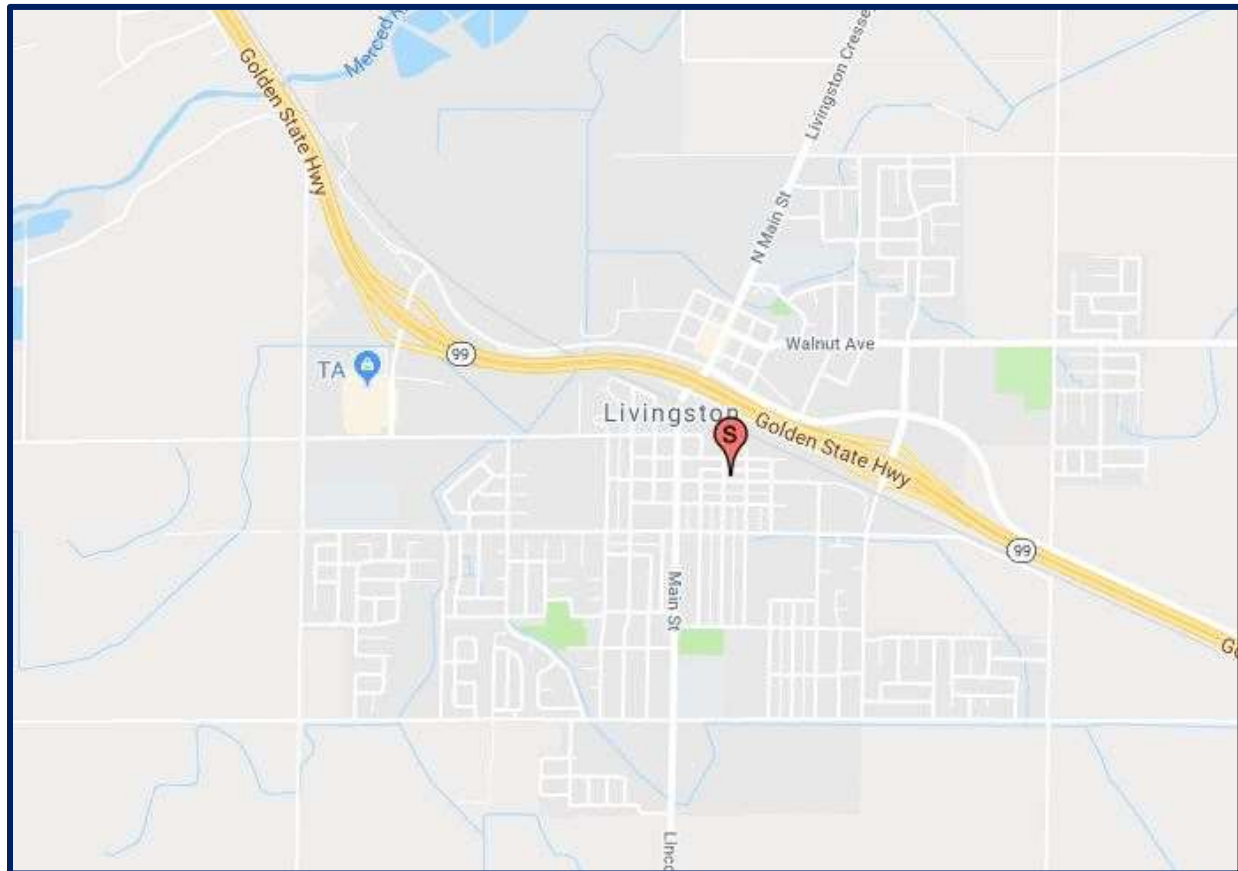
Major concerns on a macro scale include rising mortgage interest rates and the lack of economic strength in the middle of the market.

Market observers wonder whether investor demand will be sufficient to offset the increased price of borrowing, but many investors reportedly expect positive real estate trends in the near-term, especially for the industrial and office sectors.

The historic reasons for the growth of the Central Valley Region are the same reasons that will continue that growth. There remains a significant pricing differential between the Valley and the Bay Area and population growth is expected to resume and continue.

# City and Neighborhood Analysis

## NEIGHBORHOOD MAP



The subject property is located in the northern portion of Livingston. The subject neighborhood is primarily the area of Livingston on the south side of Highway 99. The neighborhood has good linkage characteristics. Highway 99 forms the neighborhood's north boundary and provides two interchanges for the neighborhood, Winton Parkway to the northwest, and Hammatt Avenue in the southeast portion of the neighborhood. Because of its size and proximity to Highway 99, all of Livingston is considered to have good linkage.

Main Street (known as Lincoln Avenue south of Peach Avenue) serves as the primary north-south arterial in the neighborhood, as well as on the northern side of Highway 99 where it changes name to Livingston Cressey Road. Additional north-south roadways include First Street, Prusso Street, Emerald Drive/Briarwood Drive, and Robin Avenue, all of which extend from Peach Avenue in the south area to B Street to the north. B Street is a major East-West roadway between Robin Avenue and Main Street, and provides a direct link to Winton Parkway and the Highway 99 interchange. Other East-West roadways include Peach Avenue and F Street (both cross Main Street/Lincoln Boulevard). Peach Avenue eastward provides access to Hammatt Avenue northward to the Hammatt Avenue/Highway 99 interchange.

Shopping and services are available along Main Street. This is the central commercial area containing city hall and all necessary retail services. Livingston High School is located on Main Street and Peach Avenue, as is the middle school on B Street. Additionally, there is a concentration of highway commercial and industrial uses along the Highway 99 corridor, most notably at Winton Parkway. A shopping center has been proposed for this area for quite some time, but has been delayed by the market slowdown.

## Demographics

The following table depicts the area demographics in Livingston within a one-, three-, and five-mile radius from the subject.

### Neighborhood Demographics

Radius	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Population	10,116	12,769	23,186
2010 Population	11,615	15,532	29,173
2018 Population	11,842	16,013	30,385
2023 Population Estimate	12,159	16,515	31,402
Annual % Change (2018 - 2023)	0.5%	0.6%	0.7%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,376	3,127	6,144
% Owner Occupied	58.8%	59.5%	62.6%
% Renter Occupied	38.8%	37.5%	33.7%
2010 Housing Units	2,962	4,069	7,936
% Owner Occupied	55.4%	56.8%	58.0%
% Renter Occupied	39.7%	37.6%	35.8%
2018 Housing Units	3,110	4,284	8,267
% Owner Occupied	53.8%	55.1%	56.6%
% Renter Occupied	39.2%	37.9%	37.3%
2023 Housing Units	3,217	4,445	8,572
% Owner Occupied	56.3%	57.6%	59.7%
% Renter Occupied	36.2%	35.0%	34.0%
Annual % Change (2018 - 2023)	0.7%	0.7%	0.7%
<b>Income Summary</b>			
2018 Median Household Income	\$45,425	\$48,324	\$50,844
2023 Median Household Income Estimate	\$52,597	\$56,056	\$58,014
Annual % Change	3.0%	3.0%	2.7%
2018 Per Capita Income	\$15,853	\$17,881	\$18,412
2023 Per Capita Income Estimate	\$18,395	\$21,143	\$21,981
Annual % Change	3.0%	3.4%	3.6%

Source: Site-to-Do-Business (STDB Online)

### Transportation Routes

Within the immediate area of the subject property, transportation access helps define the character of its development. Major travel and commuter routes within the area of the subject property include Highway 99 to the north. Access to the area is considered average.

### Neighborhood Land Use

The subject neighborhood is located in an area with primarily residential land uses.

### Conclusions

The subject is in the northern section the city of Livingston. The subject benefits from good access features. Overall, the subject neighborhood is in the stage of its life cycle.

## Site Description

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The subject site is located on the north side of D Street, between 6th Street and 7th Street. The characteristics of the site are summarized as follows:

### Site Characteristics

Location:	The north side of D Street, between 6th Street and 7th Street
Gross Land Area:	0.79 Acres or 34,412 SF
Usable Land Area:	0.79 Acres or 34,412 SF
Usable Land %:	100.0%
Shape:	Rectangular
Average Depth:	113 feet
Topography:	Level
Drainage:	Assumed adequate
Grade:	Level
Utilities:	All utilities to site
Off-Site Improvements:	The subject site is one block length, and is bordered on three sides by asphalt paved roads with a single lane of traffic in each direction (6th Street, 7th Street, and D Street). There are curbs, gutters, and sidewalks on all three sides, as well as access driveways on 6th and 7th Streets to the alley located to the north of the subject.
Interior or Corner:	Double Corner
Signalized Intersection:	No: No traffic signal at, or near, the site
Excess Land:	None
Surplus Land:	None

### Street Frontage / Access

Frontage Road	Primary	Secondary
Street Name:	6th Street	D Street
Street Type:	Industrial/Residential	Industrial/Residential
Frontage (Linear Ft.):	113	300
Number of Curb Cuts:	1	2

### Additional Access

Alley Access:	Yes
Water or Port Access:	No
Rail Access:	No

### Flood Zone Data

Flood Map Panel/Number:	06047C0200G
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Flood Map Date: 12-02-2008  
Flood Zone: X; Flood insurance is not required

### Other Site Conditions

Soil Type: We have not been provided a geotechnical report for the subject property. Appraisers are not experts with regard to soil issues. Based on our physical inspection, soil conditions appear stable.

Environmental Issues: No environmental issues were noted at the time of inspection or disclosed by involved parties that would impact value.

Easements/Encroachments: None known that would adversely affect development of the site.

Earthquake Zone: While all of California is prone to earthquakes, the subject is not in an Alquist Priolo fault zone.

### Adjacent Land Uses

North: Residential/Commercial  
South: Residential  
East: Vacant Industrial Land  
West: Industrial

### Site Ratings

Access: Average  
Visibility: Average

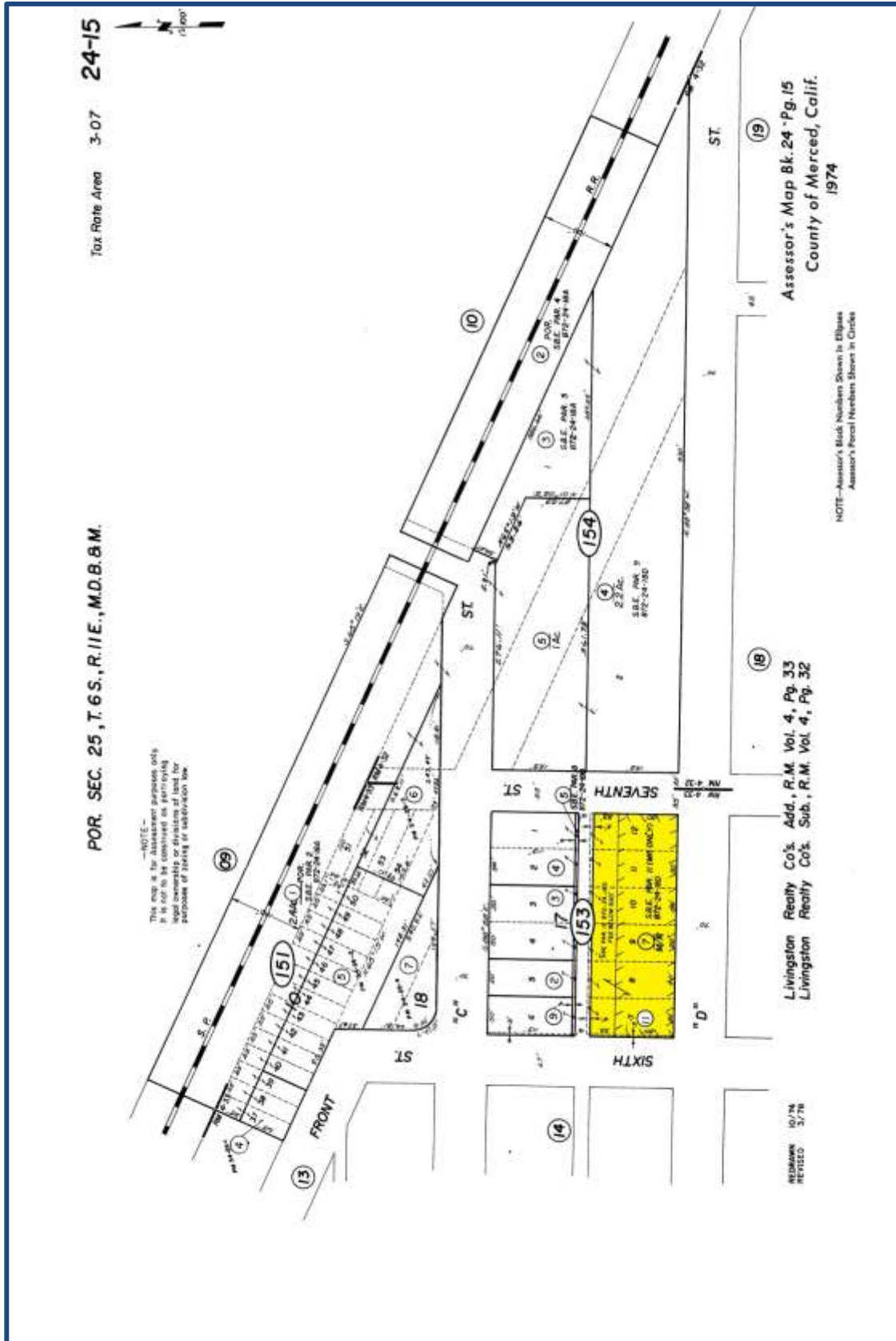
### Zoning Designation

Zoning Jurisdiction: City of Livingston  
Zoning Classification: M-1, Limited Industrial  
General Plan Designation: Light Industrial  
Permitted Uses: A variety of light industrial uses  
Zoning Comments: The current zoning classification contains certain restrictions regarding permitted uses; minimum lot size; yard setbacks; maximum building area; maximum building height; parking; etc. Improvements on the site would need to either 1-) meet these zoning requirements, 2-) be granted a variance by the local zoning authority for areas that do not conform, or 3-) be considered a legal non-conforming use due to the improvements having been built prior to the establishment of the local zoning guidelines.

### Analysis/Comments on Site

The site is functional for a variety of industrial uses. The subject is located less than one mile from Highway 99. Visibility and exposure are limited due to the location along an interior roadway.

**TAX/PLAT MAP**



## Improvements Description

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The subject is an average quality, one-story, light industrial property containing 25,323 gross square feet. The improvements consist of one building which was constructed around 1975. The building contains 14.2 percent of office space and has a clear height of approximately 18 feet. The property was owner occupied as of the date of this appraisal. The subject has average functional utility and competitive rating.

### Improvement Characteristics

Property Type:	Industrial
Property Subtype:	Industrial
Occupancy Type:	Industrial
Tenancy:	Single-Tenant
Number of Buildings:	1
Number of Stories:	1
Construction Class:	S - Steel Frame per Marshall Valuation Service
Construction Quality:	Average
Gross Building Area (GBA):	25,323 SF (based on measurements)
Net Rentable Area (NRA):	25,323 SF (based on measurements)
Office/Showroom Area:	3,588 square feet or 14.2% of GBA

### Features

Clear Height:	18 feet
Dock High Doors:	0
Drive-In Doors:	3

### Ratios & Parking

Land-to-Building Ratio:	1.36 to 1 (Usable Land/GBA)
Floor Area Ratio (FAR):	0.74 (based on GBA)

### Age / Life

Year Built:	1975
Condition:	Average
Actual Age:	43 years
Effective Age:	25 years
Typical Building Life:	55 years
Remaining Economic Life:	30 years

### Structural Characteristics

Foundation:	Concrete slab
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Building Frame:	Steel frame
Exterior Walls:	Metal
Roof Type / Material:	Mixed / Built-up Composition and Metal

### Interior Characteristics

Floors:	Concrete and vinyl tile
Walls:	Mixed
Ceiling:	Acoustic tile and exposed ceiling
Lighting:	Fluorescent
Restrooms:	There are restrooms in the office and multiple restrooms in the warehouse area as well.

### Mechanical Systems

Electrical:	Adequate for intended use
Plumbing:	The property has adequate plumbing for the intended use.
Fire Protection/Sprinklers:	Wet system

### Site Improvements

Site Improvements:	Asphalt paving
Landscaping:	Minimal

### Legal, Conforming Status

Legally Permitted Use:	Yes
Conformity Conclusion:	The subject is a legal and conforming use of the site.

### ADA Compliance

The Americans with Disabilities Act ("ADA") became effective in 1992. This is a national law. On September 16, 2016 a new law (Assembly Bill 2093) was passed in California, effective immediately. The new law substantially changed the previous California regulations (Civil Code section 1938, effective July 1, 2013).

For commercial properties, landlords must now comply with the following:

1. **If a CASp Inspection has been Conducted.** Before signing a lease, the landlord must provide the tenant with a copy of any report prepared by a Certified Access Specialist ("CASp"). State law does not require that landlord must have such a report done –only that if it has one it must be provided to the tenant. The landlord must also state that, to the best of its knowledge, no modifications or alterations have been completed or commenced since the date of the inspection that have impacted compliance with accessibility standards.
2. **Responsibility to Make Repairs.** If the CASp report identifies repairs or modifications needed to correct violations of accessibility standard, it will be presumed to be the landlord's responsibility, unless otherwise agreed.

3. **Meets Accessibility Standards.** If the CASp report indicates that the premises meet applicable standards, the landlord must provide a copy of the certificate (indicating compliance) to the tenant.
4. **If no CASp Report or Certificate Exists.** If no report exists, the landlord must include specific language in the lease that informs the tenant that the promises can be inspected. The cost of the inspection and any repairs are to be mutually agreed upon by the parties.

The subject of this report has not had a CASp inspection prepared, to the best of our knowledge.

### Deferred Maintenance

None

### Analysis/Comments on Improvements

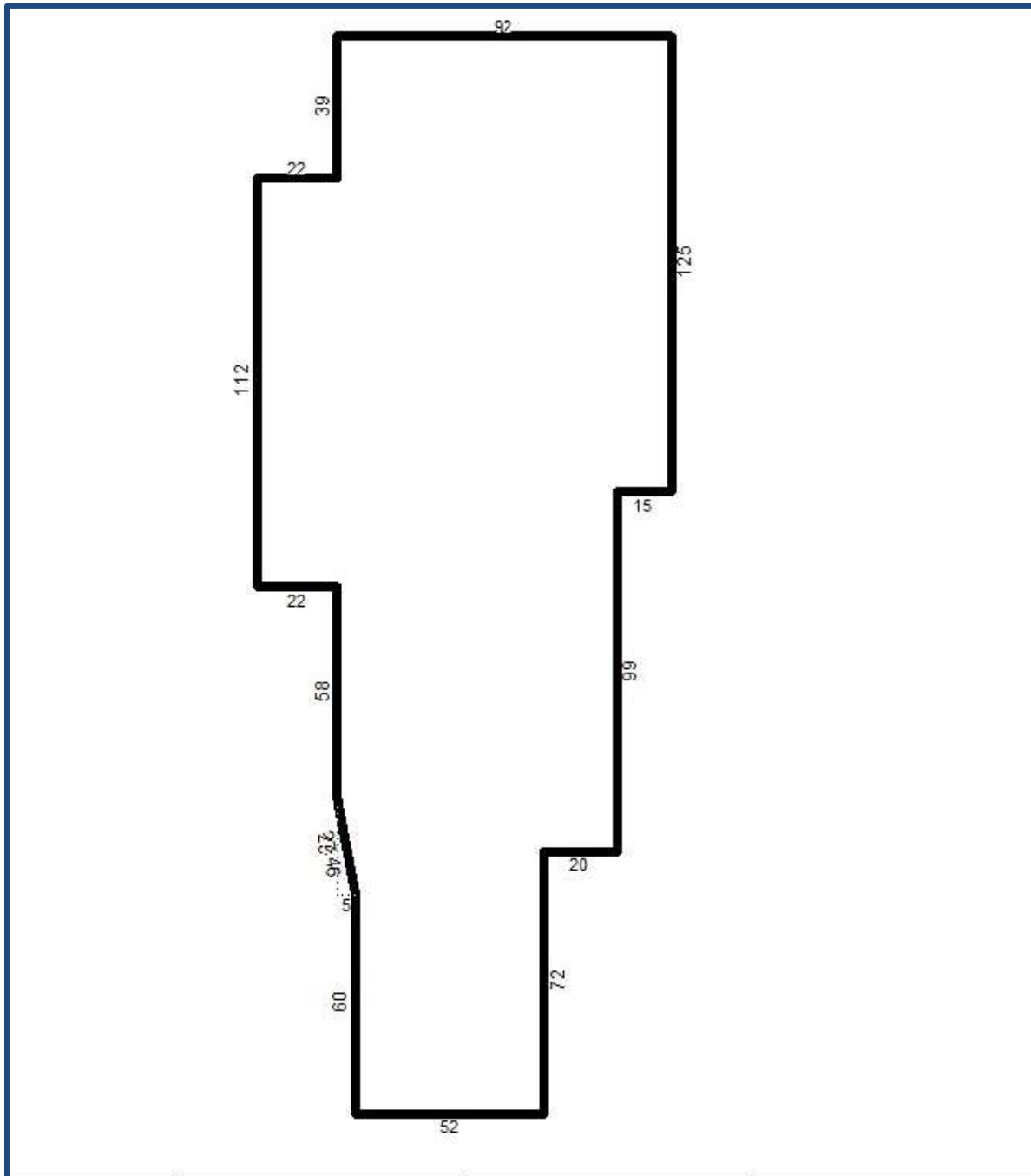
The building is average quality construction. The warehouse area is open with no columns. There are two separate rooms that were previously utilized for cold storage. The rooms total 4,854 square feet. While the refrigeration equipment has not been removed, all the Freon has been drained and they are not function for cold storage as of the date of value. We have not included the cold storage feature in our valuation analysis.

The yard area is adequate in size. The office improvements are functionally adequate.

We rate the physical condition of the property as average for its age and construction quality. No major items of deferred maintenance were noted.

The functional utility of the property is average based upon a comparison of similar properties in the market area. The functional utility of the property is average based upon a comparison of similar properties in the market area.

**BUILDING SKETCH**



		<p><b>Section # 1</b></p> <p>22 x112 = 2464</p> <p>5 x222.5 = 1112.5</p> <p>52 x296 =15392</p> <p>20 x224 = 4480</p> <p>15 x125 = 1875</p> <p><b>Subtotal 25323.5 SF</b></p>	<p><b>Total 25323.5 SF</b></p> <hr/> <p><b>Total OTHER 25323.5 SF</b></p>
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## Subject Photos

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Office



Warehouse interior





Rear of subject



Front of subject

# Assessment and Tax Data

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## Assessment Methodology

The State of California has provided for a unified system to assess real estate for property taxes. Assessment Districts are established on a county basis to assess real estate within the county. The appraised property falls under the taxing jurisdiction of Merced County and is subject to both general taxes and direct assessments.

## Assessed Values and Property Taxes

The subject's assessed values, applicable tax rates and total taxes including direct assessments are shown in the following table:

### Tax Schedule

Tax Year	Parcel Number	Assessed Value - Land	Assessed Value - Imp.	Assessed Value	Effective Tax Rate	Special Assessments	Tax Expense
2017	024-153-011	\$22,739	\$749,806	\$772,545	1.077200%	\$26	\$8,348

## General Taxes

The amount of General Taxes due is quantified by multiplying the assessed value by the tax rate. In the State of California, real estate is assessed at 100% of market value as determined by the County Assessor's Office. The tax rate consists of a base rate of 1% plus any bonds or fees approved by the voters. The County Tax Rate for the subject property is 1.0772%.

## Direct Assessments

Direct assessments are tax levies that are not dependent upon the assessed value of the property. They are levied regardless of assessment. According to the Merced County Tax Collector's Office, the direct assessments for the subject property total about \$26..

## Current and Future Taxes

Proposition 13 was passed by voters in June 1978 and substantially changed the taxation of real estate in California. This constitutional amendment rolled back the base year for assessment purposes to the tax year 1975-1976. Annual increases in assessed value are limited to 2 percent per year, regardless of the rate of inflation. Real estate is subject to re-appraisal to current market value upon a change in ownership or new construction. Property assessments in years subsequent to a change of ownership or new construction are referred to as factored base values.

Proposition 8, which passed in 1979, states that the Assessor shall lower tax roll values to fair market value whenever the assessed value exceeds fair market value. It mandates that the lower of fair market value or factored base value be placed on the assessment roll. When fair market values are enrolled, the Assessor reassesses the property annually until such time as fair market value again equals or exceeds the factored base year value. For properties that have been owned for several years, the assessed value may not reflect the current fair market value. Furthermore, due to adjustments following a Prop 8 reduction, increases in assessed value can increase substantially more than 2% per year until the assessment again matches the factored base year value.

## Conclusions

According to the Merced County Tax Assessors Office the subject's property taxes are current as of the date of value.

## Highest and Best Use

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The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

### Analysis of Highest and Best Use As If Vacant

The primary determinants of the highest and best use of the property as if vacant are the issues of (1) Legal permissibility, (2) Physical possibility, (3) Financial feasibility, and (4) Maximum productivity.

#### Legally Permissible

The subject site is zoned M-1, Limited Industrial which controls the general nature of permissible uses but is appropriate for the location and physical elements of the subject property, providing for a consistency of use with the general neighborhood. The location of the subject property is appropriate for the uses allowed, as noted previously, and a change in zoning is unlikely. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development.

#### Physically Possible

The physical attributes allow for a number of potential uses. Elements such as size, shape, availability of utilities, known hazards (flood, environmental, etc.), and other potential influences are described in the Site Description and have been considered. There are no items of a physical nature that would materially limit appropriate and likely development.

#### Financially Feasible

The probable use of the site for industrial development conforms to the pattern of land use in the market area. A review of published yield, rental and occupancy rates suggest that there is a balanced supply and demand is insufficient to support construction costs and ensure timely absorption of additional inventory in this market. Therefore, near-term speculative development of the subject site is not financially feasible.

#### Maximally Productive

Among the financially feasible uses, the use that results in the highest value (the maximally productive use) is the highest and best use. Considering these factors, the maximally productive use as though vacant is to hold for development.

#### Conclusion of Highest and Best Use As If Vacant

The conclusion of the highest and best use as if vacant is to hold for development.

### Analysis of Highest and Best Use as Improved

In determining the highest and best use of the property as improved, the focus is on three possibilities for the property: (1) continuation of the existing use, (2) modification of the existing use, or (3) demolition and redevelopment of the land.

Retaining the improvements as they exist meets the tests for physical possibility, legal permissibility and financial feasibility. The improvements are in average condition and any alternative use of the existing improvements is unlikely to be economically feasible. The market value of the property as improved exceeds the combination of vacant site value plus cost of demolition of the improvements. Therefore demolition and redevelopment of the site is not maximally productive.

#### Conclusion of Highest and Best Use As Improved

The highest and best use of the subject property, as improved, is continuation of the current industrial use.

#### Most Probable Buyer

As of the date of value, the most probable buyer of the subject property is an owner-user.

# Sales Comparison Approach

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## Methodology

The sales comparison approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

The process of developing the sales comparison approach consists of the following: (1) researching and verifying transactional data, (2) selecting relevant units of comparison, (3) analyzing and adjusting the comparable sales for differences in various elements of comparison, and (4) reconciling the adjusted sales into a value indication for the subject.

## Unit of Comparison

The primary unit of comparison selected depends on the appraisal problem and nature of the property. The primary unit of comparison in the market for industrial properties such as the subject property is price per square foot of net rentable area.

## Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location, and (7) physical characteristics.

## Comparable Sales Data

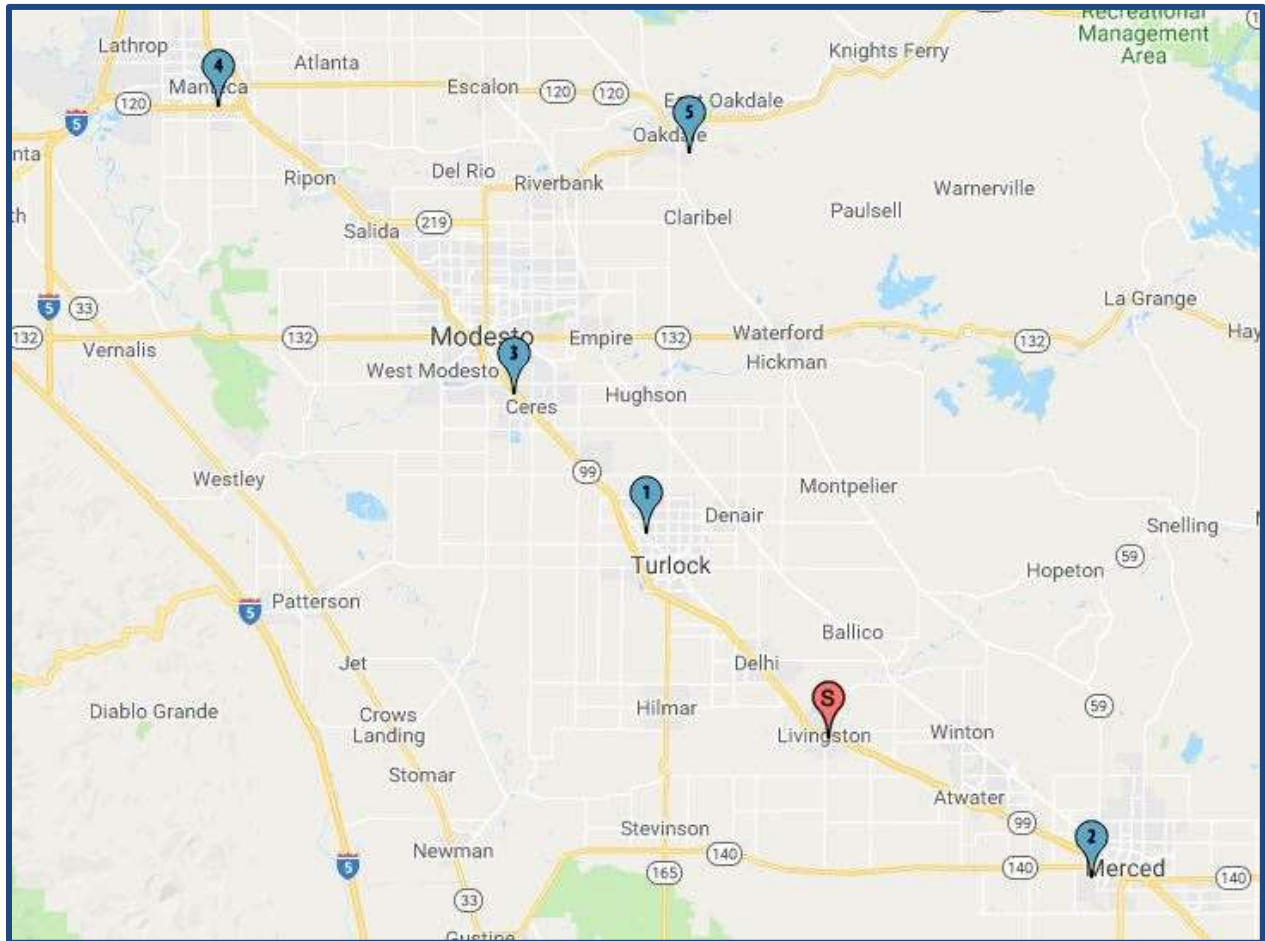
To obtain and verify comparable sales and listings of industrial properties, we conducted a search of public records, field surveys, interviews with knowledgeable real estate professionals in the area, as well as a review of our internal database.

We included five sales in our analysis, as these sales were judged to be the most comparable to develop an indication of market value for the subject property. The following is a table summarizing each sale comparable and a map illustrating the location of each in relation to the subject. Details of each comparable follow the location map.

### Improved Sales Summary

Comp. No.	Date of Sale	Location	Year Built	Unadjusted			
				NRA	Sale Price	PSF	
1	January-18	2310 N Walnut Road	Turlock, California	1977	25,823	\$1,400,000	\$54.22
2	November-17	1891 Wardrobe Avenue	Merced, California	1985	24,142	\$1,300,000	\$53.85
3	December-16	1910 Rockefeller Drive	Ceres, California	1995	15,845	\$1,500,000	\$94.67
4	November-16	1220 Vanderbilt Circle	Manteca, California	1979	19,200	\$1,300,000	\$67.71
5	July-16	1155 Post Road	Oakdale, California	1984	11,490	\$800,000	\$69.63

### COMPARABLE SALES MAP





## INDUSTRIAL COMPARABLE 1



### Property Identification

<b>Property/Sale ID</b>	130773/435888
<b>Property Type</b>	Industrial
<b>Address</b>	2310 N Walnut Road
<b>City, State Zip</b>	Turlock, California 95382
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Turlock
<b>Latitude/Longitude</b>	37.513759/-120.866313
<b>Tax ID</b>	071-052-09

### Transaction Data

<b>Sale Date</b>	January 10, 2018	<b>Financing</b>	Conventional
<b>Sale Status</b>	Recorded	<b>Conditions of Sale</b>	Typical
<b>Grantor</b>	Thorsen Family LLC	<b>Recording Number</b>	1161
<b>Grantee</b>	Craig & Julia Pitau	<b>Sale Price</b>	\$1,400,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$1,400,000

### Property Description

<b>Gross Building SF</b>	25,823	<b>Parking Spaces</b>	30
<b>Net Rentable SF</b>	25,823	<b>Pkg/1,000 SF GBA</b>	1.2
<b>Stories</b>	1	<b>Pkg/1,000 SF NRA</b>	1.2
<b>Building Condition</b>	Average	<b>Gross Acres</b>	4.93
<b>Building Quality</b>	Average	<b>Usable Acres</b>	4.93
<b>Construction Class</b>	S - Steel Frame	<b>Flr. Area Ratio (FAR)</b>	0.12
<b>Year Built</b>	1977	<b>Gross Land to Bldg</b>	8.32
<b>Tenancy</b>	Single-Tenant	<b>Usable Land to Bldg</b>	8.32
<b>Office Space %</b>	11.6%	<b>Access</b>	Average
<b>Clear Height (ft)</b>	18.00	<b>Visibility</b>	Average
<b>Drive-In Doors</b>	2	<b>Flood Hazard Zone</b>	Zone X
<b>Rail Access</b>	No	<b>Earthquake Zone</b>	Not in an Earthquake zone
<b>Water/Port Access</b>	No		

**Physical Indicators**

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<b>\$/SF GBA</b>	\$54.22	<b>\$/SF NRA</b>	\$54.22
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**Verification**

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<b>Confirmed With</b>	Costar, Real Quest, Public Records and the buyer.
<b>Confirmed By</b>	Brooke Carey
<b>Confirmation Date</b>	3/15/2018

**Remarks**

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This is the sale of an industrial building located in Turlock. The building contains 25,823 square feet, with 3,000 square feet of office space for a total buildout of 11.6%. The building is steel frame and was constructed in 1977 and was in average condition at the time of sale. The site is 4.93 acres, or 214,751 square feet, for a coverage ratio of 12%. The site has adequate parking.

## INDUSTRIAL COMPARABLE 2



### Property Identification

<b>Property/Sale ID</b>	132729/436986
<b>Property Type</b>	Industrial
<b>Address</b>	1891 Wardrobe Avenue
<b>City, State Zip</b>	Merced, California 95341
<b>County</b>	Merced
<b>MSA</b>	Merced
<b>Latitude/Longitude</b>	37.295983/-120.510547
<b>Tax ID</b>	059-132-009

### Transaction Data

<b>Sale Date</b>	November 1, 2017	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	2017-36275
<b>Grantor</b>	Barth Family Trust	<b>Days on Market</b>	329
<b>Grantee</b>	Merced RPI LLC	<b>Sale Price</b>	\$1,300,000
<b>Property Rights</b>	Leased Fee	<b>Adjusted Price</b>	\$1,300,000
<b>Financing</b>	Conventional		

### Property Description

<b>Gross Building SF</b>	24,142	<b>Office Space %</b>	13.4%
<b>Net Rentable SF</b>	24,142	<b>Clear Height (ft)</b>	18.00
<b>No. of Units</b>	1	<b>Dock-High Doors</b>	2
<b>No. of Lots</b>	1	<b>Drive-In Doors</b>	2
<b>Stories</b>	1	<b>Rail Access</b>	No
<b>Building Condition</b>	Average	<b>Water/Port Access</b>	No
<b>Building Quality</b>	Average	<b>Parking Spaces</b>	28
<b>Construction Class</b>	S - Steel Frame	<b>Pkg/1,000 SF GBA</b>	1.2
<b>Year Built</b>	1985	<b>Pkg/1,000 SF NRA</b>	1.2
<b>Occupancy Type</b>	Industrial	<b>Gross Acres</b>	5.00
<b>Tenancy</b>	Single-Tenant	<b>Usable Acres</b>	5.00

**Flr. Area Ratio (FAR)** 0.11  
**Gross Land to Bldg** 9.02  
**Usable Land to Bldg** 9.02  
**Density (Units/Acre)** 0.20  
**Access** Average

**Visibility** Average  
**Corner/Interior** Mid-Block  
**Flood Hazard Zone** X  
**Earthquake Zone** No

### Physical Indicators

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<b>\$/SF GBA</b>	\$53.85	<b>\$/Unit</b>	\$1,300,000
<b>\$/SF NRA</b>	\$53.85		

### Verification

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**Confirmed With** MLS# 16075566  
**Confirmed By** Andrea Carlos

### Remarks

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This is the sale of a 24,142 square foot industrial building located in an industrial area of Merced. The building was constructed in approximately 1985 and is in average condition. Improvements feature 3,227 square feet of office space for a total buildout 13.4%. Land area is 5 acres or 217,800 square feet, for a site coverage ratio of 11%. Clear height is 18 feet. There is adequate on-site parking.

At the time of the sale, the building was leased to Solar City through December 2018. The lease was on NNN terms, at approximately \$0.30 per square foot per month. The lease had two option terms at three years each, with a 4% increase per option period.

### INDUSTRIAL COMPARABLE 3



#### Property Identification

<b>Property/Sale ID</b>	120978/430389
<b>Property Type</b>	Warehouse
<b>Property Name</b>	Industrial Property with Yard
<b>Address</b>	1910 Rockefeller Drive
<b>City, State Zip</b>	Ceres, California 95307
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Modesto
<b>Latitude/Longitude</b>	37.601847/-120.971159
<b>Tax ID</b>	040-088-007

#### Transaction Data

<b>Sale Date</b>	December 7, 2016	<b>Financing</b>	Conventional
<b>Sale Status</b>	Recorded	<b>Conditions of Sale</b>	Typical
<b>Grantor</b>	WW Grainger, Inc	<b>Recording Number</b>	096447
<b>Grantee</b>	Howard L & T Land Management Co LLC	<b>Days on Market</b>	117
<b>Property Rights</b>	Fee Simple	<b>Sale Price</b>	\$1,500,000
		<b>Adjusted Price</b>	\$1,500,000

#### Property Description

<b>Gross Building SF</b>	15,845	<b>Occupancy Type</b>	Industrial
<b>Net Rentable SF</b>	15,845	<b>Tenancy</b>	Single-Tenant
<b>No. of Units</b>	1	<b>Office Space %</b>	21.7%
<b>No. of Lots</b>	1	<b>Clear Height (ft)</b>	20.00
<b>Stories</b>	1	<b>Dock-High Doors</b>	2
<b>Building Condition</b>	Assumed average	<b>Drive-In Doors</b>	1
<b>Building Quality</b>	Average	<b>Rail Access</b>	No
<b>Construction Class</b>	S - Steel Frame	<b>Water/Port Access</b>	No
<b>Year Built</b>	1995	<b>Parking Spaces</b>	35

<b>Pkg/1,000 SF GBA</b>	2.2	<b>Usable Land to Bldg</b>	6.68
<b>Pkg/1,000 SF NRA</b>	2.2	<b>Density (Units/Acre)</b>	0.41
<b>Gross Acres</b>	2.43	<b>Access</b>	Average
<b>Usable Acres</b>	2.43	<b>Visibility</b>	Average
<b>Flr. Area Ratio (FAR)</b>	0.15	<b>Flood Hazard Zone</b>	X
<b>Gross Land to Bldg</b>	6.68	<b>Earthquake Zone</b>	not in an earthquake zone

### Physical Indicators

<b>\$/SF GBA</b>	\$94.67	<b>\$/Unit</b>	\$1,500,000
<b>\$/SF NRA</b>	\$94.67	<b>Occupancy at Sale</b>	0.0%

### Verification

<b>Confirmed With</b>	Tyson Vallenari
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	3/13/2017

### Remarks

15,845 square foot industrial building with large showroom/office area. Property includes a large yard space.

Sale of an average quality industrial warehouse building located in Ceres. The building is of mixed masonry and metal construction. There is approximately 3,443 square feet of office/showroom area, resulting in a build-out of approximately 22%. The property was vacant at sale and was purchased by an owner user.

### INDUSTRIAL COMPARABLE 4



#### Property Identification

<b>Property/Sale ID</b>	121888/430904
<b>Property Type</b>	Industrial
<b>Address</b>	1220 Vanderbilt Circle
<b>City, State Zip</b>	Manteca, California 95337
<b>County</b>	San Joaquin
<b>MSA</b>	Stockton-Lodi
<b>Latitude/Longitude</b>	37.784240/-121.208348
<b>Tax ID</b>	221-190-26

#### Transaction Data

<b>Sale Date</b>	November 18, 2016	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	2016-143014
<b>Grantor</b>	Gardner Denver	<b>Days on Market</b>	73
<b>Grantee</b>	Second Harvest Food Bank	<b>Sale Price</b>	\$1,300,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$1,300,000
<b>Financing</b>	Conventional		

#### Property Description

<b>Gross Building SF</b>	19,200	<b>Drive-In Doors</b>	3
<b>Net Rentable SF</b>	19,200	<b>Sprinklers</b>	Wet system
<b>Stories</b>	1	<b>Rail Access</b>	No
<b>Building Condition</b>	Average	<b>Water/Port Access</b>	No
<b>Building Quality</b>	Average	<b>Gross Acres</b>	2.00
<b>Construction Class</b>	S - Steel Frame	<b>Usable Acres</b>	2.00
<b>Year Built</b>	1979	<b>Flr. Area Ratio (FAR)</b>	0.22
<b>Investment Class</b>	C	<b>Gross Land to Bldg</b>	4.54
<b>Occupancy Type</b>	Industrial	<b>Usable Land to Bldg</b>	4.54
<b>Tenancy</b>	Single-Tenant	<b>Access</b>	Average
<b>Office Space %</b>	5.7%	<b>Visibility</b>	Average
<b>Clear Height (ft)</b>	23.00	<b>Earthquake Zone</b>	Not in an earthquake zone
<b>Dock-High Doors</b>	2		



**Physical Indicators**

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<b>\$/SF GBA</b>	\$67.71	<b>Occupancy at Sale</b>	0.0%
<b>\$/SF NRA</b>	\$67.71		

**Verification**

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<b>Confirmed With</b>	Deed, listing package and public records
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	5/19/2017

**Remarks**

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This property is located in the industrial area of Manteca with Highway 120 visibility. The location provides easy access to both Highway 120 and Highway 99

Property includes office area with three restrooms, a conference room, break room and large entry area. The building is fully insulated and also contained a small paint booth. The warehouse space has five space heaters as well. Sale was financed with cash to a new third party loan from a financial institution. This sale was between owner-users.

## INDUSTRIAL COMPARABLE 5



### Property Identification

<b>Property/Sale ID</b>	119310/429531
<b>Property Type</b>	Manufacturing
<b>Address</b>	1155 Post Road
<b>City, State Zip</b>	Oakdale, California 95361
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Modesto
<b>Latitude/Longitude</b>	37.754080/-120.831648
<b>Tax ID</b>	064-039-079

### Transaction Data

<b>Sale Date</b>	July 28, 2016	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	056675
<b>Grantor</b>	Kapaar Inc	<b>Days on Market</b>	415
<b>Grantee</b>	Burke Family Trust	<b>Sale Price</b>	\$800,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$800,000
<b>Financing</b>	Conventional		

### Property Description

<b>Gross Building SF</b>	11,490	<b>Office Space %</b>	20.0%
<b>Net Rentable SF</b>	11,490	<b>Clear Height (ft)</b>	20.00
<b>Stories</b>	1	<b>Dock-High Doors</b>	0
<b>Building Condition</b>	Assumed average	<b>Drive-In Doors</b>	4
<b>Building Quality</b>	Average	<b>Sprinklers</b>	Unknown
<b>Construction Class</b>	S - Steel Frame	<b>Rail Access</b>	No
<b>Year Built</b>	1984	<b>Water/Port Access</b>	No
<b>Investment Class</b>	C	<b>Gross Acres</b>	0.94
<b>Occupancy Type</b>	Industrial	<b>Usable Acres</b>	0.94
<b>Tenancy</b>	Single-Tenant	<b>Flr. Area Ratio (FAR)</b>	0.28

<b>Gross Land to Bldg</b>	3.56	<b>Visibility</b>	Average
<b>Usable Land to Bldg</b>	3.56	<b>Flood Hazard Zone</b>	X
<b>Access</b>	Average	<b>Earthquake Zone</b>	Not in earthquake zone

### Physical Indicators

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<b>\$/SF GBA</b>	\$69.63	<b>Occupancy at Sale</b>	0.0%
<b>\$/SF NRA</b>	\$69.63		

### Verification

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<b>Confirmed With</b>	CoStar, Loopnet, Parcelquest and Public Records
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	10/13/2016

### Remarks

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Functional office warehouse space with concrete yard surface. Four grade level roll up doors, 5 ton rolling crane, 480 amps, approximately 2,300 square feet of office space.

Sold in a privately financed transaction, with 60 days escrow.

## Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment to the comparable was applied if inferior. A summary of the elements of comparison follows.

### Transaction Adjustments

Transaction adjustments include: (1) real property rights conveyed, (2) financing terms, (3) conditions of sale, and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

#### Real Property Rights Conveyed

Real property rights conveyed influence sale prices and must be considered when analyzing a sale comparable. In the case of the subject property, the fee simple interest is considered. The sales reflect fee simple and leased fee interests. Because the leased spaces were leased at market, no adjustments for property rights were required for this dataset.

#### Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. All of the comparable sales involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

#### Conditions of Sale

Atypical conditions of sale may result in a price that is higher or lower than a normal transaction. Such atypical conditions of sale often occur in conjunction with sales between related parties or those in which one of the parties is atypically motivated to complete the transaction. Additionally, a downward adjustment may be applied to a listing price, which usually reflects the upper limit of value. The sale comparables do not indicate any condition of sale adjustments were warranted for atypical conditions.

#### Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to cure deferred maintenance, costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, costs to remediate environmental contamination and/or costs to occupy or stabilize the property. The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. The parties to the sale comparables did not anticipate expenditures immediately after purchase; no adjustments were required.

## Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

Discussions with market participants and a review of market data indicated overall market conditions for industrial properties have been improving, with recent transactions confirming this trend. As such, applied an adjustment to each comparable based on a factor of 5.00% per year.

## Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after the application of transaction and market conditions adjustments.

Our reasoning for the property adjustments made to each sale comparable follows. The discussion will analyze each adjustment category deemed applicable to the subject property.

### Location

Location adjustments may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, corner- versus interior-lot location, neighboring properties, view amenities, and other factors.

The subject property is located along D Street with average access and average visibility. Comparables 2 and 5 have inferior access features and are adjusted upward. Comparable 4 has above average access, with Highway 99, Highway 120 and Interstate 5 within a very small radius. It is superior in this regard and was adjusted downward for this element.

### Size

The size adjustment addresses variance in the net rentable area of the comparables and that of the subject, as a larger building typically commands a lower sale price per unit than a smaller building. This inverse relationship is due, in part, to the principle of "economies of scale."

The subject property consists of 25,323 square feet of net rentable area. The improved sales range in size from 11,490 to 25,823 square feet. Comparables 3 and 5 were adjusted downward for their smaller sizes in comparison with the subject. The remaining comparables did not require adjustment for this element of comparison.

### Age/Condition

All else being equal, older properties typically command a lower price per square foot than newer properties. However, although a property may be physically older than another property, the effective age may be similar to a newer property and no adjustment may be indicated. This may be due to the older property being well maintained or a recent renovation. We based the adjustments to the comparables on effective age rather than physical age. This takes the overall condition of a property into consideration.

The subject property was built in 1975 and is in average condition, with an effective age of 25 years. The sale comparables were built from 1977 to 1995. Comparables 1, 2, 4 and 5 are all similar in age and do not require adjustment. Comparable 3 was constructed in 1995 and is adjusted downward for its age in comparison with the subject.

#### Construction Quality

The subject property consists of average quality steel-frame construction. All of the comparables are similar in this regard and do not require adjustment.

#### Clear Height

The subject's clear height averages 18 feet. The sale comparables feature clear heights ranging from 18.0 to 23.0 feet, and did not require adjustments.

#### Percent Office Finish

The subject property consists of 14.2% office space, while the sale comparables range from 5.7% to 21.7% office space. Comparable 4 required downward adjustment for its inferior office build-out. No other adjustments were warranted.

#### Floor Area Ratio

The floor area ratio (FAR) reflects the amount of building as it relates to site area. A low ratio means that there is additional land area for yard space, parking, possibly even future expansion. A high ratio is indicative of a property with limited room for trucks to maneuver, park, etc. A lower ratio is generally preferable, and this is often evident in sale or lease amounts.

The subject in this case has a floor area ratio of 74%. The comparables have FARs ranging from 11% to 28% and all required some amount of downward adjustment for their respective FARs.

#### Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these quantitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

### COMPARABLE SALES ADJUSTMENT GRID

Subject		Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	
Sale ID		435888	436986	430389	430904	429531	
Date of Value & Sale	September-18	January-18	November-17	December-16	November-16	July-16	
Net Rentable Area	25,323 sf	25,823	24,142	15,845	19,200	11,490	
Land Area (acres)	0.7900	4.9300	5.0000	2.4300	2.0000	0.9400	
Unadjusted Sales Price		\$1,400,000	\$1,300,000	\$1,500,000	\$1,300,000	\$800,000	
<b>Unadjusted Sales Price PSF of NRA</b>		<b>\$54.22</b>	<b>\$53.85</b>	<b>\$94.67</b>	<b>\$67.71</b>	<b>\$69.63</b>	
<b>Transactional Adjustments</b>							
<b>Property Rights Conveyed</b>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Leased Fee</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	
Adjusted Sales Price		\$54.22	\$53.85	\$94.67	\$67.71	\$69.63	
<b>Financing Terms</b>	<i>Cash to Seller</i>	<i>Conventional</i>	<i>Conventional</i>	<i>Conventional</i>	<i>Conventional</i>	<i>Conventional</i>	
Adjusted Sales Price		\$54.22	\$53.85	\$94.67	\$67.71	\$69.63	
<b>Conditions of Sale</b>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	
Adjusted Sales Price		\$54.22	\$53.85	\$94.67	\$67.71	\$69.63	
<b>Expenditures after Sale</b>							
Adjustment		-	-	-	-	-	
<b>Adjusted Sales Price</b>		<b>\$54.22</b>	<b>\$53.85</b>	<b>\$94.67</b>	<b>\$67.71</b>	<b>\$69.63</b>	
<b>Market Conditions Adjustments</b>							
<b>Elapsed Time from Date of Value</b>		<i>0.67 years</i>	<i>0.86 years</i>	<i>1.76 years</i>	<i>1.81 years</i>	<i>2.12 years</i>	
Market Trend Through	September-18	3.3%	4.3%	8.8%	9.1%	10.6%	
<b>Analyzed Sales Price</b>		<b>\$56.03</b>	<b>\$56.16</b>	<b>\$103.01</b>	<b>\$73.85</b>	<b>\$77.02</b>	
<b>Property Adjustments</b>							
<b>Location</b>	<i>641 6th Street Livingston, California</i>	<i>2310 N Walnut Rd Turlock, California</i>	<i>1891 Wardrobe Ave Merced, California</i>	<i>1910 Rockefeller Dr Ceres, California</i>	<i>1220 Vanderbilt Cir Manteca, California</i>	<i>1155 Post Rd Oakdale, California</i>	
Adjustment		-	5.0%	-	-5.0%	5.0%	
<b>Size</b>	25,323 sf	25,823 sf	24,142 sf	15,845 sf	19,200 sf	11,490 sf	
Adjustment		-	-	-5.0%	-	-5.0%	
<b>Age/Condition</b>	Year Built Condition	1975 Average	1977 Similar	1985 Similar	1995 Superior	1979 Similar	1984 Similar
Adjustment		-	-	-10.0%	-	-	
<b>Construction Quality</b>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	
Adjustment		-	-	-	-	-	
<b>Clear Height</b>	18.0'	18.0'	18.0'	20.0'	23.0'	20.0'	
Adjustment		-	-	-	-	-	
<b>Percent Office Finish</b>	14.2%	11.6%	13.4%	21.7%	5.7%	20.0%	
Adjustment		-	-	-	5.0%	-	
<b>Floor Area Ratio</b>	74.0%	12.0%	11.0%	15.0%	22.0%	28.0%	
Adjustment		-10.0%	-10.0%	-10.0%	-10.0%	-10.0%	
Net Physical Adjustment		-10.0%	-5.0%	-25.0%	-10.0%	-10.0%	
<b>Adjusted Sales Price PSF of NRA</b>		<b>\$50.42</b>	<b>\$53.36</b>	<b>\$77.25</b>	<b>\$66.46</b>	<b>\$69.32</b>	



### Sales Comparison Approach Value Indication

From the market data available, we used industrial sales in competitive market areas which were adjusted based on pertinent elements of comparison. The following table summarizes the unadjusted and adjusted sale prices:

#### Improved Sales Statistics

Metric	Unadjusted	Analyzed	Adjusted
Minimum Sale Price per Sq. Ft.	\$53.85	\$56.03	\$50.42
Maximum Sale Price per Sq. Ft.	\$94.67	\$103.01	\$77.25
Median Sale Price per Sq. Ft.	\$67.71	\$73.85	\$66.46
Mean Sale Price per Sq. Ft.	\$68.01	\$73.21	\$63.36

Prior to adjustment, the comparables ranges from about \$54 to \$95 per square foot. After adjustment, the comparables indicate a value range from \$50 to \$77 per square foot. Three of the five comparables were between \$66 to about \$77, a fairly tight range. We note that the two lowest value indicators also have the least gross adjustments.

With consideration to all of the above, we conclude that the Sales Comparison Approach indicator of the fee simple interest in the subject property can be calculated on the basis of \$65 per square foot of gross and net rentable area.

Based on this analysis, the sales comparison indication is summarized as follows:

#### Improved Sales Comparison Approach Value Indication

##### As Is Fee Simple Market Value Indication

25,323 sf	x	\$65.00	=	\$1,645,995
<b>Rounded</b>				<b>\$1,645,000</b>

# Reconciliation

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## Summary of Value Indications

The indicated value from the approach used and our concluded market value for the subject property is summarized in the following table.

### Value Indication

Approach to Value	As Is
Cost	Not Developed
Sales Comparison	\$1,645,000
Income Capitalization	Not Developed

### Value Conclusion

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$1,645,000</b>
	<b>\$64.96 psf</b>

Because only one approach to value was used, no formal reconciliation is necessary.

## Exposure Time and Marketing Periods

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, similar marketing and exposure time estimates of 3 to 6 months are considered reasonable and appropriate for the subject property.

## General Assumptions and Limiting Conditions

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This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Northern California will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Northern California is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.

9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Northern California and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Northern California.

17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.
28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.



35. You and Valbridge Property Advisors | Northern California both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Northern California and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Northern California or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Northern California for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. Valbridge Property Advisors | Northern California shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Northern California. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Northern California and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Northern California harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Northern California in such action, regardless of its outcome.
37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Valbridge Property Advisors | Hulberg & Associates, Inc. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.

39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

## Certification – John A. Hillas, MAI, SRA

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. 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.
4. The undersigned has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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 value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. John A. Hillas, MAI, SRA did not personally inspect the subject property.
10. Andrea R. Carlos provided significant real property appraisal assistance in the collection and verification of market data, inspection of the subject property, and with report preparation. No one else provided significant real property appraisal assistance to the person signing this certification.
11. 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.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



John A. Hillas, MAI, SRA  
Managing Director  
California Certified License #AG002432  
License Expires 01/21/2019

# Addenda

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Subject Photos

Glossary

Qualifications

- Andrea R. Carlos - Appraiser
- John A. Hillas, MAI, SRA - Managing Director

Information on Valbridge Property Advisors

Office Locations

## Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

### Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

### Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

### As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

### Base Rent

The minimum rent stipulated in a lease. (Dictionary)

### Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

### Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

### Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

### Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

### Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4<sup>th</sup> Ed.)

### Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

### Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

### Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

### Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

### Depreciation

- 1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
- 2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

### Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- 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. (Dictionary)

### Easement

The right to use another's land for a stated purpose. (Dictionary)

### EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

### Effective Date

- 1) The date on which the appraisal or review opinion applies. (SVP)
- 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

### Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

### Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

### EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

### Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

### Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

### Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

### Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

### Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

### Exposure Time

- 1) The time a property remains on the market.
- 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

### Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

### Fee Simple Estate

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)

### Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

### Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

### Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

### Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

### Gross Building Area (GBA)

- 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
- 2) Gross leasable area plus all common areas.
- 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

### Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

### Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

### Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

### Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

### Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)



### HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

### Highest and Best Use

- 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
- 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
- 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

### Hypothetical Condition

- 1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
- 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

### Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

### Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees.) (Dictionary)

### Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

### Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

### Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

### Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

### Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

### Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

### Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- 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. (Dictionary)

### Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

### Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

### Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

### Market Value

The most probable price that 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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 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.

(Dictionary)

### Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory

Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary)

### Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

### Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

### Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e.,  $OER = 1 - NIR$  (Dictionary)

### Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

### Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

### Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

### Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

### Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. ... The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

### Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report ...The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

### Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

### Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

### Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of

the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

### Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

### Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

### Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

### Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

### Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

### Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

### Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

## Qualifications

## Qualifications of Andrea R. Carlos

### Appraiser

Valbridge Property Advisors | Northern California



### *Independent Valuations for a Variable World*

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#### Education

Bachelor of Science  
Communicative Disorders  
California State University,  
Fresno

---

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---

#### Appraisal Related Courses

##### **Appraisal Institute**

Spring Conference (annual)

##### **Allied Business School**

Appraisal Principles and Practices  
Appraisal Report Writing  
Uniform Standards of Professional Appraisal Practice  
Market Analysis and Highest & Best Use  
Sales Comparison and Income Approaches  
Site Valuation and Cost Approach

#### Experience

##### **Appraiser**

Valbridge Property Advisors (2017)

##### **Appraiser Trainee**

Valbridge Property Advisors (2016)

##### **Appraisal Analyst**

Valbridge Property Advisors (2014-2016)

##### **Field Research Photographer**

CoStar (2012-2013)

##### **Research Analyst**

Way & Associates (2007-2012)  
Real Estate Appraisers & Consultants

Qualifications of John A. Hillas, MAI, SRA  
Managing Director  
Valbridge Property Advisors | Northern California



Independent Valuations for a Variable World

State Certifications

Certified General RE Appraiser  
State of California

Formal Education

B.B.A.  
Business Administration  
University of Oregon

A.A.S.  
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Memberships/Affiliations/Honors

Member	Appraisal Institute
2012 Chair	Appraisal Institute Fall Conference
2009 Chair	Appraisal Institute Spring Conference
2008 Chair	Appraisal Institute Region One
2007-08 Director	Appraisal Institute Board of Directors
2004 President	Northern CA Chapter, Appraisal Institute
1998 President	Sierra Chapter, Appraisal Institute
Associate Member	American Society of Farm Managers & Rural Appraisers (ASFMRA)
Expert Witness	Superior Courts of Stanislaus, Merced and Sacramento Counties

Appraisal Institute Related Courses & Examinations Passed

**Appraisal Institute:** All courses and examinations required for the MAI and SRA designations, as well as thousands of hours of continuing education.

Speaking Engagements:

**Nor-Cal Chapter, Appraisal Institute:**

Authored/Presented Workshops:

- "Analyzing Operating Expenses"
- "Adjustments in Valuation Analyses"
- "Appraisal of Small Residential Income Properties"

**Risk Management Association (RMA) Central Valley Chapter:**

Authored/Presented Workshop:

- "Real Estate Overview"

**California Chapter, ASFMRA**

Authored/Presented Workshop:

- "Valuation of Transitional Property"

**San Joaquin County Assessor In-house Training:**

Authored/Presented Seminar:

- "Valuation of Subdivision Properties"

### Related Valuation Experience

Valuation experience includes all sorts of general commercial, industrial, retail, office, multiple-unit residential, existing and proposed residential, commercial and industrial subdivisions and transitional land, commercial and agricultural lands including large ranches, orchards, and cropland. Work has been performed for a wide variety of needs including estate planning/filing, lending, condemnation and general litigation support.

#### **Managing Director**

ValbridgePropertyAdvisors | Northern California (2013-Present)  
Modesto, California

#### **Senior Vice President, Branch Manager**

Hulberg & Associates, Inc. (2007-2013)  
Modesto, California

#### **Owner/Appraiser**

Sierra Valuation Consultants (1996-2007)  
Modesto, California

#### **Senior Appraiser**

National Valuation Consultants, Inc. (1995-1996)  
Denver, Colorado

#### **Senior Appraiser**

San Francisco Federal Savings and Loan (1992-1995)  
Modesto, California

#### **Senior Appraiser**

Private Real Estate Valuation Firm (1991-1992)  
Modesto, California

#### **Appraiser**

Stockton Savings Bank (1987-1991)  
Modesto, California

#### **Appraiser**

Hillas Appraisal Company (1980-1987)  
Homer, Alaska





## FAST FACTS

### COMPANY INFORMATION

- Valbridge is the largest independent national commercial real estate valuation and advisory services firm in North America.
  - Total number of MAI-designated appraisers (200+ on staff)
  - Total number of office locations (70+ across U.S.)
  - Total number of staff (675+ strong)
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge services all property types, including special-purpose properties.
- Valbridge provides independent valuation services. We are not owned by a brokerage firm or investment company.
- Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by our local office leaders.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements.



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**Valbridge**  
PROPERTY ADVISORS

## Appraisal Report

South Side C Street, between Six and Seventh  
Livingston, Merced County, California 95334

Report Date: October 5, 2018



FOR:

City of Livingston  
Mr. Jose Antonio Ramirez  
City Manager  
1416 C Street  
Livingston, CA 95334

### **Valbridge Property Advisors**

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Valbridge File Number:  
CA05-18-0504-003



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October 5, 2018

John A. Hillas, MAI, SRA  
209.569.0450 x7301  
jhillas@valbridge.com

Mr. Jose Antonio Ramirez  
City Manager  
City of Livingston  
1416 C Street  
Livingston, CA 95334

RE: Appraisal Report  
South Side C Street, between Six and Seventh  
Livingston, Merced County, California 95334

Dear Mr. Ramirez:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal is not valid if separated from the appraisal report.

The subject property, as referenced above, is located on the south side of C Street, between 6th Street and 7th Street and is further identified as Assessor's Parcel Number (APN) 024-153-003. The subject is a 0.26-acre or 11,326-square-foot site. The subject is a commercial parcel and is currently an asphalt paved parking lot. It is considered to have average functional utility and an average competitive rating.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.



The client in this assignment is City of Livingston and the intended users of this report are Jose Ramirez, the City of Livingston and no others. The intended use is for decision making relative to possibly acquiring the property and no other use. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

**Extraordinary Assumptions:**

- None

**Hypothetical Conditions:**

- None

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

**Value Conclusion**

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$70,000</b>
	<b>\$6.18 psf</b>

Respectfully submitted,  
 Valbridge Property Advisors



John A. Hillas, MAI, SRA  
 Managing Director  
 California Certified License #AG002432  
 Expires 1/21/2019

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# Summary of Salient Facts

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## Property Identification

Property Address	South Side C Street, between Six and Seventh Livingston, Merced County, California 95334
Latitude & Longitude	37.385122, -120.722128
Tax Parcel Number	024-153-003
Property Owner	Livingston Farmers Association

## Site

Zoning	Downtown Commercial (DTC)
FEMA Flood Map No.	06047C0200G
Flood Zone	X
Primary Land Area	0.260 acres

## Valuation Opinions

Highest & Best Use - As Vacant	Hold for development
Reasonable Exposure Time	3 to 6 months
Reasonable Marketing Time	3 to 6 months

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## Value Indication

Approach to Value	As Is
Sales Comparison	\$70,000
Cost	Not Developed
Income Capitalization	Not Developed

## Value Conclusion

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$70,000</b>
	<b>\$6.18 psf</b>

---

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

### Extraordinary Assumptions:

- None

### Hypothetical Conditions:

- None



## Aerial and Front Views

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**AERIAL VIEW**



**FRONT VIEW**



## Location Map

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# Introduction

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## Client and Intended Users of the Appraisal

The client in this assignment is City of Livingston and the intended user of this report is Jose Ramirez, the City of Livingston and no others.

## Intended Use of the Appraisal

The intended use of this report is for decision making relative to possibly acquiring the property and no other use.

## Real Estate Identification

The subject property is located at South Side C Street, between Six and Seventh, Livingston, Merced County, California 95334. The subject property is further identified by Assessor Parcel Number 024-153-003. The subject is a commercial parcel and is currently an asphalt paved parking lot. It is considered to have average functional utility and an average competitive rating.

## Legal Description

A recent survey was not available. The site size and description is based upon public records and plats provided. The property is adequately identified by the address, parcel map and descriptions herein.

## Use of Real Estate as of the Effective Date of Value

As of the effective date of value, the subject was an asphalt paved parking lot.

## Use of Real Estate as Reflected in this Appraisal

The subject is a commercial land property used for parking.

## Ownership of the Property

According to public records, title to the subject property is vested in Livingston Farmers Association.

## History of the Property

Ownership of the subject property has not changed within the past three years. We have considered and analyzed the known history of the subject in the development of our opinions and conclusions.

## Listings/Offers/Contracts

The subject is not currently listed for sale or under contract for sale.

## Type and Definition of Value

The purpose of this appraisal is to develop an opinion of the market value of the subject properties. "Market Value," as used in this appraisal, is defined as "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably,

and for self-interest, and assuming that neither is under undue duress.”<sup>1</sup> 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:

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

The “as is” value is the value of the property in its present condition under market conditions prevalent on the date of the appraisal.

### Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following scenarios of value:

Valuation Scenario	Effective Date of Value
As Is Market Value of the Fee Simple Interest	September 11, 2018

We completed an appraisal inspection of the subject property on September 11, 2018.

### Date of Report

The date of this report is October 5, 2018, which is the same as the date of the letter of transmittal.

### List of Items Requested but Not Provided

- None

### Assumptions and Conditions of the Appraisal

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

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<sup>1</sup> *The Dictionary of Real Estate Appraisal*, Sixth Edition, (Appraisal Institute, 2015), 141

Extraordinary Assumptions

- None

Hypothetical Conditions

- None



## Scope of Work

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The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

### Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via assessor's parcel number, zoning code, plat map, site visit, and public records.
- Economic Characteristics - Economic characteristics of the subject property were identified via a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The subject was physically identified via a parcel map and a property inspection.

### Extent to Which the Property Was Inspected

We inspected the subject on September 11, 2018.

### Type and Extent of Data Researched

We researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. We also interviewed people familiar with the subject market/property type.

### Type and Extent of Analysis Applied (Valuation Methodology)

We observed surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations in concluding a highest and best use. We then valued the subject based on that highest and best use conclusion.

Appraisers develop an opinion of property value with specific appraisal procedures that reflect three distinct methods of data analysis: the cost approach, sales comparison approach, and income capitalization approach. One or more of these approaches are used in all estimations of value.

- Cost Approach - In the Cost Approach, the value indication reflects the sum of current depreciated replacement or reproduction cost, land value, and an appropriate entrepreneurial incentive or profit.
- Sales Comparison Approach - In the Sales Comparison Approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the impact of material differences in both economic and physical elements between the subject and the comparables.
- Income Capitalization Approach - In the Income Capitalization Approach, value is indicated by the capitalization of anticipated future income. There are two types of capitalization: direct

capitalization and yield capitalization, more commonly known as discounted cash flow (DCF) analysis.

- Approaches Applied - All of these approaches to value were considered. We assessed the availability of data and applicability of each approach to value within the context of the characteristics of the subject property and the needs and requirements of the client. Based on this assessment the Sales Comparison Approach was developed. The Cost Approach and Income Approach were not used because they are not relevant to the appraisal problem. Further discussion of the extent of our analysis and the methodology of each approach is provided later in the respective valuation sections.

### Appraisal Conformity and Report Type

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

### Professional Appraisal Assistance

The appraisal was developed and this report was prepared primarily by staff appraiser Andrea Carlos. Ms. Carlos performed all tasks of the appraisal assignment under the full supervision of the supervisory appraiser. The tasks performed by Ms. Carlos included defining the appraisal problem, identifying the client, intended users, and intended use of the appraisal, determination of the appropriate scope of work, research and confirmation of the relevant market data, analysis of relevant market/economic trends, highest and best use analysis, determination and development of the applicable valuation approaches, reconciliation of the value indications to a final value conclusion, and preparation of this written appraisal report. Ms. Carlos has also inspected the property.

### Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.



## Regional and Market Area Analysis

### REGIONAL MAP



### Overview

The subject is located in Merced County in the center of the San Joaquin Valley, which is one of the most productive agricultural regions in the world. The area is known for its fertile soils and the agricultural abundance is supported by a temperate Mediterranean climate.

### Population

With the exception of the city of Merced, the largest city in the county, the incorporated communities of Merced County are relatively small. The pattern of small communities reflects the importance of agriculture in Merced County. The smaller cities have developed as support centers for farm and food processing industries. About 35% of the county's residents live outside of city limits, as is to be expected in an agriculturally based area. According to the California Department of Finance, the population of Merced County as of January 1, 2018, was 279,977, an increase of 1.8% over the previous year.

According to the Site to Do Business projections, presented below, the county's population is expected to increase 0.8% annually between 2018 and 2023, while Livingston will increase approximately 0.6% annually over the same period.

## Population

Area	2000	2010	Annual %	Estimated	Projected	Annual %
			Change			Change
			2000 - 10	2018	2023	2018 - 23
United States	281,421,906	308,745,538	1.0%	330,088,686	343,954,683	0.8%
California	33,871,648	37,253,956	1.0%	39,806,791	41,456,909	0.8%
Merced County	211,118	255,793	2.1%	272,190	283,472	0.8%
Livingston	10,770	13,063	2.1%	13,420	13,824	0.6%

Source: Site-to-Do-Business (STDB Online)

## Transportation

The region's highway system is well developed. State Highway 99, the major north-south roadway through the Central Valley runs through Merced County. Highway 99 serves primarily as a connector linking the Valley's cities from Sacramento south to Bakersfield. The cities of Merced and Atwater, the largest in the county, and Livingston are all bisected by Highway 99. Interstate 5, which runs from the Mexican border to Canada, traverses the west part of the county. State Highway 140 connects the city of Merced with Interstate 5 to the west. This highway also runs east through the Sierra foothills and provides access to Yosemite National Park and the High Sierra. State Highway 152 runs across southern Merced and northern Madera Counties, and provides another east-west link across the San Joaquin Valley. Bus service is provided by Greyhound, Yosemite Area Regional Transportation System (YARTS), and the Merced Area Regional Transit System. The area is served by all major regional and national trucking firms.

Rail connections are also good. Both the Union Pacific and BNSF railways have tracks through the county. Amtrak has passenger service to the city of Merced. The railroads facilitate transferring the region's agricultural commodities to both domestic and foreign destinations. The nearest deep water port with bulk cargo capability is Stockton, 65 miles north from both the cities of Merced and Los Banos.

Merced Municipal Airport serves the civil and commercial aviation needs of Merced. Scheduled flights are available to Los Angeles and Las Vegas with Great Lakes Airlines. Fresno Yosemite International Airport, about one hour by car from Merced, offers about 90 daily commercial flights. International airports are in Sacramento and the San Francisco Bay Area.

## Employment

Employment has experienced swings in recent years as the local economy has grown and then subsequently softened. Although the area has an economy that has been strongly tied to agriculture, total non-farm employment grew at a much faster pace than farm employment.

The largest employment sector in the region is Government & Non Profit. The second largest employment sector is Trade & Transportation, which includes retail employers. The third largest percentage of jobs is provided by manufacturing related employers.

### Employment by Industry - Merced County

Industry	2018 Estimate	Percent of Employment
Agriculture/Mining	14,416	13.9%
Construction	6,534	6.3%
Manufacturing	11,097	10.7%
Wholesale trade	3,111	3.0%
Retail trade	11,097	10.7%
Transportation/Utilities	5,600	5.4%
Information	1,245	1.2%
Finance/Insurance/Real Estate Services	3,941	3.8%
Services	42,625	41.1%
Public Administration	4,252	4.1%
<b>Total</b>	<b>103,711</b>	<b>100.2%</b>

Source: Site-to-Do-Business (STDB Online)

### Unemployment

The unemployment rate in Merced County is currently greater than the rates of the state and nation. The County unemployment rate was 7.0% as of August 2018. The State of California was at 4.3% while the Nation was at 3.9% for the same time period. Unemployment rates locally and nationwide have been on a decreasing trend over the last several years, as shown in the table below.

### Unemployment Rates

Area	YE 2011	YE 2012	YE 2013	YE 2014	YE 2015	YE 2016	YE 2017	2018 YTD
United States	8.5%	7.9%	6.7%	5.6%	5.0%	4.7%	4.1%	3.8%
California	11.0%	9.6%	8.0%	6.6%	5.6%	5.1%	4.2%	4.4%
Merced County	17.5%	16.2%	14.1%	12.8%	11.6%	11.2%	8.8%	8.1%

Source: Bureau of Labor Statistics - Year End - National & State Seasonally Adjusted

### Median Household Income

While some Bay Area communities rank as the wealthiest in the nation, the Central Valley stands in stark contrast. The region was particularly hard hit by the Great Recession, and as recently as November 2014 Merced topped lists for highest unemployment rate in the nation, as well as having approximately 25% of its residents living below the poverty line.

Total median household income for the region is presented in the following table. Overall, the subject compares unfavorably to the state and the country.

### Median Household Income

Area	Estimated 2018	Projected 2023	Annual % Change 2018 - 23
United States	\$58,100	\$65,727	2.6%
California	\$69,051	\$81,023	3.5%
Merced County	\$49,944	\$57,239	2.9%
Livingston	\$46,792	\$54,319	3.2%

*Source: Site-to-Do-Business (STDB Online)*

### Conclusions

There are now some positive trends for most sectors after a period of deep recession.

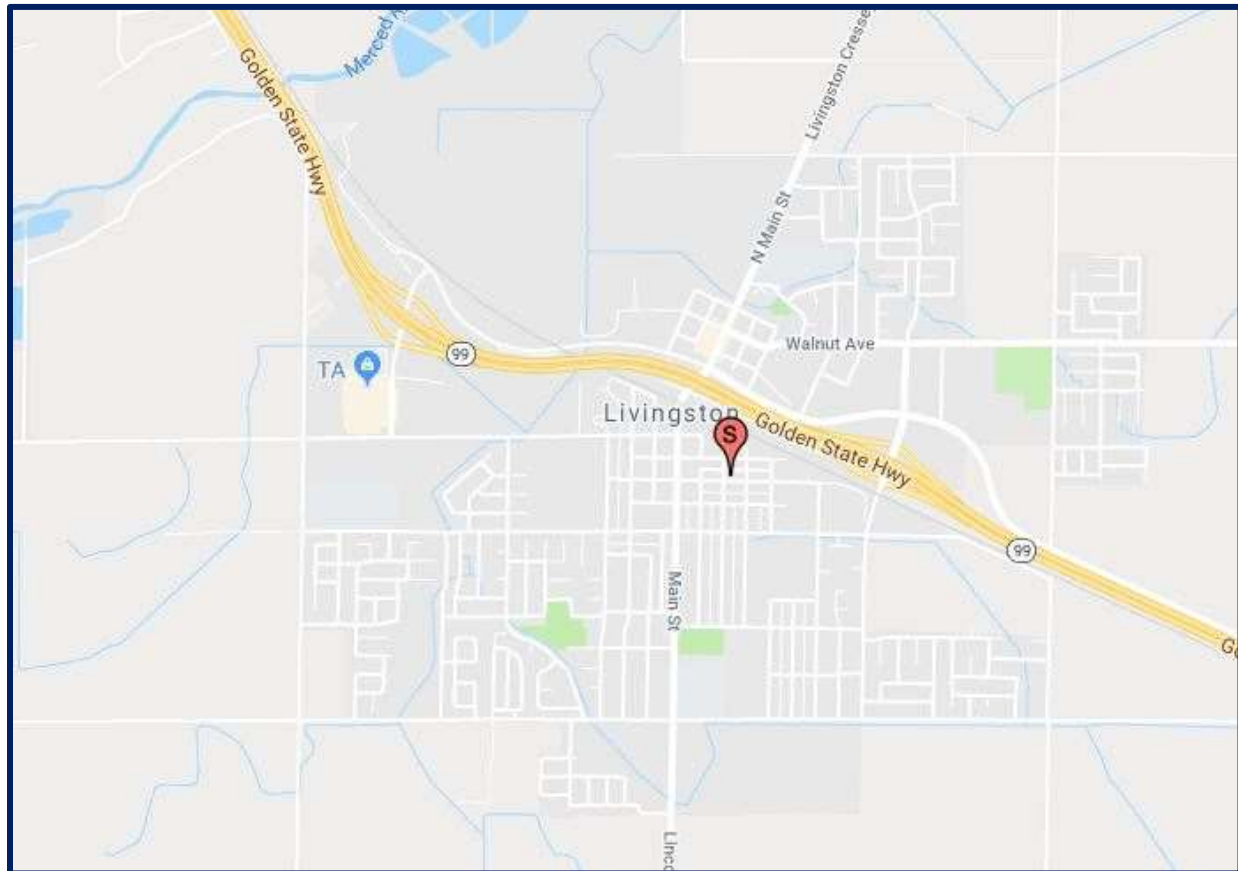
Major concerns on a macro scale include rising mortgage interest rates and the lack of economic strength in the middle of the market.

Market observers wonder whether investor demand will be sufficient to offset the increased price of borrowing, but many investors reportedly expect positive real estate trends in the near-term, especially for the industrial and office sectors.

The historic reasons for the growth of the Central Valley Region are the same reasons that will continue that growth. There remains a significant pricing differential between the Valley and the Bay Area and population growth is expected to resume and continue.

## City and Neighborhood Analysis

### NEIGHBORHOOD MAP



The subject property is located in the northern portion of Livingston. The subject neighborhood is primarily the area of Livingston on the south side of Highway 99. The neighborhood has good linkage characteristics. Highway 99 forms the neighborhood's north boundary and provides two interchanges for the neighborhood, Winton Parkway to the northwest, and Hammatt Avenue in the southeast portion of the neighborhood. Because of its size and proximity to Highway 99, all of Livingston is considered to have good linkage.

Main Street (known as Lincoln Avenue south of Peach Avenue) serves as the primary north-south arterial in the neighborhood, as well as on the northern side of Highway 99 where it changes name to Livingston Cressey Road. Additional north-south roadways include First Street, Prusso Street, Emerald Drive/Briarwood Drive, and Robin Avenue, all of which extend from Peach Avenue in the south area to B Street to the north. B Street is a major East-West roadway between Robin Avenue and Main Street, and provides a direct link to Winton Parkway and the Highway 99 interchange. Other East-West roadways include Peach Avenue and F Street (both cross Main Street/Lincoln Boulevard). Peach Avenue eastward provides access to Hammatt Avenue northward to the Hammatt Avenue/Highway 99 interchange.

Shopping and services are available along Main Street. This is the central commercial area containing city hall and all necessary retail services. Livingston High School is located on Main Street and Peach Avenue, as is the middle school on B Street. Additionally, there is a concentration of highway commercial and industrial uses along the Highway 99 corridor, most notably at Winton Parkway. A shopping center has been proposed for this area for quite some time, but has been delayed by the market slowdown.

## Demographics

The following table depicts the area demographics in Livingston within a one-, three-, and five-mile radius from the subject.

### Neighborhood Demographics

Radius	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Population	10,116	12,769	23,186
2010 Population	11,615	15,532	29,173
2018 Population	11,842	16,013	30,385
2023 Population Estimate	12,159	16,515	31,402
Annual % Change (2018 - 2023)	0.5%	0.6%	0.7%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,376	3,127	6,144
% Owner Occupied	58.8%	59.5%	62.6%
% Renter Occupied	38.8%	37.5%	33.7%
2010 Housing Units	2,962	4,069	7,936
% Owner Occupied	55.4%	56.8%	58.0%
% Renter Occupied	39.7%	37.6%	35.8%
2018 Housing Units	3,110	4,284	8,267
% Owner Occupied	53.8%	55.1%	56.6%
% Renter Occupied	39.2%	37.9%	37.3%
2023 Housing Units	3,217	4,445	8,572
% Owner Occupied	56.3%	57.6%	59.7%
% Renter Occupied	36.2%	35.0%	34.0%
Annual % Change (2018 - 2023)	0.7%	0.7%	0.7%
<b>Income Summary</b>			
2018 Median Household Income	\$45,425	\$48,324	\$50,844
2023 Median Household Income Estimate	\$52,597	\$56,056	\$58,014
Annual % Change	3.0%	3.0%	2.7%
2018 Per Capita Income	\$15,853	\$17,881	\$18,412
2023 Per Capita Income Estimate	\$18,395	\$21,143	\$21,981
Annual % Change	3.0%	3.4%	3.6%

Source: Site-to-Do-Business (STDB Online)

### Transportation Routes

Within the immediate area of the subject property, transportation access helps define the character of its development. Major travel and commuter routes within the area of the subject property include Highway 99 to the north. Access to the area is considered average.

### Neighborhood Land Use

The subject neighborhood is located in an area with primarily residential land uses.

### Conclusions

The subject is in the northern section the city of Livingston. The subject benefits from good access features. Overall, the subject neighborhood is in the stage of its life cycle.



## Site Description

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The subject site is located on the south side of C Street, between 6th Street and 7th Street. The characteristics of the site are summarized as follows:

### Site Characteristics

Location:	The south side of C Street, between 6th Street and 7th Street
Gross Land Area:	0.26 Acres or 11,326 SF
Usable Land Area:	0.26 Acres or 11,326 SF
Usable Land %:	100.0%
Shape:	Rectangular
Average Depth:	113 feet
Topography:	Level
Drainage:	Assumed adequate
Grade:	Level
Utilities:	All utilities to site
Off-Site Improvements:	C Street is a publicly maintained asphalt paved street with one lane of traffic in each direction. There are two curb cuts as well as concrete curbs, gutters and sidewalks
Interior or Corner:	Mid-Block
Signalized Intersection:	No: No traffic signal at, or near, the site
Excess Land:	None
Surplus Land:	None

### Street Frontage / Access

Street Name:	C Street
Street Type:	Commercial/Residential
Frontage (Linear Ft.):	100
Number of Curb Cuts:	2

### Additional Access

Alley Access:	Yes
Water or Port Access:	No
Rail Access:	No

### Flood Zone Data

Flood Map Panel/Number:	06047C0200G
Flood Map Date:	12-02-2008
Flood Zone:	X; Flood insurance is not required

## Other Site Conditions

Soil Type:	Adequate
Environmental Issues:	No environmental issues were noted at the time of inspection or disclosed by involved parties that would impact value.
Easements/Encroachments:	None known that would adversely affect development of the site.
Earthquake Zone:	While all of California is prone to earthquakes, the subject is not in an Alquist Priolo fault zone.

## Adjacent Land Uses

North:	Commercial
South:	Industrial
East:	Residential
West:	Commercial

## Site Ratings

Access:	Average
Visibility:	Average

## Zoning Designation

Zoning Jurisdiction:	City of Livingston
Zoning Classification:	DTC, Downtown Commercial
General Plan Designation:	DTC
Permitted Uses:	A variety of commercial uses
Zoning Comments:	The current zoning classification contains certain restrictions regarding permitted uses; minimum lot size; yard setbacks; maximum building area; maximum building height; parking; etc. Improvements on the site would need to either 1-) meet these zoning requirements, 2-) be granted a variance by the local zoning authority for areas that do not conform, or 3-) be considered a legal non-conforming use due to the improvements having been built prior to the establishment of the local zoning guidelines.

## Analysis/Comments on Site

The subject site is a rectangular parcel along C Street. The site is currently utilized as a parking lot for the industrial property immediately south. It is asphalt paved, but is in need of resurfacing. It is served by all required utilities.

**TAX/PLAT MAP**



## Subject Photos

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Facing north from southern boundary of subject



Aerial view

# Assessment and Tax Data

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## Assessment Methodology

The State of California has provided for a unified system to assess real estate for property taxes. Assessment Districts are established on a county basis to assess real estate within the county. The appraised property falls under the taxing jurisdiction of Merced County and is subject to both general taxes and direct assessments.

## Assessed Values and Property Taxes

The subject's assessed values, applicable tax rates and total taxes including direct assessments are shown in the following table:

### Tax Schedule

Tax Year	Parcel Number	Assessed Value - Land	Assessed Value - Imp.	Assessed Value	Effective Tax Rate	Special Assessments	Tax Expense
2017	024-153-003	\$9,529	\$21,605	\$31,134	1.077260%	\$9	\$344

## General Taxes

The amount of General Taxes due is quantified by multiplying the assessed value by the tax rate. In the State of California, real estate is assessed at 100% of market value as determined by the County Assessor's Office. The tax rate consists of a base rate of 1% plus any bonds or fees approved by the voters. The County Tax Rate for the subject property is 1.07726%.

## Direct Assessments

Direct assessments are tax levies that are not dependent upon the assessed value of the property. They are levied regardless of assessment. According to the Merced County Tax Collector's Office, the direct assessments for the subject property total about \$9.

## Current and Future Taxes

Proposition 13 was passed by voters in June 1978 and substantially changed the taxation of real estate in California. This constitutional amendment rolled back the base year for assessment purposes to the tax year 1975-1976. Annual increases in assessed value are limited to 2 percent per year, regardless of the rate of inflation. Real estate is subject to re-appraisal to current market value upon a change in ownership or new construction. Property assessments in years subsequent to a change of ownership or new construction are referred to as factored base values.

Proposition 8, which passed in 1979, states that the Assessor shall lower tax roll values to fair market value whenever the assessed value exceeds fair market value. It mandates that the lower of fair market value or factored base value be placed on the assessment roll. When fair market values are enrolled, the Assessor reassesses the property annually until such time as fair market value again equals or exceeds the factored base year value. For properties that have been owned for several years, the assessed value may not reflect the current fair market value. Furthermore, due to adjustments following a Prop 8 reduction, increases in assessed value can increase substantially more than 2% per year until the assessment again matches the factored base year value.

## Conclusions

According to the Merced County Tax Assessors Office the subject's property taxes are current as of the date of value.



## Highest and Best Use

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The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

### Analysis of Highest and Best Use As If Vacant

The primary determinants of the highest and best use of the property as if vacant are the issues of (1) Legal permissibility, (2) Physical possibility, (3) Financial feasibility, and (4) Maximum productivity.

#### Legally Permissible

The subject site is zoned DTC, Downtown Commercial which controls the general nature of permissible uses but is appropriate for the location and physical elements of the subject property, providing for a consistency of use with the general neighborhood. The location of the subject property is appropriate for the uses allowed, as noted previously, and a change in zoning is unlikely. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development.

#### Physically Possible

The physical attributes allow for a number of potential uses. Elements such as size, shape, availability of utilities, known hazards (flood, environmental, etc.), and other potential influences are described in the Site Description and have been considered. There are no items of a physical nature that would materially limit appropriate and likely development.

#### Financially Feasible

The probable use of the site for commercial development conforms to the pattern of land use in the market area. A review of published yield, rental and occupancy rates suggest that there is a balanced supply and demand is insufficient to support construction costs and ensure timely absorption of additional inventory in this market. Therefore, near-term speculative development of the subject site is not financially feasible.

#### Maximally Productive

Among the financially feasible uses, the use that results in the highest value (the maximally productive use) is the highest and best use. Considering these factors, the maximally productive use as though vacant is to hold for development.

#### Conclusion of Highest and Best Use As If Vacant

The conclusion of the highest and best use as if vacant is to hold for development.

### Analysis of Highest and Best Use as Improved

Not applicable.

### Most Probable Buyer

As of the date of value, the most probable buyer of the subject property is an owner user.



# Land Valuation

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## Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

The process of developing the sales comparison approach consists of the following analyses: (1) researching and verifying transactional data, (2) selecting relevant units of comparison, (3) analyzing and adjusting the comparable sales for differences in various elements of comparison, and (4) reconciling the adjusted sales into a value indication for the subject site.

## Unit of Comparison

The unit of comparison depends on land use economics and how buyers and sellers use the property. The unit of comparison in this analysis is price paid per usable square foot.

## Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location and (7) physical characteristics.

## Comparable Sales Data

To obtain and verify comparable sales of vacant land properties, we conducted a search of public records, field surveys, interviews with knowledgeable real estate professionals in the area, and a review of our internal database.

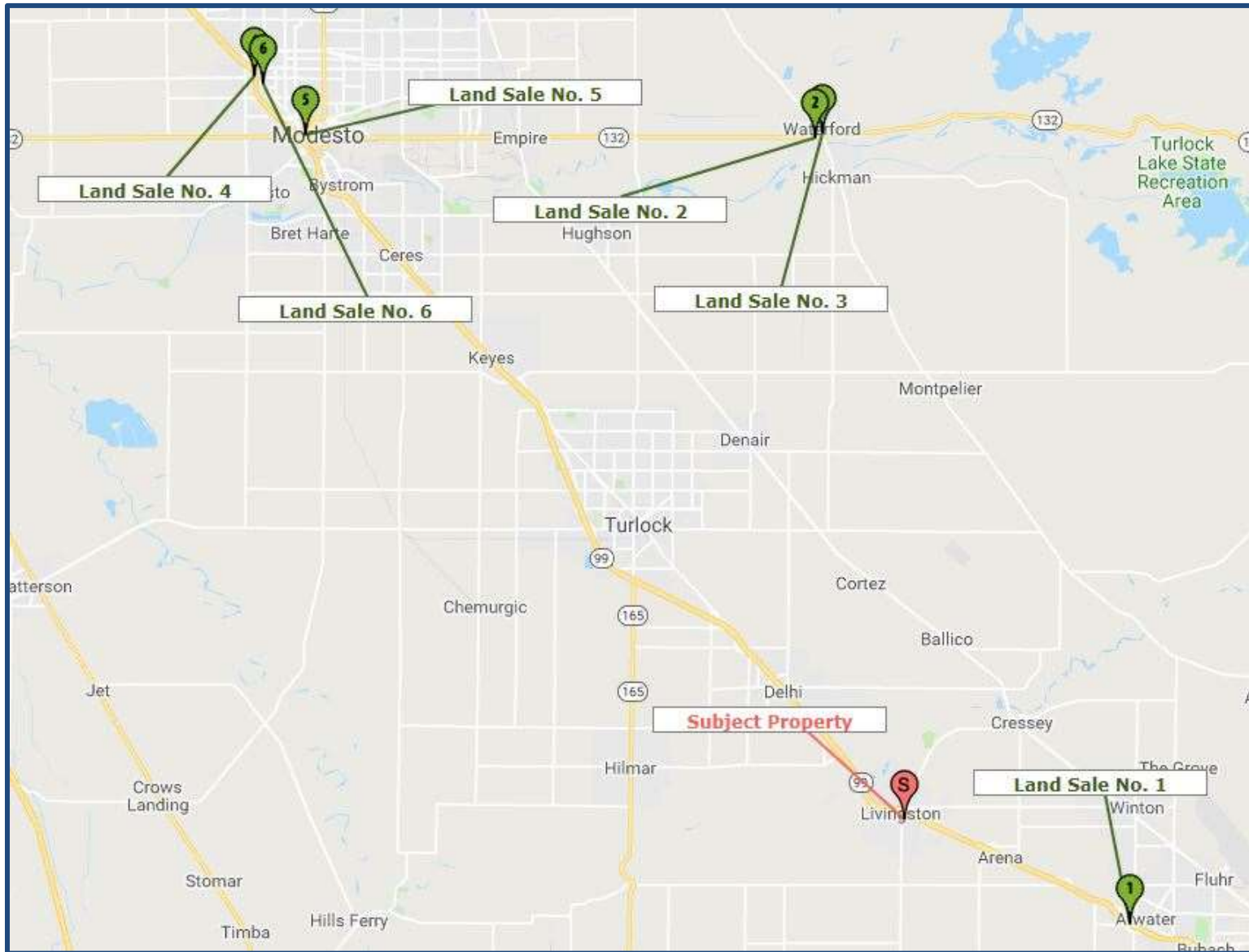
We included six sales in our analysis, as these sales were judged to be the most comparable to develop an indication of market value for the subject property.

The following is a table summarizing each sale comparable and a map illustrating the location of each in relation to the subject. Details of each comparable follow the location map.

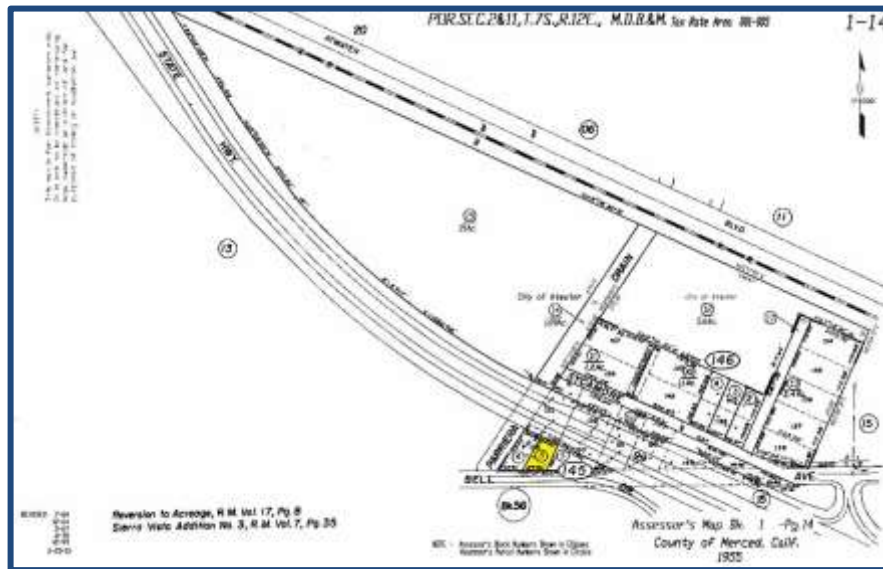
### Land Sales Summary

Comp. No.	Date of Sale	Usable		Zoning	Sales Price		
		Acres	Location		Actual	Per Sq. Ft.	
1	March-18	0.330	1715 Sycamore Avenue	Atwater, California	C	\$85,000	\$5.91
2	November-17	0.310	12400 Yosemite Blvd	Waterford, California	H-1	\$55,000	\$4.07
3	August-17	0.103	12717 Welch Street	Waterford, California	CG	\$15,000	\$3.33
4	February-17	1.330	1240 N. 9th Street	Modesto, California	C-3	\$195,000	\$3.37
5	October-16	0.161	1021 8th Street	Modesto, California	TD	\$45,000	\$6.43
6	September-16	1.510	1016 North 9th Street	Modesto, California	C-3	\$275,000	\$4.18

**COMPARABLE SALES MAP**



### LAND COMPARABLE 1



#### Property Identification

<b>Property/Sale ID</b>	132836/437031
<b>Property Type</b>	Commercial
<b>Address</b>	1715 Sycamore Avenue
<b>City, State Zip</b>	Atwater, California 95301
<b>County</b>	Merced
<b>MSA</b>	Merced
<b>Latitude/Longitude</b>	37.346403/-120.615919
<b>Tax ID</b>	001-146-003

#### Transaction Data

<b>Sale Date</b>	March 20, 2018	<b>Financing</b>	Cash
<b>Sale Status</b>	Recorded	<b>Conditions of Sale</b>	Typical
<b>Grantor</b>	Mahammad A Hasnat	<b>Recording Number</b>	2018-8081
<b>Grantee</b>	Cory Britton and Thomas P Hogan	<b>Days on Market</b>	379
<b>Property Rights</b>	Fee Simple	<b>Sale Price</b>	\$85,000
		<b>Adjusted Price</b>	\$85,000

#### Property Description

<b>Gross Acres</b>	0.33	<b>Shape</b>	Generally Rectangular
<b>Gross SF</b>	14,375	<b>Topography</b>	Level
<b>Usable Acres</b>	0.33	<b>Utilities</b>	All utilities to site
<b>Usable SF</b>	14,375	<b>Drainage</b>	Assumed adequate
<b>No. of Lots</b>	1	<b>Earthquake Zone</b>	No
<b>Street Access</b>	Average	<b>Use Designation</b>	Commercial
<b>Rail Access</b>	No	<b>Zoning Jurisdiction</b>	City of Atwater
<b>Water/Port Access</b>	No	<b>Zoning Code</b>	C
<b>Visibility</b>	Average	<b>Zoning Description</b>	Commercial
<b>Corner/Interior</b>	Interior		

**Indicators**

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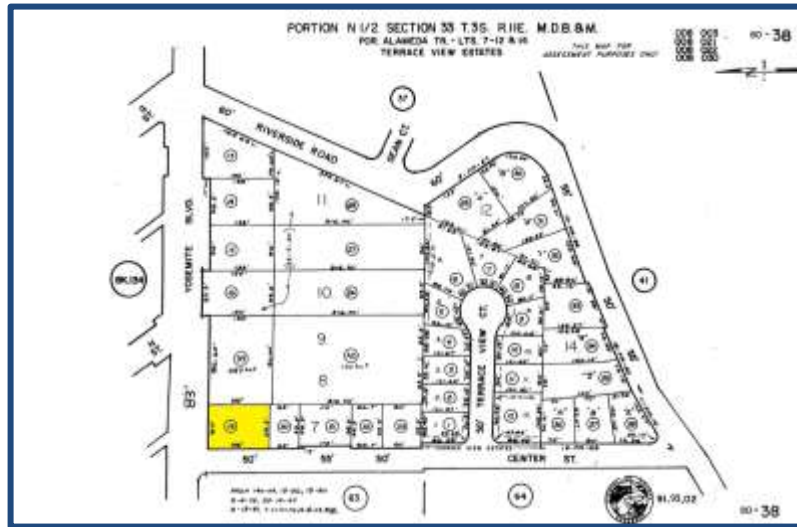
<b>\$/Gross Acre</b>	\$257,576.00	<b>\$/Usable SF</b>	\$5.91
<b>\$/Gross SF</b>	\$5.91	<b>\$/Lot</b>	\$85,000
<b>\$/Usable Acre</b>	\$257,572		

**Remarks**

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This represents the sale of a 0.33 acre commercial zoned lot located in Atwater. The site is just north of Highway 99, but does not have direct freeway visibility or access.

## LAND COMPARABLE 2



### Property Identification

<b>Property/Sale ID</b>	131827/436493
<b>Property Type</b>	Commercial
<b>Address</b>	12400 Yosemite Blvd
<b>City, State Zip</b>	Waterford, California 95386
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Latitude/Longitude</b>	37.637952/-120.763883
<b>Tax ID</b>	080-038-019

### Transaction Data

<b>Sale Date</b>	November 13, 2017	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	083661
<b>Grantor</b>	R & S St Clair Living Trust	<b>Days on Market</b>	96
<b>Grantee</b>	Maria O Fausto	<b>Sale Price</b>	\$55,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$55,000
<b>Financing</b>	Cash		

### Property Description

<b>Gross Acres</b>	0.31	<b>Corner/Interior</b>	Corner
<b>Gross SF</b>	13,504	<b>Shape</b>	Rectangular
<b>Usable Acres</b>	0.31	<b>Topography</b>	Generally level
<b>Usable SF</b>	13,504	<b>Utilities</b>	all available to site
<b>Front Feet</b>	93	<b>Drainage</b>	Assumed adequate
<b>Depth</b>	133	<b>Flood Hazard Zone</b>	X
<b>Proposed Use</b>	Highway Commercial Use	<b>Earthquake Zone</b>	Not in an Earthquake zone.
<b>Street Access</b>	Average	<b>Use Designation</b>	Commercial
<b>Rail Access</b>	No	<b>Zoning Jurisdiction</b>	City of Waterford
<b>Water/Port Access</b>	No	<b>Zoning Code</b>	H-1
<b>Visibility</b>	Average	<b>Zoning Description</b>	Highway Frontage

**Indicators**

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<b>\$/Gross Acre</b>	\$177,414.00	<b>\$/Usable SF</b>	\$4.07
<b>\$/Gross SF</b>	\$4.07	<b>\$/FF</b>	\$589.50
<b>\$/Usable Acre</b>	\$177,414		

**Verification**

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<b>Confirmed With</b>	Deed and MLS
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	6/21/2018

**Remarks**

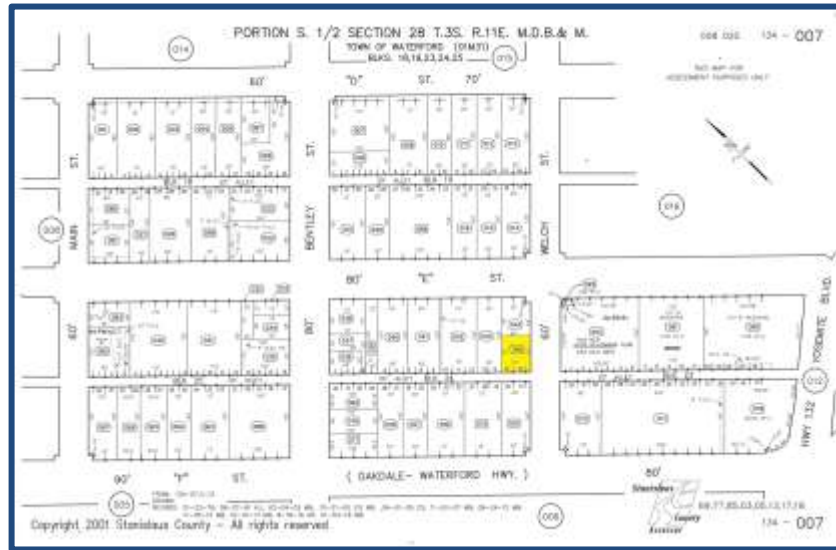
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The property is a .31 acre lot located on the southeast corner of Yosemite Blvd. and Center Street. The frontage on Center Street is fully improved with curbs, gutters and sidewalks. The frontage along Yosemite Blvd. is unimproved. The property was previously improved with a 1,086 square foot building. The property is located on a main thoroughfare in Waterford, with residential units located on the west, east and south side of the property and a gas station directly north.

The property sold in 2000 for \$60,000.

This sale represents a cash to seller transaction.

### LAND COMPARABLE 3



#### Property Identification

<b>Property/Sale ID</b>	131838/436502
<b>Property Type</b>	Commercial
<b>Address</b>	12717 Welch Street
<b>City, State Zip</b>	Waterford, California 95386
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Latitude/Longitude</b>	37.640033/-120.760017
<b>Tax ID</b>	134-007-045

#### Transaction Data

<b>Sale Date</b>	August 16, 2017	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	58804
<b>Grantor</b>	City of Waterford	<b>Days on Market</b>	77
<b>Grantee</b>	Joie Altstatt	<b>Sale Price</b>	\$15,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$15,000
<b>Financing</b>	Cash		

#### Property Description

<b>Gross Acres</b>	0.10	<b>Shape</b>	Generally Rectangular
<b>Gross SF</b>	4,500	<b>Topography</b>	Generally level
<b>Usable Acres</b>	0.10	<b>Utilities</b>	All utilities to site
<b>Usable SF</b>	4,500	<b>Drainage</b>	Appears to be adequate
<b>Front Feet</b>	75	<b>Flood Hazard Zone</b>	X
<b>Depth</b>	60	<b>Earthquake Zone</b>	Not in an Earthquake zone.
<b>Proposed Use</b>	Commercial	<b>Use Designation</b>	Commercial
<b>Street Access</b>	Average	<b>Zoning Jurisdiction</b>	City of Waterford
<b>Rail Access</b>	No	<b>Zoning Code</b>	CG
<b>Visibility</b>	Average	<b>Zoning Description</b>	General Commercial
<b>Corner/Interior</b>	Interior		



**Indicators**

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<b>\$/Gross Acre</b>	\$145,194.00	<b>\$/Usable SF</b>	\$3.33
<b>\$/Gross SF</b>	\$3.33	<b>\$/FF</b>	\$200.00
<b>\$/Usable Acre</b>	\$145,200		

**Verification**

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<b>Confirmed With</b>	Grant Deed and MLS
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	6/21/2018

**Remarks**

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This is the sale of a .10 acre lot, located directly across from the new city services, the fire department, the police station and the City Hall. The frontage on Welch Street is fully improved with curbs, gutters and sidewalk. The property was previously improved with a dwelling, and has residential uses north, east and west of the property.

In March 2011 the property was transferred to the city of Waterford, the city held the property until this sale of the property in August 2017

This is the cash sale from the city of Waterford.

### LAND COMPARABLE 4



#### Property Identification

<b>Property/Sale ID</b>	110885/430660
<b>Property Type</b>	Commercial
<b>Address</b>	1240 N. 9th Street
<b>City, State Zip</b>	Modesto, California 95350
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Modesto
<b>Latitude/Longitude</b>	37.661239/-121.026981
<b>Tax ID</b>	029-005-012

#### Transaction Data

<b>Sale Date</b>	February 15, 2017	<b>Recording Number</b>	10516
<b>Sale Status</b>	Recorded	<b>Days on Market</b>	1680
<b>Grantor</b>	Michael L & Rose N Chambers	<b>Sale Price</b>	\$195,000
<b>Grantee</b>	Juan Torres	<b>Financing Adj.</b>	\$0
<b>Property Rights</b>	Fee Simple	<b>Sale Conditions Adj.</b>	\$0
<b>Financing</b>	Conventional	<b>Exp. Imm. After Sale</b>	\$0
<b>Conditions of Sale</b>	Typical	<b>Non-Realty Adj.</b>	\$0
		<b>Adjusted Price</b>	\$195,000

#### Property Description

<b>Gross Acres</b>	1.33	<b>Corner/Interior</b>	Corner
<b>Gross SF</b>	57,935	<b>Shape</b>	Nearly Triangular
<b>Usable Acres</b>	1.33	<b>Topography</b>	Level
<b>Usable SF</b>	57,935	<b>Use Designation</b>	RPD
<b>Front Feet</b>	509	<b>Zoning Jurisdiction</b>	City of Modesto
<b>Street Access</b>	Average	<b>Zoning Code</b>	C-3
<b>Visibility</b>	Average	<b>Zoning Description</b>	Highway Commercial

**Indicators**

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<b>\$/Gross Acre</b>	\$146,615.00	<b>\$/Usable SF</b>	\$3.37
<b>\$/Gross SF</b>	\$3.37	<b>\$/FF</b>	\$383.10
<b>\$/Usable Acre</b>	\$146,616		

**Verification**

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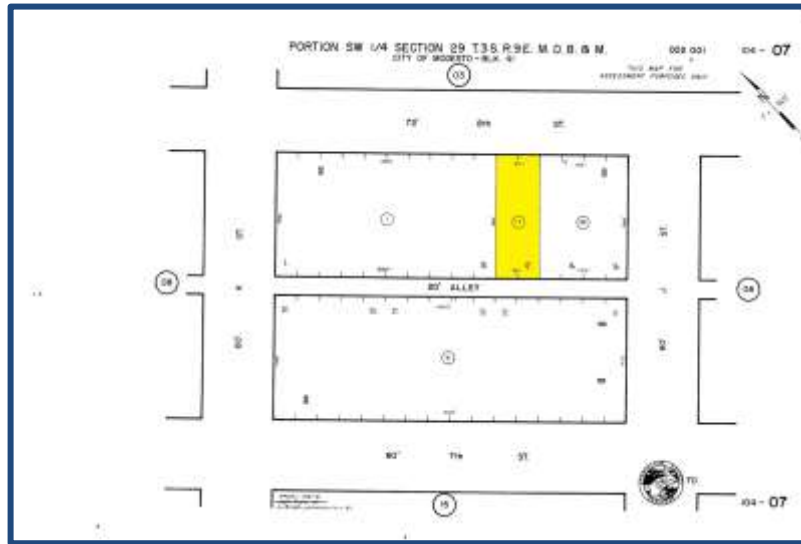
<b>Confirmed With</b>	CoStar, Loopnet and Deed
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	4/11/2017

**Remarks**

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This was a previously developed lot, at the time of sale all previous structures had been removed from the lot.

### LAND COMPARABLE 5



#### Property Identification

<b>Property/Sale ID</b>	131845/436504
<b>Property Type</b>	Commercial
<b>Address</b>	1021 8th Street
<b>City, State Zip</b>	Modesto, California 95354
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Latitude/Longitude</b>	37.639351/-121.002963
<b>Tax ID</b>	104-007-011

#### Transaction Data

<b>Sale Date</b>	October 25, 2016	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	083618
<b>Grantor</b>	Randall L Steele Trust	<b>Days on Market</b>	61
<b>Grantee</b>	Robert & Jennifer Ray	<b>Sale Price</b>	\$45,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$45,000
<b>Financing</b>	Cash		

#### Property Description

<b>Gross Acres</b>	0.16	<b>Shape</b>	Rectangular
<b>Gross SF</b>	7,000	<b>Topography</b>	Generally level
<b>Usable Acres</b>	0.16	<b>Utilities</b>	All utilities to site
<b>Usable SF</b>	7,000	<b>Drainage</b>	Appears to be adequate
<b>Front Feet</b>	50	<b>Flood Hazard Zone</b>	X
<b>Depth</b>	140	<b>Earthquake Zone</b>	Not in an Earthquake zone.
<b>Proposed Use</b>	Commercial	<b>Use Designation</b>	Redevelopment Planning District
<b>Street Access</b>	Average	<b>Zoning Jurisdiction</b>	City of Modesto
<b>Rail Access</b>	No	<b>Zoning Code</b>	TD
<b>Water/Port Access</b>	No	<b>Zoning Description</b>	Transitional Downtown
<b>Visibility</b>	Average		
<b>Corner/Interior</b>	Interior		

**Indicators**

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<b>\$/Gross Acre</b>	\$280,025.00	<b>\$/Usable SF</b>	\$6.43
<b>\$/Gross SF</b>	\$6.43	<b>\$/FF</b>	\$900.00
<b>\$/Usable Acre</b>	\$280,029		

**Verification**

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<b>Confirmed With</b>	Grant Deed and MLS
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	6/21/2018

**Remarks**

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This is a .16 acre commercial lot that is located just west of the heart of downtown Modesto. Properties surrounding the lot are commercial/industrial use.

Prior to this sale the property was purchased in December 1989.

This is the typical cash sale of a vacant commercial lot.

### LAND COMPARABLE 6



#### Property Identification

<b>Property/Sale ID</b>	128670/434665
<b>Property Type</b>	Industrial
<b>Address</b>	1016 North 9th Street
<b>City, State Zip</b>	Modesto, California 95350
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Modesto
<b>Latitude/Longitude</b>	37.658224/-121.022822
<b>Tax ID</b>	029-09-012

#### Transaction Data

<b>Sale Date</b>	September 23, 2016	<b>Financing</b>	Private
<b>Sale Status</b>	Recorded	<b>Conditions of Sale</b>	Typical
<b>Grantor</b>	Tenney A Norquist Inc	<b>Recording Number</b>	2016-R0073487
<b>Grantee</b>	Dennis A Monterosso	<b>Sale Price</b>	\$275,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$275,000

#### Property Description

<b>Gross Acres</b>	1.51	<b>Shape</b>	Generally Rectangular
<b>Gross SF</b>	65,776	<b>Topography</b>	Generally level
<b>Usable Acres</b>	1.51	<b>Utilities</b>	All utilities
<b>Usable SF</b>	65,776	<b>Drainage</b>	Assumed Adequate
<b>Front Feet</b>	150	<b>Flood Hazard Zone</b>	Zone X-Not a flood zone.
<b>Depth</b>	470	<b>Earthquake Zone</b>	Not in an Earthquake Zone.
<b>Street Access</b>	Average	<b>Use Designation</b>	Redevelopment Planning District
<b>Rail Access</b>	No	<b>Zoning Jurisdiction</b>	City of Modesto
<b>Water/Port Access</b>	No	<b>Zoning Code</b>	C-3
<b>Visibility</b>	Average	<b>Zoning Description</b>	Highway Commercial
<b>Corner/Interior</b>	Interior		

### Indicators

<b>\$/Gross Acre</b>	\$182,119.00	<b>\$/FF</b>	\$1,833.33
<b>\$/Gross SF</b>	\$4.18	<b>\$/Lot</b>	\$0
<b>\$/Usable Acre</b>	\$182,118	<b>\$/Unit</b>	\$0
<b>\$/Usable SF</b>	\$4.18	<b>\$/SF of Bldg Area</b>	\$0.00

### Verification

<b>Confirmed With</b>	CoStar, Public Records
<b>Confirmed By</b>	Brooke Carey
<b>Confirmation Date</b>	9/25/2017

### Remarks

The property is commercial land located in Modesto on North 9th street just east of Highway 99. There is frontage on South 9th street and Carver Road. The frontage from Carver Road is improved with curbs, gutters and sidewalks, while the 9th street frontage is not improved. Utilities are available to the site as it was once improved with an old 5,046 square foot warehouse building. It was built in 1931 and was considered to be of negligible value, and has since been removed. The property has good access and visibility. Although it is zoned commercial, this site has elements of industrial and could function as either use.



## Land Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment was applied if inferior. A summary of the elements of comparison follows.

## Transaction Adjustments

Transaction adjustments include (1) real property rights conveyed, (2) financing terms, (3) conditions of sale and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

### Real Property Rights Conveyed

Real property rights conveyed influence sale prices and must be considered when analyzing a sale comparable. The appraised value and sale comparables all reflect the fee simple interest with no adjustments required.

### Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. All of the sale comparables involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

### Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. Another more typical condition of sale involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflects the upper limit of value. The sale comparables do not indicate any condition of sale adjustments were warranted for atypical conditions.

### Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, and/or costs to remediate environmental contamination.

The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no adjustments to the comparable sales are required for this element of comparison. The parties to these transactions did not anticipate expenditures were required immediately after purchase; therefore, no adjustments were warranted.

## Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

Discussions with market participants and a review of market data indicated overall market conditions for vacant land properties have been improving with recent transactions confirming this trend. As such, we applied an adjustment to each comparable based on a factor of 5.00% per year.

## Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after transaction and market conditions adjustments.

Comparables 2 and 3 are both located in Waterford, and do not enjoy the same benefits as the subject and comparables. They are adjusted upward for their inferior access in comparison with the subject property. The remaining comparables are all located in areas with comparable traffic flow and access features as the subject site. No adjustments were necessary.

The primary physical attributes of the comparable sites are the availability of utilities, on- or off-site improvements, topography and site size. All of the comparables are similar in the availability of utilities. All are generally similar in off-site improvements. No adjustments were required for utilities or off-site improvements.

The subject site contains 0.26 acres. The subject is bracketed in size by the comparables, which range from 0.103 acres to 1.51 acres. Comparables 1, 2, 3 and 5 are in the same size range as the subject and no adjustments are required. Comparables 4 and 6 are approximately one and one half acre sites. Smaller sites tend to sell at a premium to their larger counterparts, all other factors being similar. We adjust these two sales upward in comparison with the subject property to reflect their larger sizes.

The comparables were selected for their similarity to the subject in terms of its highest and best use. All are thus similar to the subject in their potential uses and/or zoning. None involved non-realty components.

## Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these qualitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

**LAND SALES ADJUSTMENT GRID**

Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	Sale # 6	
Sale ID	437031	436493	436502	430660	436504	434665	
Date of Value & Sale	September-18	March-18	November-17	August-17	February-17	October-16	September-16
Unadjusted Sales Price	\$85,000	\$55,000	\$15,000	\$195,000	\$45,000	\$275,000	
Usable Acres	0.260	0.330	0.310	0.103	1.330	0.161	1.510
<b>Unadjusted Sales Price per Usable Sq. Ft.</b>	<b>\$5.91</b>	<b>\$4.07</b>	<b>\$3.33</b>	<b>\$3.37</b>	<b>\$6.43</b>	<b>\$4.18</b>	
<b>Transactional Adjustments</b>							
<b>Property Rights Conveyed</b>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>
<b>Financing Terms</b>	<i>Cash to Seller</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
<b>Conditions of Sale</b>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>
<b>Expenditures after Sale</b>							
<b>Market Conditions Adjustments</b>							
<b>Elapsed Time from Date of Value</b>		<i>0.48 years</i>	<i>0.83 years</i>	<i>1.07 years</i>	<i>1.57 years</i>	<i>1.88 years</i>	<i>1.97 years</i>
Market Trend Through	September-18	2.4%	4.1%	5.4%	7.8%	9.4%	9.8%
<b>Analyzed Sales Price</b>		<b>\$6.05</b>	<b>\$4.24</b>	<b>\$3.51</b>	<b>\$3.63</b>	<b>\$7.03</b>	<b>\$4.59</b>
<b>Physical Adjustments</b>							
<b>Location</b>	<i>South side C Street</i>	<i>1715 Sycamore Ave</i>	<i>12400 Yosemite Blvd</i>	<i>12717 Welch Street</i>	<i>1240 N. 9th Street</i>	<i>1021 8th Street</i>	<i>1016 North 9th St</i>
	<i>Livingston, California</i>	<i>Atwater</i>	<i>Waterford</i>	<i>Waterford</i>	<i>Modesto</i>	<i>Modesto</i>	<i>Modesto</i>
Relative Comparison		Similar	Inferior	Inferior	Similar	Similar	Similar
<b>Size</b>	<i>0.260 acres</i>	<i>0.330 acres</i>	<i>0.310 acres</i>	<i>0.103 acres</i>	<i>1.330 acres</i>	<i>0.161 acres</i>	<i>1.510 acres</i>
Relative Comparison		Similar	Similar	Similar	Inferior	Similar	Inferior
<b>Utilities</b>	<i>All utilities to site</i>	<i>All utilities to site</i>	<i>All utilities to site</i>	<i>All utilities to site</i>	<i>All utilities to site</i>	<i>All utilities to site</i>	<i>All utilities to site</i>
Relative Comparison		Similar	Similar	Similar	Similar	Similar	Similar
<b>Zoning</b>	<i>DTC</i>	<i>C</i>	<i>H-1</i>	<i>CG</i>	<i>C-3</i>	<i>TD</i>	<i>C-3</i>
Relative Comparison		Similar	Similar	Similar	Similar	Similar	Similar
Overall Net Relative Comparison		Similar	Inferior	Inferior	Inferior	Similar	Inferior
<b>Value Indication Per Square Foot of Land</b>		<b>Similar to \$6.05</b>	<b>More than \$4.24</b>	<b>More than \$3.51</b>	<b>More than \$3.63</b>	<b>Similar to \$7.03</b>	<b>More than \$4.59</b>

### Conclusion

From the market data available, six closed sales in the subject’s market area were selected as most comparable to the subject. Sales 1 and 5 indicated values similar to \$6.05 and \$7.03. Four of the sales reflect a value higher than \$4.24, \$3.51, \$3.63 and \$4.59 per square foot. Our concluded value of \$6.00 per square foot for the subject property is reasonable and supported by the data. Applying \$6.00 per square foot results in a value conclusion by the Sales Comparison Approach of \$70,000, rounded.

Based on this analysis, the land value indication is summarized as follows:

Land Value Indication				
<b>Market Value Opinion</b>				
11,326 sq. ft.	x	<b>\$6.00 psf</b>	=	<b>\$67,956</b>
<b>Rounded</b>				(Rounded)
				<b>\$70,000</b>

# Reconciliation

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## Summary of Value Indications

The indicated value from the applicable approach and our concluded market value for the subject property are shown in the following table.

### Value Indication

Approach to Value	As Is
Sales Comparison	\$70,000
Cost	Not Developed
Income Capitalization	Not Developed

### Value Conclusion

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$70,000</b>
	<b>\$6.18 psf</b>

As the Sales Comparison Approach is the only applicable valuation method, no reconciliation is necessary.

## Exposure Time and Marketing Periods

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, similar marketing and exposure time estimates of 3 to 6 months are considered reasonable and appropriate for the subject property.

## General Assumptions and Limiting Conditions

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This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and

- anticipated short-term supply and demand factors and are subject to change with future conditions.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
  11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
  12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
  13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
  14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
  15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
  16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno.
  17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
  18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the



- subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
  20. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
  21. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
  22. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
  23. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
  24. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified

- professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
25. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
  26. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
  27. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
  28. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
  29. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
  30. You and Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Central Valley | Modesto | Merced | Fresno or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant

- shall be the amount actually received by Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno for this assignment, and under no circumstances shall any claim for consequential damages be made.
31. Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno in such action, regardless of its outcome.
  32. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Central Valley | Modesto | Merced | Fresno. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
  33. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
  34. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
  35. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

## Certification – John A. Hillas, MAI, SRA

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. 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.
4. The undersigned has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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 value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. John A. Hillas, MAI, SRA did not personally inspect the subject property.
10. Andrea R. Carlos provided significant real property appraisal assistance in the collection and verification of market data, inspection of the subject property, and with report preparation. No one else provided significant real property appraisal assistance to the person signing this certification.
11. 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.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



John A. Hillas, MAI, SRA  
Managing Director  
California Certified License #AG002432  
License Expires 01/21/2019

# Addenda

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## Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

### Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

### Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

### As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

### Base Rent

The minimum rent stipulated in a lease. (Dictionary)

### Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

### Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

### Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

### Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

### Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4<sup>th</sup> Ed.)

### Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

### Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

### Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

### Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

### Depreciation

- 1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
- 2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

### Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- 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. (Dictionary)

### Easement

The right to use another's land for a stated purpose. (Dictionary)

### EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

### Effective Date

- 1) The date on which the appraisal or review opinion applies. (SVP)
- 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

### Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

### Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

### EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

### Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

### Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

### Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

### Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)



### Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

### Exposure Time

- 1) The time a property remains on the market.
- 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

### Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

### Fee Simple Estate

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)

### Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

### Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

### Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

### Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

### Gross Building Area (GBA)

- 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
- 2) Gross leasable area plus all common areas.
- 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

### Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

### Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

### Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

### Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

### Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

### HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

### Highest and Best Use

- 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
- 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
- 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

### Hypothetical Condition

- 1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
- 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

### Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

### Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees.) (Dictionary)

### Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

### Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

### Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

### Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

### Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

### Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

### Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- 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. (Dictionary)

### Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

### Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

### Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

### Market Value

The most probable price that 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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 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.

(Dictionary)

### Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory

Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary)

### Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

### Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

### Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e.,  $OER = 1 - NIR$  (Dictionary)

### Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

### Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

### Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

### Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

### Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. ... The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

### Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report ...The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

### Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

### Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

### Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of

the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

### Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

### Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

### Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

### Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

### Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

### Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

### Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

## Qualifications

## Qualifications of Andrea R. Carlos

### Appraiser

Valbridge Property Advisors | Northern California



### *Independent Valuations for a Variable World*

---

#### State Certifications

Real Estate Appraiser Trainee  
AT03003927  
State of California

---

#### Education

Bachelor of Science  
Communicative Disorders  
California State University,  
Fresno

---

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#### Appraisal Related Courses

##### **Appraisal Institute**

Spring Conference (annual)

##### **Allied Business School**

Appraisal Principles and Practices  
Appraisal Report Writing  
Uniform Standards of Professional Appraisal Practice  
Market Analysis and Highest & Best Use  
Sales Comparison and Income Approaches  
Site Valuation and Cost Approach

#### Experience

##### **Appraiser**

Valbridge Property Advisors (2017)

##### **Appraiser Trainee**

Valbridge Property Advisors (2016)

##### **Appraisal Analyst**

Valbridge Property Advisors (2014-2016)

##### **Field Research Photographer**

CoStar (2012-2013)

##### **Research Analyst**

Way & Associates (2007-2012)  
Real Estate Appraisers & Consultants



Qualifications of John A. Hillas, MAI, SRA  
Managing Director  
Valbridge Property Advisors | Northern California



*Independent Valuations for a Variable World*

State Certifications

Certified General RE Appraiser  
State of California

Formal Education

B.B.A.  
Business Administration  
University of Oregon

A.A.S.  
Business Administration  
Anchorage Community College

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Memberships/Affiliations/Honors

Member	Appraisal Institute
2012 Chair	Appraisal Institute Fall Conference
2009 Chair	Appraisal Institute Spring Conference
2008 Chair	Appraisal Institute Region One
2007-08 Director	Appraisal Institute Board of Directors
2004 President	Northern CA Chapter, Appraisal Institute
1998 President	Sierra Chapter, Appraisal Institute
Associate Member	American Society of Farm Managers & Rural Appraisers (ASFMRA)
Expert Witness	Superior Courts of Stanislaus, Merced and Sacramento Counties

Appraisal Institute Related Courses & Examinations Passed

**Appraisal Institute:** All courses and examinations required for the MAI and SRA designations, as well as thousands of hours of continuing education.

Speaking Engagements:

**Nor-Cal Chapter, Appraisal Institute:**

Authored/Presented Workshops:

- "Analyzing Operating Expenses"
- "Adjustments in Valuation Analyses"
- "Appraisal of Small Residential Income Properties"

**Risk Management Association (RMA) Central Valley Chapter:**

Authored/Presented Workshop:

- "Real Estate Overview"

**California Chapter, ASFMRA**

Authored/Presented Workshop:

- "Valuation of Transitional Property"

**San Joaquin County Assessor In-house Training:**

Authored/Presented Seminar:

- "Valuation of Subdivision Properties"



### Related Valuation Experience

Valuation experience includes all sorts of general commercial, industrial, retail, office, multiple-unit residential, existing and proposed residential, commercial and industrial subdivisions and transitional land, commercial and agricultural lands including large ranches, orchards, and cropland. Work has been performed for a wide variety of needs including estate planning/filing, lending, condemnation and general litigation support.

#### **Managing Director**

ValbridgePropertyAdvisors | Northern California (2013-Present)  
Modesto, California

#### **Senior Vice President, Branch Manager**

Hulberg & Associates, Inc. (2007-2013)  
Modesto, California

#### **Owner/Appraiser**

Sierra Valuation Consultants (1996-2007)  
Modesto, California

#### **Senior Appraiser**

National Valuation Consultants, Inc. (1995-1996)  
Denver, Colorado

#### **Senior Appraiser**

San Francisco Federal Savings and Loan (1992-1995)  
Modesto, California

#### **Senior Appraiser**

Private Real Estate Valuation Firm (1991-1992)  
Modesto, California

#### **Appraiser**

Stockton Savings Bank (1987-1991)  
Modesto, California

#### **Appraiser**

Hillas Appraisal Company (1980-1987)  
Homer, Alaska



## FAST FACTS

### COMPANY INFORMATION

- Valbridge is the largest independent national commercial real estate valuation and advisory services firm in North America.
  - Total number of MAI-designated appraisers (200+ on staff)
  - Total number of office locations (70+ across U.S.)
  - Total number of staff (675+ strong)
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge services all property types, including special-purpose properties.
- Valbridge provides independent valuation services. We are not owned by a brokerage firm or investment company.
- Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by our local office leaders.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements.

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**Valbridge**  
PROPERTY ADVISORS

## Appraisal Report

1822 C Street  
Livingston, Merced County, California 95334

Report Date: October 5, 2018



FOR:

City of Livingston  
Mr. Jose Antonio Ramirez  
City Manager  
1416 C Street  
Livingston, CA 95334

### **Valbridge Property Advisors**

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Valbridge File Number:  
CA05-18-0504-002





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October 5, 2018

Andrea Carlos  
209.569.0450 x7306  
acarlos@valbridge.com

Mr. Jose Antonio Ramirez  
City Manager  
City of Livingston  
1416 C Street  
Livingston, CA 95334

RE: Appraisal Report  
1822 C Street  
Livingston, Merced County, California 95334

Dear Mr. Ramirez:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal is not valid if separated from the appraisal report.

The subject property, as referenced above, is located on the southeast corner of C Street and 7th Street and is further identified as Assessor's Parcel Number (APN) 024-154-005. The subject is a 1.00-acre or 43,560-square-foot site. The subject is an essentially vacant industrial parcel. There is a small structure on site, but it contributes no value. The site is considered to have average functional utility and an average competitive rating.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The client in this assignment is City of Livingston and the intended users of this report are Jose Ramirez, the City of Livingston and no others. The intended use is for decision making relative to possibly acquiring the property and no other use. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

#### Extraordinary Assumptions:

- None

#### Hypothetical Conditions:

- None

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

#### Value Conclusion

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$195,000</b>
	<b>\$4.48 psf</b>

Respectfully submitted,  
Valbridge Property Advisors



John A. Hillas, MAI, SRA  
Managing Director  
California Certified License #AG002432  
Expires 1/21/2019

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# Summary of Salient Facts

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## Property Identification

Property Address	1822 C Street Livingston, Merced County, California 95334
Latitude & Longitude	37.385122, -120.722128
Tax Parcel Number	024-154-005
Property Owner	Livingston Farmers Association

## Site

Zoning	Light Industrial (M-1)
FEMA Flood Map No.	06047C0200G
Flood Zone	X
Primary Land Area	1.000 acres

## Valuation Opinions

Highest & Best Use - As Vacant	Hold for development
Reasonable Exposure Time	3 to 6 months
Reasonable Marketing Time	3 to 6 months

---

## Value Indication

Approach to Value	As Is
Land Only - Sales Comparison	\$195,000
Cost	Not Developed
Income Capitalization	Not Developed

## Value Conclusion

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$195,000</b>
	<b>\$4.48 psf</b>

---

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

### Extraordinary Assumptions:

- None

### Hypothetical Conditions:

- None

# Aerial and Front Views

---

**AERIAL VIEW**



**FRONT VIEW**



## Location Map



# Introduction

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## Client and Intended Users of the Appraisal

The client in this assignment is City of Livingston and the intended users of this report are Jose Ramirez, the City of Livingston and no others.

## Intended Use of the Appraisal

The intended use of this report is for decision making relative to possibly acquiring the property and no other use.

## Real Estate Identification

The subject property is located at 1822 C Street, Livingston, Merced County, California 95334. The subject property is further identified by Assessor Parcel Number 024-154-005. The subject is a vacant industrial parcel. It is considered to have average functional utility and an average competitive rating.

## Legal Description

A recent survey was not available. The site size and description is based upon public records and plats provided. The property is adequately identified by the address, parcel map and descriptions herein.

## Use of Real Estate as of the Effective Date of Value

As of the effective date of value, the subject was an industrial land property.

## Use of Real Estate as Reflected in this Appraisal

The subject is an industrial land property.

## Ownership of the Property

According to public records, title to the subject property is vested in Livingston Farmers Association.

## History of the Property

Ownership of the subject property has not changed within the past three years. We have considered and analyzed the known history of the subject in the development of our opinions and conclusions.

## Listings/Offers/Contracts

The subject is not currently listed for sale or under contract for sale.

## Type and Definition of Value

The purpose of this appraisal is to develop an opinion of the market value of the subject properties. "Market Value," as used in this appraisal, is defined as "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably,



and for self-interest, and assuming that neither is under undue duress.”<sup>1</sup> 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:

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

The “as is” value is the value of the property in its present condition under market conditions prevalent on the date of the appraisal.

### Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following scenarios of value:

Valuation Scenario	Effective Date of Value
As Is Market Value of the Fee Simple Interest	September 11, 2018

We completed an appraisal inspection of the subject property on September 11, 2018.

### Date of Report

The date of this report is October 5, 2018, which is the same as the date of the letter of transmittal.

### List of Items Requested but Not Provided

- None

### Assumptions and Conditions of the Appraisal

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

---

<sup>1</sup> *The Dictionary of Real Estate Appraisal*, Sixth Edition, (Appraisal Institute, 2015), 141

Extraordinary Assumptions

- None

Hypothetical Conditions

- None

## Scope of Work

---

The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

### Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via assessor's parcel number, zoning code, plat map, site visit, and public records.
- Economic Characteristics - Economic characteristics of the subject property were identified via a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The subject was physically identified via a parcel map and a property inspection.

### Extent to Which the Property Was Inspected

We inspected the subject on September 11, 2018.

### Type and Extent of Data Researched

We researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. We also interviewed people familiar with the subject market/property type.

### Type and Extent of Analysis Applied (Valuation Methodology)

We observed surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations in concluding a highest and best use. We then valued the subject based on that highest and best use conclusion.

Appraisers develop an opinion of property value with specific appraisal procedures that reflect three distinct methods of data analysis: the cost approach, sales comparison approach, and income capitalization approach. One or more of these approaches are used in all estimations of value.

- Cost Approach - In the Cost Approach, the value indication reflects the sum of current depreciated replacement or reproduction cost, land value, and an appropriate entrepreneurial incentive or profit.
- Sales Comparison Approach - In the Sales Comparison Approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the impact of material differences in both economic and physical elements between the subject and the comparables.
- Income Capitalization Approach - In the Income Capitalization Approach, value is indicated by the capitalization of anticipated future income. There are two types of capitalization: direct



capitalization and yield capitalization, more commonly known as discounted cash flow (DCF) analysis.

- Approaches Applied - All of these approaches to value were considered. We assessed the availability of data and applicability of each approach to value within the context of the characteristics of the subject property and the needs and requirements of the client. Based on this assessment the Sales Comparison Approach was developed. The Cost Approach and Income Approach were not used because they are not relevant to the appraisal problem. Further discussion of the extent of our analysis and the methodology of each approach is provided later in the respective valuation sections.

### Appraisal Conformity and Report Type

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

### Professional Appraisal Assistance

The appraisal was developed and this report was prepared primarily by staff appraiser Andrea Carlos. Ms. Carlos performed all tasks of the appraisal assignment under the full supervision of the supervisory appraiser. The tasks performed by Ms. Carlos included defining the appraisal problem, identifying the client, intended users, and intended use of the appraisal, determination of the appropriate scope of work, research and confirmation of the relevant market data, analysis of relevant market/economic trends, highest and best use analysis, determination and development of the applicable valuation approaches, reconciliation of the value indications to a final value conclusion, and preparation of this written appraisal report. Ms. Carlos has also inspected the property.

### Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

# Regional and Market Area Analysis

## REGIONAL MAP



## Overview

The subject is located in Merced County in the center of the San Joaquin Valley, which is one of the most productive agricultural regions in the world. The area is known for its fertile soils and the agricultural abundance is supported by a temperate Mediterranean climate.

## Population

With the exception of the city of Merced, the largest city in the county, the incorporated communities of Merced County are relatively small. The pattern of small communities reflects the importance of agriculture in Merced County. The smaller cities have developed as support centers for farm and food processing industries. About 35% of the county's residents live outside of city limits, as is to be expected in an agriculturally based area. According to the California Department of Finance, the population of Merced County as of January 1, 2018, was 279,977, an increase of 1.8% over the previous year.

According to the Site to Do Business projections, presented below, the county's population is expected to increase 0.8% annually between 2018 and 2023, while Livingston will increase approximately 0.6% annually over the same period.

## Population

Area	2000	2010	Annual %	Estimated	Projected	Annual %
			Change			Change
			2000 - 10	2018	2023	2018 - 23
United States	281,421,906	308,745,538	1.0%	330,088,686	343,954,683	0.8%
California	33,871,648	37,253,956	1.0%	39,806,791	41,456,909	0.8%
Merced County	211,118	255,793	2.1%	272,190	283,472	0.8%
Livingston	10,770	13,063	2.1%	13,420	13,824	0.6%

Source: Site-to-Do-Business (STDB Online)

## Transportation

The region's highway system is well developed. State Highway 99, the major north-south roadway through the Central Valley runs through Merced County. Highway 99 serves primarily as a connector linking the Valley's cities from Sacramento south to Bakersfield. The cities of Merced and Atwater, the largest in the county, and Livingston are all bisected by Highway 99. Interstate 5, which runs from the Mexican border to Canada, traverses the west part of the county. State Highway 140 connects the city of Merced with Interstate 5 to the west. This highway also runs east through the Sierra foothills and provides access to Yosemite National Park and the High Sierra. State Highway 152 runs across southern Merced and northern Madera Counties, and provides another east-west link across the San Joaquin Valley. Bus service is provided by Greyhound, Yosemite Area Regional Transportation System (YARTS), and the Merced Area Regional Transit System. The area is served by all major regional and national trucking firms.

Rail connections are also good. Both the Union Pacific and BNSF railways have tracks through the county. Amtrak has passenger service to the city of Merced. The railroads facilitate transferring the region's agricultural commodities to both domestic and foreign destinations. The nearest deep water port with bulk cargo capability is Stockton, 65 miles north from both the cities of Merced and Los Banos.

Merced Municipal Airport serves the civil and commercial aviation needs of Merced. Scheduled flights are available to Los Angeles and Las Vegas with Great Lakes Airlines. Fresno Yosemite International Airport, about one hour by car from Merced, offers about 90 daily commercial flights. International airports are in Sacramento and the San Francisco Bay Area.

## Employment

Employment has experienced swings in recent years as the local economy has grown and then subsequently softened. Although the area has an economy that has been strongly tied to agriculture, total non-farm employment grew at a much faster pace than farm employment.

The largest employment sector in the region is Government & Non Profit. The second largest employment sector is Trade & Transportation, which includes retail employers. The third largest percentage of jobs is provided by manufacturing related employers.

### Employment by Industry - Merced County

Industry	2018 Estimate	Percent of Employment
Agriculture/Mining	14,416	13.9%
Construction	6,534	6.3%
Manufacturing	11,097	10.7%
Wholesale trade	3,111	3.0%
Retail trade	11,097	10.7%
Transportation/Utilities	5,600	5.4%
Information	1,245	1.2%
Finance/Insurance/Real Estate Services	3,941	3.8%
Services	42,625	41.1%
Public Administration	4,252	4.1%
<b>Total</b>	<b>103,711</b>	<b>100.2%</b>

*Source: Site-to-Do-Business (STDB Online)*

### Unemployment

The unemployment rate in Merced County is currently greater than the rates of the state and nation. The County unemployment rate was 7.0% as of August 2018. The State of California was at 4.3% while the Nation was at 3.9% for the same time period. Unemployment rates locally and nationwide have been on a decreasing trend over the last several years, as shown in the table below.

#### Unemployment Rates

Area	YE 2011	YE 2012	YE 2013	YE 2014	YE 2015	YE 2016	YE 2017	2018 YTD
United States	8.5%	7.9%	6.7%	5.6%	5.0%	4.7%	4.1%	3.8%
California	11.0%	9.6%	8.0%	6.6%	5.6%	5.1%	4.2%	4.4%
Merced County	17.5%	16.2%	14.1%	12.8%	11.6%	11.2%	8.8%	8.1%

*Source: Bureau of Labor Statistics - Year End - National & State Seasonally Adjusted*

### Median Household Income

While some Bay Area communities rank as the wealthiest in the nation, the Central Valley stands in stark contrast. The region was particularly hard hit by the Great Recession, and as recently as November 2014 Merced topped lists for highest unemployment rate in the nation, as well as having approximately 25% of its residents living below the poverty line.

Total median household income for the region is presented in the following table. Overall, the subject compares unfavorably to the state and the country.

### Median Household Income

Area	Estimated 2018	Projected 2023	Annual % Change 2018 - 23
United States	\$58,100	\$65,727	2.6%
California	\$69,051	\$81,023	3.5%
Merced County	\$49,944	\$57,239	2.9%
Livingston	\$46,792	\$54,319	3.2%

*Source: Site-to-Do-Business (STDB Online)*

### Conclusions

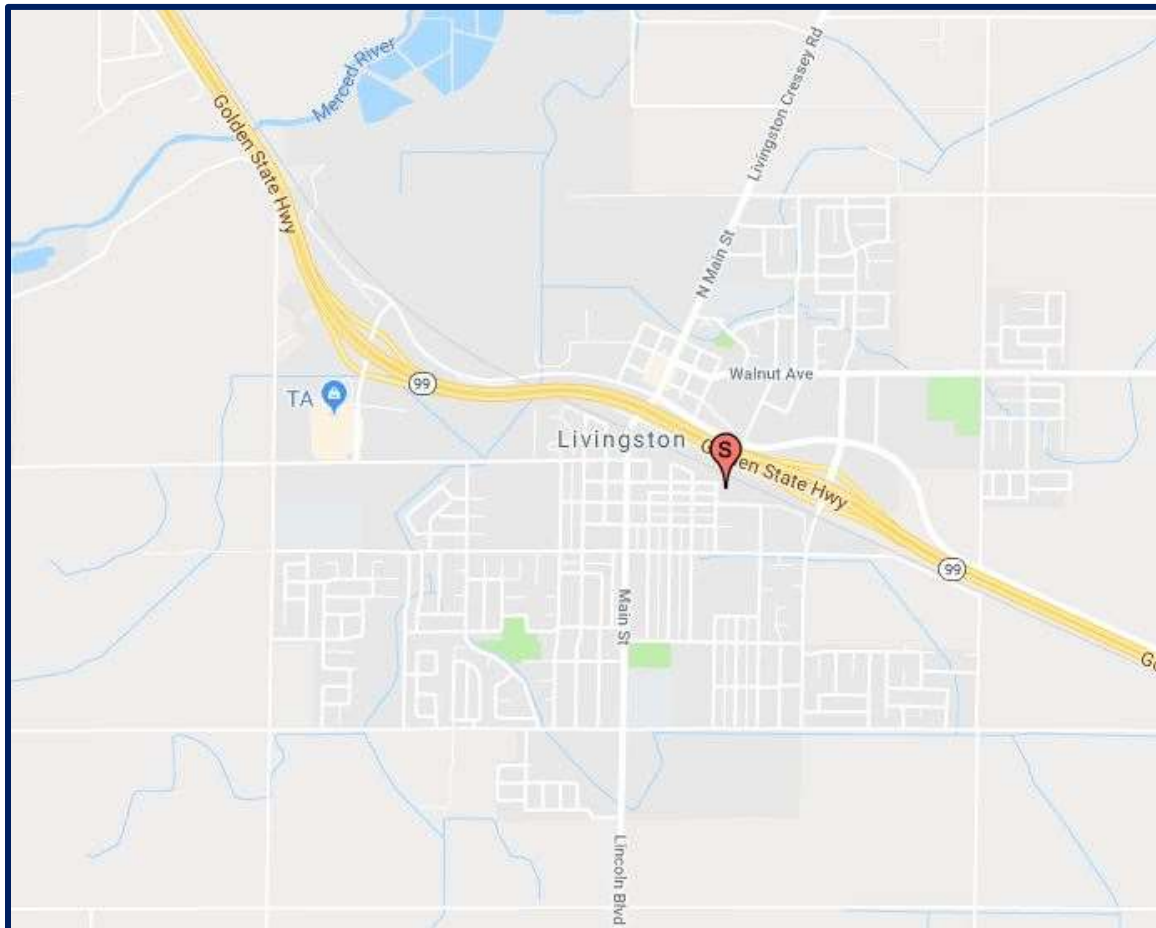
There are now some positive trends for most sectors after a period of deep recession.

Major concerns on a macro scale include rising mortgage interest rates and the lack of economic strength in the middle of the market. Market observers wonder whether investor demand will be sufficient to offset the increased price of borrowing, but many investors reportedly expect positive real estate trends in the near-term, especially for the industrial and office sectors.

The historic reasons for the growth of the Central Valley Region are the same reasons that will continue that growth. There remains a significant pricing differential between the Valley and the Bay Area and population growth is expected to resume and continue.

## City and Neighborhood Analysis

NEIGHBORHOOD MAP



The subject property is located in the northern portion of Livingston. The subject neighborhood is primarily the area of Livingston on the south side of Highway 99. The neighborhood has good linkage characteristics. Highway 99 forms the neighborhood's north boundary and provides two interchanges for the neighborhood, Winton Parkway to the northwest, and Hammatt Avenue in the southeast portion of the neighborhood. Because of its size and proximity to Highway 99, all of Livingston is considered to have good linkage.

Main Street (known as Lincoln Avenue south of Peach Avenue) serves as the primary north-south arterial in the neighborhood, as well as on the northern side of Highway 99 where it changes name to Livingston Cressey Road. Additional north-south roadways include First Street, Prusso Street, Emerald Drive/Briarwood Drive, and Robin Avenue, all of which extend from Peach Avenue in the south area to B Street to the north. B Street is a major East-West roadway between Robin Avenue and Main Street, and provides a direct link to Winton Parkway and the Highway 99 interchange. Other East-West roadways include Peach Avenue and F Street (both cross Main Street/Lincoln Boulevard). Peach Avenue eastward provides access to Hammatt Avenue northward to the Hammatt Avenue/Highway 99 interchange.



Shopping and services are available along Main Street. This is the central commercial area containing city hall and all necessary retail services. Livingston High School is located on Main Street and Peach Avenue, as is the middle school on B Street. Additionally, there is a concentration of highway commercial and industrial uses along the Highway 99 corridor, most notably at Winton Parkway. A shopping center has been proposed for this area for quite some time, but has been delayed by the market slowdown.

## Demographics

The following table depicts the area demographics in Livingston within a one-, three-, and five-mile radius from the subject.

### Neighborhood Demographics

Radius	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Population	10,116	12,769	23,186
2010 Population	11,615	15,532	29,173
2018 Population	11,842	16,013	30,385
2023 Population Estimate	12,159	16,515	31,402
Annual % Change (2018 - 2023)	0.5%	0.6%	0.7%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,376	3,127	6,144
% Owner Occupied	58.8%	59.5%	62.6%
% Renter Occupied	38.8%	37.5%	33.7%
2010 Housing Units	2,962	4,069	7,936
% Owner Occupied	55.4%	56.8%	58.0%
% Renter Occupied	39.7%	37.6%	35.8%
2018 Housing Units	3,110	4,284	8,267
% Owner Occupied	53.8%	55.1%	56.6%
% Renter Occupied	39.2%	37.9%	37.3%
2023 Housing Units	3,217	4,445	8,572
% Owner Occupied	56.3%	57.6%	59.7%
% Renter Occupied	36.2%	35.0%	34.0%
Annual % Change (2018 - 2023)	0.7%	0.7%	0.7%
<b>Income Summary</b>			
2018 Median Household Income	\$45,425	\$48,324	\$50,844
2023 Median Household Income Estimate	\$52,597	\$56,056	\$58,014
Annual % Change	3.0%	3.0%	2.7%
2018 Per Capita Income	\$15,853	\$17,881	\$18,412
2023 Per Capita Income Estimate	\$18,395	\$21,143	\$21,981
Annual % Change	3.0%	3.4%	3.6%

Source: Site-to-Do-Business (STDB Online)



### Transportation Routes

Within the immediate area of the subject property, transportation access helps define the character of its development. Major travel and commuter routes within the area of the subject property include Highway 99 to the north. Access to the area is considered average.

### Neighborhood Land Use

The subject neighborhood is located in an area with primarily residential land uses.

### Conclusions

The subject is in the northern section the city of Livingston. The subject benefits from good access features. Overall, the subject neighborhood is in the stage of its life cycle. Overall, the subject neighborhood is in the stable stage of its life cycle.

## Site Description

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The subject site is located on the southeast corner of C Street and 7th Street. The characteristics of the site are summarized as follows:

### Site Characteristics

Location:	The southeast corner of C Street and 7th Street
Gross Land Area:	1.00 Acres or 43,560 SF
Usable Land Area:	1.00 Acres or 43,560 SF
Usable Land %:	100.0%
Shape:	Irregular
Topography:	Level
Drainage:	Assumed adequate
Grade:	Level
Utilities:	All utilities to site
Off-Site Improvements:	C Street and 7th Street are both publicly maintained asphalt paved streets with one lane of traffic in each direction. There is a single curb cut along 7th Street, as well as concrete curbs, gutters and sidewalks. There are concrete curbs and gutters along C Street, but no sidewalks.
Interior or Corner:	Corner
Signalized Intersection:	No: No traffic signal at, or near, the site
Excess Land:	None
Surplus Land:	None

### Street Frontage / Access

Frontage Road	Primary	Secondary
Street Name:	C Street	7th Street
Street Type:	Commercial/Industrial	Industrial
Frontage (Linear Ft.):	275	125
Number of Curb Cuts:	0	1

### Additional Access

Alley Access:	No
Water or Port Access:	No
Rail Access:	No

### Flood Zone Data

Flood Map Panel/Number:	06047C0200G
Flood Map Date:	12-02-2008
Flood Zone:	X; Flood insurance is not required

## Other Site Conditions

Soil Type:	Adequate
Environmental Issues:	No environmental issues were noted at the time of inspection or disclosed by involved parties that would impact value.
Easements/Encroachments:	None known that would adversely affect development of the site.
Earthquake Zone:	While all of California is prone to earthquakes, the subject is not in an Alquist Priolo fault zone.

## Adjacent Land Uses

North:	Commercial
South:	Vacant land
East:	Vacant land
West:	Commercial

## Site Ratings

Access:	Average
Visibility:	Average

## Zoning Designation

Zoning Jurisdiction:	City of Livingston
Zoning Classification:	M-1, Light Industrial
General Plan Designation:	Light Industrial
Permitted Uses:	A variety of light industrial uses
Zoning Comments:	The current zoning classification contains certain restrictions regarding permitted uses; minimum lot size; yard setbacks; maximum building area; maximum building height; parking; etc. Improvements on the site would need to either 1-) meet these zoning requirements, 2-) be granted a variance by the local zoning authority for areas that do not conform, or 3-) be considered a legal non-conforming use due to the improvements having been built prior to the establishment of the local zoning guidelines.

## Analysis/Comments on Site

The subject site is an irregularly shaped parcel at the corner of C Street and 7th Street. There is a small (approximately 940 square foot) metal building located on the site. This structure adds little to no value to the subject site and it is not considered in our valuation analysis. The site is served by all required utilities.

**TAX/PLAT MAP**



## Subject Photos

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View facing east on C Street



View facing east from 7<sup>th</sup> Street

# Assessment and Tax Data

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## Assessment Methodology

The State of California has provided for a unified system to assess real estate for property taxes. Assessment Districts are established on a county basis to assess real estate within the county. The appraised property falls under the taxing jurisdiction of Merced County and is subject to both general taxes and direct assessments.

## Assessed Values and Property Taxes

The subject's assessed values, applicable tax rates and total taxes including direct assessments are shown in the following table:

### Tax Schedule

Tax Year	Parcel Number	Assessed Value - Land	Assessed Value - Imp.	Assessed Value	Effective Tax Rate	Special Assessments	Tax Expense
2017	024-154-005	\$73,552	\$9,522	\$83,074	1.077260%	\$77	\$972

## General Taxes

The amount of General Taxes due is quantified by multiplying the assessed value by the tax rate. In the State of California, real estate is assessed at 100% of market value as determined by the County Assessor's Office. The tax rate consists of a base rate of 1% plus any bonds or fees approved by the voters. The County Tax Rate for the subject property is 1.07726%.

## Direct Assessments

Direct assessments are tax levies that are not dependent upon the assessed value of the property. They are levied regardless of assessment. According to the Merced County Tax Collector's Office, the direct assessments for the subject property total about \$77.

## Current and Future Taxes

Proposition 13 was passed by voters in June 1978 and substantially changed the taxation of real estate in California. This constitutional amendment rolled back the base year for assessment purposes to the tax year 1975-1976. Annual increases in assessed value are limited to 2 percent per year, regardless of the rate of inflation. Real estate is subject to re-appraisal to current market value upon a change in ownership or new construction. Property assessments in years subsequent to a change of ownership or new construction are referred to as factored base values.

Proposition 8, which passed in 1979, states that the Assessor shall lower tax roll values to fair market value whenever the assessed value exceeds fair market value. It mandates that the lower of fair market value or factored base value be placed on the assessment roll. When fair market values are enrolled, the Assessor reassesses the property annually until such time as fair market value again equals or exceeds the factored base year value. For properties that have been owned for several years, the assessed value may not reflect the current fair market value. Furthermore, due to adjustments following a Prop 8 reduction, increases in assessed value can increase substantially more than 2% per year until the assessment again matches the factored base year value.

## Conclusions

According to the Merced County Tax Assessors Office the subject's property taxes are current as of the date of value.



## Highest and Best Use

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The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

### Analysis of Highest and Best Use As If Vacant

The primary determinants of the highest and best use of the property as if vacant are the issues of (1) Legal permissibility, (2) Physical possibility, (3) Financial feasibility, and (4) Maximum productivity.

#### Legally Permissible

The subject site is zoned M-1, Light Industrial which controls the general nature of permissible uses but is appropriate for the location and physical elements of the subject property, providing for a consistency of use with the general neighborhood. The location of the subject property is appropriate for the uses allowed, as noted previously, and a change in zoning is unlikely. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development.

#### Physically Possible

The physical attributes allow for a number of potential uses. Elements such as size, shape, availability of utilities, known hazards (flood, environmental, etc.), and other potential influences are described in the Site Description and have been considered. There are no items of a physical nature that would materially limit appropriate and likely development.

#### Financially Feasible

The probable use of the site for industrial development conforms to the pattern of land use in the market area. A review of published yield, rental and occupancy rates suggest that there is a balanced supply and demand is insufficient to support construction costs and ensure timely absorption of additional inventory in this market. Therefore, near-term speculative development of the subject site is not financially feasible.

#### Maximally Productive

Among the financially feasible uses, the use that results in the highest value (the maximally productive use) is the highest and best use. Considering these factors, the maximally productive use as though vacant is to hold for development.

#### Conclusion of Highest and Best Use As If Vacant

The conclusion of the highest and best use as if vacant is to hold for development.

### Analysis of Highest and Best Use as Improved

Same as above.

### Most Probable Buyer

As of the date of value, the most probable buyer of the subject property is an owner user.

# Land Valuation

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## Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

The process of developing the sales comparison approach consists of the following analyses: (1) researching and verifying transactional data, (2) selecting relevant units of comparison, (3) analyzing and adjusting the comparable sales for differences in various elements of comparison, and (4) reconciling the adjusted sales into a value indication for the subject site.

## Unit of Comparison

The unit of comparison depends on land use economics and how buyers and sellers use the property. The unit of comparison in this analysis is per usable square foot.

## Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location and (7) physical characteristics.

## Comparable Sales Data

To obtain and verify comparable sales of vacant land properties, we conducted a search of public records, field surveys, interviews with knowledgeable real estate professionals in the area, and a review of our internal database.

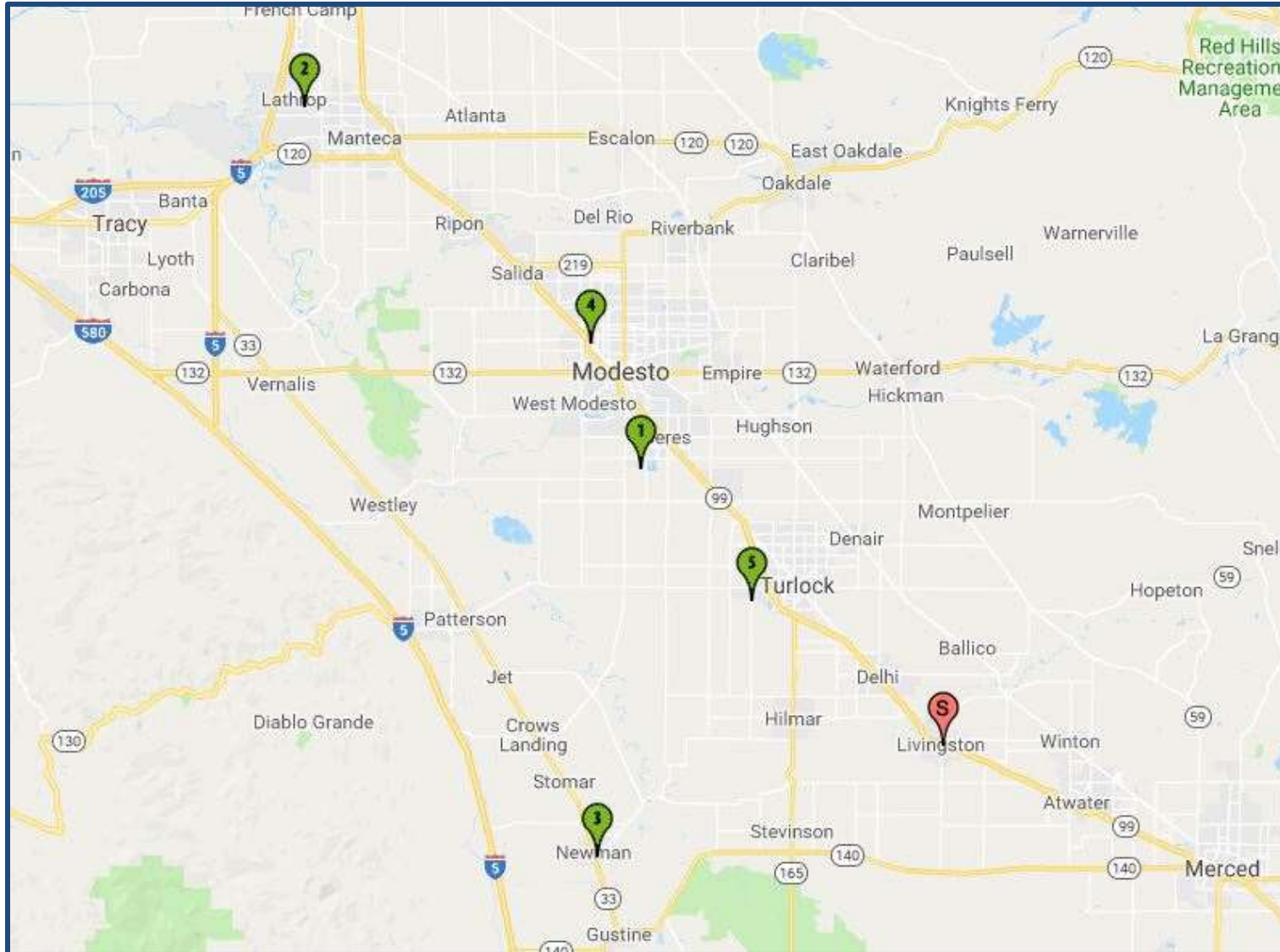
We included five sales in our analysis, as these sales were judged to be the most comparable to develop an indication of market value for the subject property.

The following is a table summarizing each sale comparable and a map illustrating the location of each in relation to the subject. Details of each comparable follow the location map.

### Land Sales Summary

Comp. No.	Date of Sale	Usable		Location	Zoning	Sales Price	
		Acres				Actual	Per Sq. Ft.
1	October-17	1.160		1064 Marchy Lane Ceres, California	PC-50	\$150,000	\$2.97
2	May-17	1.030		2011 Park Street Lathrop, California	IL	\$90,000	\$2.01
3	October-16	1.460		L Street S of Inyo Newman, California	Industrial	\$220,000	\$3.46
4	September-16	1.510		1016 North 9th Street Modesto, California	C-3	\$275,000	\$4.18
5	July-16	1.004		1118 South Tegner Road Turlock, California	I	\$173,875	\$3.97

**COMPARABLE SALES MAP**



## LAND COMPARABLE 1



### Property Identification

<b>Property/Sale ID</b>	129407/435082
<b>Property Type</b>	Industrial
<b>Address</b>	1064 Marchy Lane
<b>City, State Zip</b>	Ceres, California 95307
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Latitude/Longitude</b>	37.572841/-120.979955
<b>Tax ID</b>	041-064-010

### Transaction Data

<b>Sale Date</b>	October 31, 2017	<b>Financing</b>	Conventional
<b>Sale Status</b>	Recorded	<b>Conditions of Sale</b>	Typical
<b>Grantor</b>	Virginia Tavares	<b>Days on Market</b>	1819
<b>Grantee</b>	TBD	<b>Sale Price</b>	\$150,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$150,000

### Property Description

<b>Gross Acres</b>	1.16	<b>Shape</b>	Rectangular
<b>Gross SF</b>	50,530	<b>Topography</b>	Level
<b>Usable Acres</b>	1.16	<b>Utilities</b>	All utilities
<b>Usable SF</b>	50,530	<b>Drainage</b>	Assumed adequate
<b>No. of Lots</b>	1	<b>Flood Hazard Zone</b>	X
<b>Street Access</b>	Average	<b>Earthquake Zone</b>	No
<b>Rail Access</b>	No	<b>Use Designation</b>	General Industrial
<b>Water/Port Access</b>	No	<b>Zoning Jurisdiction</b>	City of Ceres
<b>Visibility</b>	Average	<b>Zoning Code</b>	PC-50
<b>Corner/Interior</b>	Mid-Block	<b>Zoning Description</b>	Planned Community

### Indicators

<b>\$/Gross Acre</b>	\$129,310.00	<b>\$/Usable Acre</b>	\$129,309
<b>\$/Gross SF</b>	\$2.97	<b>\$/Usable SF</b>	\$2.97

**\$/Lot**                      \$150,000

### Verification

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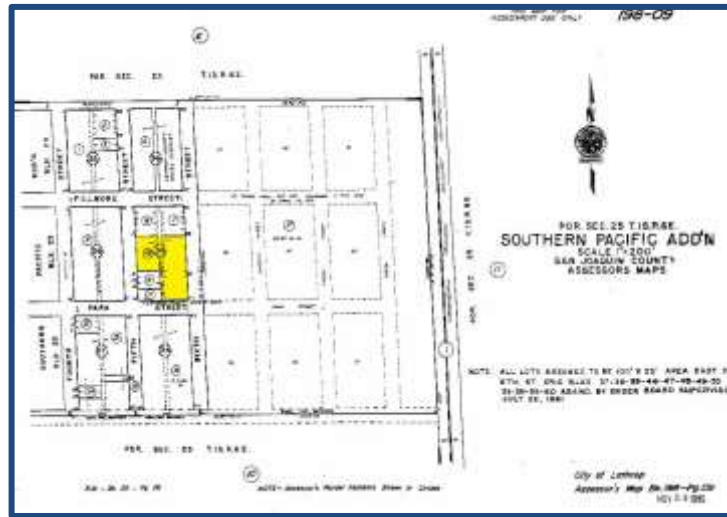
**Confirmed With**        Fred Miller  
**Confirmed By**         Andrea Carlos  
**Confirmation Date**    11/14/2017

### Remarks

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Sale of a single 1.16 acre industrial lot located in the Morgan Road Industrial Park in Ceres, south of Service Road. All underground utilities were in place at the time of sale. Fencing along southern and western borders also in place. Concrete curbs and gutters in place. Installation of sidewalk is a requirement of development that was disclosed prior to the sale. This was a short sale.

## LAND COMPARABLE 2



### Property Identification

<b>Property/Sale ID</b>	132232/436731
<b>Property Type</b>	Industrial
<b>Address</b>	2011 Park Street
<b>City, State Zip</b>	Lathrop, California 95330
<b>County</b>	San Joaquin
<b>MSA</b>	Stockton-Lodi
<b>Latitude/Longitude</b>	37.817257/-121.266411
<b>Tax ID</b>	198-090-18

### Transaction Data

<b>Sale Date</b>	May 12, 2017	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	2017-54245
<b>Grantor</b>	Patricia Archdeacon	<b>Days on Market</b>	16
<b>Grantee</b>	Adarshdeep Kaur	<b>Sale Price</b>	\$90,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$90,000
<b>Financing</b>	Conventional		

### Property Description

<b>Gross Acres</b>	1.03	<b>Shape</b>	Irregular
<b>Gross SF</b>	44,867	<b>Topography</b>	Level
<b>Usable Acres</b>	1.03	<b>Utilities</b>	None
<b>Usable SF</b>	44,867	<b>Drainage</b>	Assumed adequate
<b>No. of Lots</b>	1	<b>Flood Hazard Zone</b>	X500L
<b>Street Access</b>	Average	<b>Earthquake Zone</b>	No
<b>Rail Access</b>	No	<b>Use Designation</b>	Light Industrial
<b>Water/Port Access</b>	No	<b>Zoning Jurisdiction</b>	City of Lathrop
<b>Visibility</b>	Average	<b>Zoning Code</b>	IL
<b>Corner/Interior</b>	Mid-Block	<b>Zoning Description</b>	Light Industrial

**Indicators**

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<b>\$/Gross Acre</b>	\$87,379.00	<b>\$/Usable SF</b>	\$2.01
<b>\$/Gross SF</b>	\$2.01	<b>\$/Lot</b>	\$90,000
<b>\$/Usable Acre</b>	\$87,378		

**Verification**

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<b>Confirmed With</b>	MLS# 17000731
<b>Confirmed By</b>	Andrea Carlos
<b>Confirmation Date</b>	8/2/2018

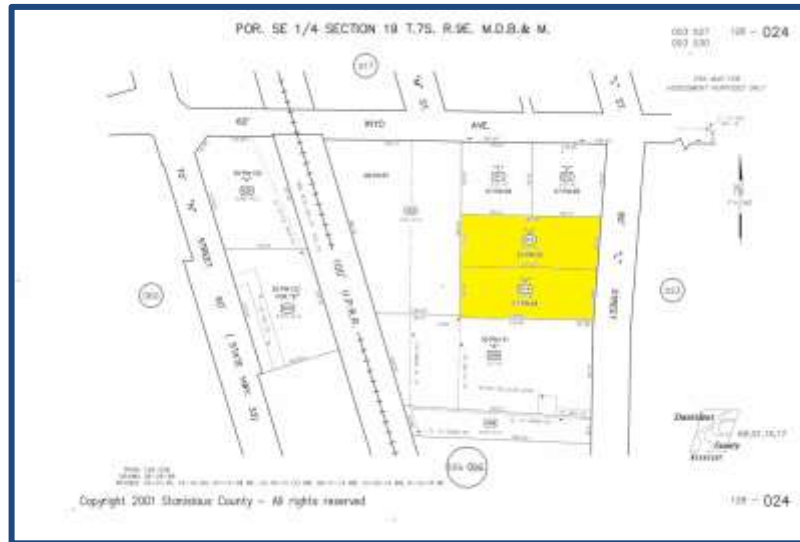
**Remarks**

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This is the sale of a 1.03 acre industrial site located in Lathrop. The parcel is located about one and a half miles east of Interstate 5. No offsite improvements, no utilities to site.



### LAND COMPARABLE 3



#### Property Identification

<b>Property/Sale ID</b>	120989/430395
<b>Property Type</b>	Industrial
<b>Address</b>	L Street S of Inyo
<b>City, State Zip</b>	Newman, California 95360
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Latitude/Longitude</b>	37.309687/-121.016950
<b>Tax ID</b>	128-024-013, 128-024-014

#### Transaction Data

<b>Sale Date</b>	October 6, 2016	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	77560
<b>Grantor</b>	Oliveira Abel Et Al	<b>Days on Market</b>	126
<b>Grantee</b>	Goldman Don	<b>Sale Price</b>	\$220,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$220,000
<b>Financing</b>	Conventional		

#### Property Description

<b>Gross Acres</b>	1.46	<b>Shape</b>	Generally Rectangular
<b>Gross SF</b>	63,598	<b>Topography</b>	Generally level
<b>Usable Acres</b>	1.46	<b>Utilities</b>	all typical available to site
<b>Usable SF</b>	63,598	<b>Drainage</b>	Appear Adequate
<b>Front Feet</b>	226	<b>Flood Hazard Zone</b>	X
<b>Depth</b>	290	<b>Earthquake Zone</b>	not in an earthquake zone
<b>Street Access</b>	Average	<b>Use Designation</b>	Industrial
<b>Rail Access</b>	No	<b>Zoning Jurisdiction</b>	City of Newman
<b>Water/Port Access</b>	No	<b>Zoning Code</b>	Industrial
<b>Visibility</b>	Average	<b>Zoning Description</b>	Industrial/Commercial
<b>Corner/Interior</b>	Interior		

**Indicators**

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<b>\$/Gross Acre</b>	\$150,685.00	<b>\$/Usable SF</b>	\$3.46
<b>\$/Gross SF</b>	\$3.46	<b>\$/FF</b>	\$973.45
<b>\$/Usable Acre</b>	\$150,684		

**Verification**

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**Confirmation Date** 3/14/2017

**Remarks**

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Newly formed parcels in older industrial part of Newman. The parcels are south of Inyo and west of L Street. L Street frontage is unimproved. All utilities are available to site.

### LAND COMPARABLE 4



#### Property Identification

<b>Property/Sale ID</b>	128670/434665
<b>Property Type</b>	Industrial
<b>Address</b>	1016 North 9th Street
<b>City, State Zip</b>	Modesto, California 95350
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Modesto
<b>Latitude/Longitude</b>	37.658224/-121.022822
<b>Tax ID</b>	029-09-012

#### Transaction Data

<b>Sale Date</b>	September 23, 2016	<b>Financing</b>	Private
<b>Sale Status</b>	Recorded	<b>Conditions of Sale</b>	Typical
<b>Grantor</b>	Tenney A Norquist Inc	<b>Recording Number</b>	2016-R0073487
<b>Grantee</b>	Dennis A Monterosso	<b>Sale Price</b>	\$275,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$275,000

#### Property Description

<b>Gross Acres</b>	1.51	<b>Shape</b>	Generally Rectangular
<b>Gross SF</b>	65,776	<b>Topography</b>	Generally level
<b>Usable Acres</b>	1.51	<b>Utilities</b>	All utilities
<b>Usable SF</b>	65,776	<b>Drainage</b>	Assumed Adequate
<b>Front Feet</b>	150	<b>Flood Hazard Zone</b>	Zone X-Not a flood zone.
<b>Depth</b>	470	<b>Earthquake Zone</b>	Not in an Earthquake Zone.
<b>Street Access</b>	Average	<b>Use Designation</b>	Redevelopment Planning District
<b>Rail Access</b>	No	<b>Zoning Jurisdiction</b>	City of Modesto
<b>Water/Port Access</b>	No	<b>Zoning Code</b>	C-3
<b>Visibility</b>	Average	<b>Zoning Description</b>	Highway Commercial
<b>Corner/Interior</b>	Interior		

**Indicators**


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<b>\$/Gross Acre</b>	\$182,119.00	<b>\$/FF</b>	\$1,833.33
<b>\$/Gross SF</b>	\$4.18	<b>\$/Lot</b>	\$0
<b>\$/Usable Acre</b>	\$182,118	<b>\$/Unit</b>	\$0
<b>\$/Usable SF</b>	\$4.18	<b>\$/SF of Bldg Area</b>	\$0.00

**Verification**


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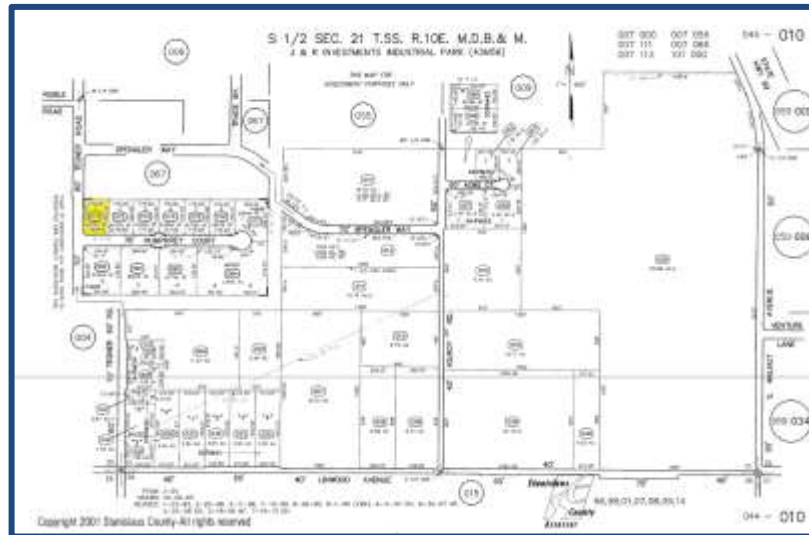
<b>Confirmed With</b>	CoStar, Public Records
<b>Confirmed By</b>	Brooke Carey
<b>Confirmation Date</b>	9/25/2017

**Remarks**


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The property is commercial land located in Modesto on North 9th street just east of Highway 99. There is frontage on South 9th street and Carver Road. The frontage from Carver Road is improved with curbs, gutters and sidewalks, while the 9th street frontage is not improved. Utilities are available to the site as it was once improved with an old 5,046 square foot warehouse building. It was built in 1931 and was considered to be of negligible value, and has since been removed. The property has good access and visibility. Although it is zoned commercial, this site has elements of industrial and could function as either use.

## LAND COMPARABLE 5



### Property Identification

<b>Property/Sale ID</b>	120987/430394
<b>Property Type</b>	Industrial
<b>Property Name</b>	Land Only
<b>Address</b>	1118 South Tegner Road
<b>City, State Zip</b>	Turlock, California 95380
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Turlock
<b>Latitude/Longitude</b>	37.483240/-120.884984
<b>Tax ID</b>	044-010-071

### Transaction Data

<b>Sale Date</b>	July 11, 2016	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	51141
<b>Grantor</b>	VVMK LLC	<b>Days on Market</b>	364
<b>Grantee</b>	Lucas-Machado	<b>Sale Price</b>	\$173,875
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$173,875
<b>Financing</b>	Conventional		

### Property Description

<b>Gross Acres</b>	1.00	<b>Topography</b>	Level
<b>Gross SF</b>	43,753	<b>Utilities</b>	All utilities are available.
<b>Usable Acres</b>	1.00	<b>Drainage</b>	Appears adequate
<b>Usable SF</b>	43,753	<b>Flood Hazard Zone</b>	X
<b>Street Access</b>	Average	<b>Earthquake Zone</b>	not in an earthquake zone
<b>Rail Access</b>	No	<b>Use Designation</b>	Industrial
<b>Water/Port Access</b>	No	<b>Zoning Jurisdiction</b>	City of Turlock
<b>Visibility</b>	Average	<b>Zoning Code</b>	I
<b>Corner/Interior</b>	Corner	<b>Zoning Description</b>	Industrial
<b>Shape</b>	Rectangular		

**Indicators**

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<b>\$/Gross Acre</b>	\$173,108.00	<b>\$/Usable Acre</b>	\$173,108
<b>\$/Gross SF</b>	\$3.97	<b>\$/Usable SF</b>	\$3.97

**Verification**

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<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	3/14/2017

**Remarks**

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Finished industrial parcel on corner of Tegner and Humphrey Court. The property has concrete curbs, gutters and sidewalks. All utilities are available to site.

## Land Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment was applied if inferior. A summary of the elements of comparison follows.

### Transaction Adjustments

Transaction adjustments include (1) real property rights conveyed, (2) financing terms, (3) conditions of sale and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

#### Real Property Rights Conveyed

Real property rights conveyed influence sale prices and must be considered when analyzing a sale comparable. The appraised value and sale comparables all reflect the fee simple interest with no adjustments required.

#### Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. All of the sale comparables involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

#### Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. Another more typical condition of sale involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflects the upper limit of value. The sale comparables do not indicate any condition of sale adjustments were warranted for atypical conditions.

#### Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, and/or costs to remediate environmental contamination.

The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no adjustments to the comparable sales are required for this element of comparison. The parties to these transactions did not anticipate expenditures were required immediately after purchase; therefore, no adjustments were warranted.



## Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

Discussions with market participants and a review of market data indicated overall market conditions for vacant land properties have been improving with recent transactions confirming this trend. As such, we applied an adjustment to each comparable based on a factor of 5.00% per year.

## Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after transaction and market conditions adjustments.

Comparables 1, 2, and 3 are all located in areas away from regional transportation, and do not enjoy the same benefits as the subject and other comparables. They are adjusted upward for their inferior access in comparison with the subject property. The remaining comparables are all located in areas with comparable traffic flow and access features as the subject site. No adjustments were necessary.

The primary physical attributes of the comparable sites are the availability of utilities, on- or off-site improvements, topography and site size. Only Comparable 2 required upward adjustment for its lack of utilities. All of the remaining comparables are similar in the availability of utilities and did not require adjustment. All are generally similar in off-site improvements. No adjustments were required for utilities or off-site improvements.

The subject site contains 1.0 acre. The comparables range from 1.004 acres to 1.51 acres. All of the comparables are in the same size range as the subject and no adjustments are required.

The comparables were selected for their similarity to the subject in terms of its highest and best use. While two of the comparables have commercial zoning designations, they can all support similar light industrial and/or commercial uses. All are thus similar to the subject in their potential uses and/or zoning and did not require adjustment. None involved non-realty components.

## Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these qualitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

**LAND SALES ADJUSTMENT GRID**

	Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5
Sale ID		435082	436731	430395	434665	430394
Date of Value & Sale	September-18	October-17	May-17	October-16	September-16	July-16
Unadjusted Sales Price		\$150,000	\$90,000	\$220,000	\$275,000	\$173,875
Usable Acres	1.000	1.160	1.030	1.460	1.510	1.004
<b>Unadjusted Sales Price per Usable Sq. Ft.</b>		<b>\$2.97</b>	<b>\$2.01</b>	<b>\$3.46</b>	<b>\$4.18</b>	<b>\$3.97</b>
<b>Transactional Adjustments</b>						
<b>Property Rights Conveyed</b>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>
<b>Financing Terms</b>	<i>Cash to Seller</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
<b>Conditions of Sale</b>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>
<b>Expenditures after Sale</b>						
<b>Market Conditions Adjustments</b>						
<b>Elapsed Time from Date of Value</b>		<i>0.86 years</i>	<i>1.33 years</i>	<i>1.93 years</i>	<i>1.97 years</i>	<i>2.17 years</i>
Market Trend Through	September-18	4.3%	6.7%	9.7%	9.8%	10.8%
<b>Analyzed Sales Price</b>		<b>\$3.10</b>	<b>\$2.14</b>	<b>\$3.79</b>	<b>\$4.59</b>	<b>\$4.41</b>
<b>Physical Adjustments</b>						
<b>Location</b>	<i>1822 C Street Livingston, California</i>	<i>1064 Marchy Ln Ceres, California</i>	<i>2011 Park St Lathrop, California</i>	<i>L Street S of Inyo Newman, California</i>	<i>1016 North 9th St Modesto, California</i>	<i>1118 S Tegner Rd Turlock, California</i>
Relative Comparison		Inferior	Inferior	Inferior	Similar	Similar
<b>Size</b>	<i>1.000 acres</i>	<i>1.160 acres</i>	<i>1.030 acres</i>	<i>1.460 acres</i>	<i>1.510 acres</i>	<i>1.004 acres</i>
Relative Comparison		Similar	Similar	Similar	Similar	Similar
<b>Utilities</b>	<i>All utilities to site</i>	<i>Similar</i>	<i>Inferior</i>	<i>Similar</i>	<i>Similar</i>	<i>Similar</i>
Relative Comparison		Similar	Inferior	Similar	Similar	Similar
<b>Zoning</b>	<i>M-1</i>	<i>PC-50</i>	<i>IL</i>	<i>Industrial</i>	<i>C-3</i>	<i>I</i>
Relative Comparison		Similar	Similar	Similar	Similar	Similar
Overall Net Relative Comparison		<b>Inferior</b>	<b>Inferior</b>	<b>Inferior</b>	<b>Inferior</b>	<b>Inferior</b>
<b>Value Indication Per Square Foot of Land</b>		<b>More than \$3.10</b>	<b>More than \$2.14</b>	<b>More than \$3.79</b>	<b>Similar to \$4.59</b>	<b>Similar to \$4.41</b>

## Conclusion

From the market data available, five closed sales in the subject's market area were selected as most comparable to the subject. Our analysis leads us to conclude that a reasonable subject property market value is more than \$3.10 per square foot and similar to \$4.59 per square foot. Four of the sales reflect a value for the subject more than \$3.10, \$2.14, and \$3.79 per square foot. Our concluded value of \$4.50 per square foot for the subject property is reasonable and supported by the data. Applying \$4.50 per square foot results in a value conclusion by the Sales Comparison Approach of \$195,000, rounded.

Based on this analysis, the land value indication is summarized as follows:

<b>Land Value Indication</b>				
<b>Market Value Opinion</b>				
43,560 sq. ft.	x	<b>\$4.50 psf</b>	=	<b>\$196,020</b>
<b>Rounded</b>				(Rounded)
			=	<b>\$195,000</b>

# Reconciliation

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## Summary of Value Indications

The indicated value from the applicable approach and our concluded market value for the subject property are shown in the following table.

<b>Value Indication</b>	
<b>Approach to Value</b>	<b>As Is</b>
Land Only - Sales Comparison	\$195,000
Cost	Not Developed
Income Capitalization	Not Developed
<b>Value Conclusion</b>	
<b>Component</b>	<b>As Is</b>
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 11, 2018
<b>Value Conclusion</b>	<b>\$195,000</b>
	<b>\$4.48 psf</b>

As the Sales Comparison Approach is the only applicable valuation method, no reconciliation is necessary.

## Exposure Time and Marketing Periods

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, similar marketing and exposure time estimates of 3 to 6 months are considered reasonable and appropriate for the subject property.

## General Assumptions and Limiting Conditions

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This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and

- anticipated short-term supply and demand factors and are subject to change with future conditions.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
  11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
  12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
  13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
  14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
  15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
  16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno.
  17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
  18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the

- subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
  20. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
  21. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
  22. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
  23. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
  24. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified



- professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
25. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
  26. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
  27. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
  28. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
  29. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
  30. You and Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Central Valley | Modesto | Merced | Fresno or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant

- shall be the amount actually received by Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno for this assignment, and under no circumstances shall any claim for consequential damages be made.
31. Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Central Valley | Modesto | Merced | Fresno in such action, regardless of its outcome.
  32. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Central Valley | Modesto | Merced | Fresno. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
  33. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
  34. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
  35. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

## Certification – John A. Hillas, MAI, SRA

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. 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.
4. The undersigned has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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 value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. John A. Hillas, MAI, SRA did not personally inspect the subject property.
10. Andrea R. Carlos provided significant real property appraisal assistance in the collection and verification of market data, inspection of the subject property, and with report preparation. No one else provided significant real property appraisal assistance to the person signing this certification.
11. 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.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



John A. Hillas, MAI, SRA  
Managing Director  
California Certified License #AG002432  
License Expires 01/21/2019

# Addenda

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Subject Photos

Glossary

Qualifications

- Andrea Carlos - Appraiser
- John A. Hillas, MAI, SRA - Managing Director

Information on Valbridge Property Advisors

Office Locations

## Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

### Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

### Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

### As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

### Base Rent

The minimum rent stipulated in a lease. (Dictionary)

### Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

### Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

### Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

### Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

### Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4<sup>th</sup> Ed.)

### Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

### Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

### Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

### Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

### Depreciation

- 1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
- 2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

### Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- 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. (Dictionary)

### Easement

The right to use another's land for a stated purpose. (Dictionary)

### EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

### Effective Date

- 1) The date on which the appraisal or review opinion applies. (SVP)
- 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

### Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

### Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

### EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

### Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

### Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

### Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

### Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

### Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

### Exposure Time

- 1) The time a property remains on the market.
- 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

### Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

### Fee Simple Estate

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)

### Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

### Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

### Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

### Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

### Gross Building Area (GBA)

- 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
- 2) Gross leasable area plus all common areas.
- 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

### Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

### Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

### Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

### Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

### Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)



### HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

### Highest and Best Use

- 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
- 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
- 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

### Hypothetical Condition

- 1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
- 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

### Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

### Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees). (Dictionary)

### Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

### Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

### Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

### Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

### Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

### Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

### Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- 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. (Dictionary)

### Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

### Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

### Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

### Market Value

The most probable price that 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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 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.

(Dictionary)

### Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory

Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary)

### Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

### Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

### Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e.,  $OER = 1 - NIR$  (Dictionary)

### Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

### Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

### Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

### Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

### Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. ... The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

### Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report ...The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

### Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

### Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

### Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of

the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

### Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

### Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

### Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

### Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

### Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

### Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

### Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

## Qualifications

Qualifications of Andrea R. Carlos  
Appraiser  
Valbridge Property Advisors | Northern California



*Independent Valuations for a Variable World*

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**Education**

Bachelor of Science  
Communicative Disorders  
California State University,  
Fresno

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209-569-0451 (f)  
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[www.valbridge.com](http://www.valbridge.com)

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**Appraisal Related Courses**

**Appraisal Institute**

Spring Conference (annual)

**Allied Business School**

Appraisal Principles and Practices  
Appraisal Report Writing  
Uniform Standards of Professional Appraisal Practice  
Market Analysis and Highest & Best Use  
Sales Comparison and Income Approaches  
Site Valuation and Cost Approach

**Experience**

**Appraiser**

Valbridge Property Advisors (2017)

**Appraiser Trainee**

Valbridge Property Advisors (2016)

**Appraisal Analyst**

Valbridge Property Advisors (2014-2016)

**Field Research Photographer**

CoStar (2012-2013)

**Research Analyst**

Way & Associates (2007-2012)  
Real Estate Appraisers & Consultants

Qualifications of John A. Hillas, MAI, SRA  
Managing Director  
Valbridge Property Advisors | Northern California



Independent Valuations for a Variable World

State Certifications

Certified General RE Appraiser  
State of California

Formal Education

B.B.A.  
Business Administration  
University of Oregon

A.A.S.  
Business Administration  
Anchorage Community College

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Memberships/Affiliations/Honors

Member	Appraisal Institute
2012 Chair	Appraisal Institute Fall Conference
2009 Chair	Appraisal Institute Spring Conference
2008 Chair	Appraisal Institute Region One
2007-08 Director	Appraisal Institute Board of Directors
2004 President	Northern CA Chapter, Appraisal Institute
1998 President	Sierra Chapter, Appraisal Institute
Associate Member	American Society of Farm Managers & Rural Appraisers (ASFMRA)
Expert Witness	Superior Courts of Stanislaus, Merced and Sacramento Counties

Appraisal Institute Related Courses & Examinations Passed

**Appraisal Institute:** All courses and examinations required for the MAI and SRA designations, as well as thousands of hours of continuing education.

Speaking Engagements:

**Nor-Cal Chapter, Appraisal Institute:**

Authored/Presented Workshops:

- "Analyzing Operating Expenses"
- "Adjustments in Valuation Analyses"
- "Appraisal of Small Residential Income Properties"

**Risk Management Association (RMA) Central Valley Chapter:**

Authored/Presented Workshop:

- "Real Estate Overview"

**California Chapter, ASFMRA**

Authored/Presented Workshop:

- "Valuation of Transitional Property"

**San Joaquin County Assessor In-house Training:**

Authored/Presented Seminar:

- "Valuation of Subdivision Properties"

### Related Valuation Experience

Valuation experience includes all sorts of general commercial, industrial, retail, office, multiple-unit residential, existing and proposed residential, commercial and industrial subdivisions and transitional land, commercial and agricultural lands including large ranches, orchards, and cropland. Work has been performed for a wide variety of needs including estate planning/filing, lending, condemnation and general litigation support.

#### **Managing Director**

ValbridgePropertyAdvisors | Northern California (2013-Present)  
Modesto, California

#### **Senior Vice President, Branch Manager**

Hulberg & Associates, Inc. (2007-2013)  
Modesto, California

#### **Owner/Appraiser**

Sierra Valuation Consultants (1996-2007)  
Modesto, California

#### **Senior Appraiser**

National Valuation Consultants, Inc. (1995-1996)  
Denver, Colorado

#### **Senior Appraiser**

San Francisco Federal Savings and Loan (1992-1995)  
Modesto, California

#### **Senior Appraiser**

Private Real Estate Valuation Firm (1991-1992)  
Modesto, California

#### **Appraiser**

Stockton Savings Bank (1987-1991)  
Modesto, California

#### **Appraiser**

Hillas Appraisal Company (1980-1987)  
Homer, Alaska





## FAST FACTS

### COMPANY INFORMATION

- Valbridge is the largest independent national commercial real estate valuation and advisory services firm in North America.
  - Total number of MAI-designated appraisers (200+ on staff)
  - Total number of office locations (70+ across U.S.)
  - Total number of staff (675+ strong)
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge services all property types, including special-purpose properties.
- Valbridge provides independent valuation services. We are not owned by a brokerage firm or investment company.
- Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by our local office leaders.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements.

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Summer 2018

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PROPERTY ADVISORS

## Appraisal Report

642 6th Street  
Livingston, Merced County, California 95334

Report Date: October 5, 2018



FOR:

City of Livingston  
Mr. Jose Antonio Ramirez  
City Manager  
1416 C Street  
Livingston, CA 95334

### **Valbridge Property Advisors**

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October 5, 2018

John A. Hillas, MAI, SRA  
209.569.0450 x7301  
jhillas@valbridge.com

Mr. Jose Antonio Ramirez  
City Manager  
City of Livingston  
1416 C Street  
Livingston, CA 95334

RE: Appraisal Report  
642 6th Street  
Livingston, Merced County, California 95334

Dear Mr. Ramirez:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal is not valid if separated from the appraisal report.

The subject property, as referenced above, is located on the north side of D Street, between 5th Street and 6th Street and is further identified as Assessor's Parcel Number (APN) 024-147-006. The subject is a 0.65-acre or 28,314-square-foot site. The subject is an average quality, one-story, light industrial property containing 15,200 gross square feet. The improvements consist of one building which was constructed around 1976. The building contains 5.8 percent of office space and has a clear height of approximately 18 feet. The property was owner occupied as of the date of this appraisal. The subject has average functional utility and competitive rating.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.



The client in this assignment is City of Livingston and the intended users of this report are Jose Ramirez, the City of Livingston and no others. The intended use is for decision making relative to possibly acquiring the property and no other use. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

**Extraordinary Assumptions:**

- None

**Hypothetical Conditions:**

- None

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

**Value Conclusion**

<b>Component</b>	<b>As Is</b>
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 12, 2018
<b>Value Conclusion</b>	<b>\$990,000</b>
	<b>\$65.13 psf</b>

Respectfully submitted,  
 Valbridge Property Advisors



John A. Hillas, MAI, SRA  
 Managing Director  
 California Certified License #AG002432  
 Expires 1/21/2019

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# Summary of Salient Facts

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## Property Identification

Property Name	642 6th Street Livingston, Merced County, California 95334
Latitude & Longitude	37.384443, -120.720725
Tax Parcel Number	024-147-006
Property Owner	Livingston Farmers Association

## Site

Zoning	Limited Industrial (M-1)
FEMA Flood Map No.	06047C0200G
Flood Zone	X
Primary Land Area	0.650 acres

## Existing Improvements

Property Use	Industrial
Occupancy Type	Industrial
Gross Building Area (GBA)	15,200 sf
Net Rentable Area (NRA)	15,200 sf
Number of Units	5
Number of Buildings	2
Number of Stories	2
Year Built	1976
Condition	Average
Construction Class	S - Steel Frame
Construction Quality	Average
Percent Office	5.8%
Clear Height	18.0'
Surface Parking	4 spaces

## Valuation Opinions

Highest & Best Use - As Vacant	Hold for development
Highest & Best Use - As Improved	Continuation of the current industrial use
Reasonable Exposure Time	3 to 6 months
Reasonable Marketing Time	3 to 6 months

---



### Value Indication

Approach to Value	As Is
Cost	Not Developed
Sales Comparison	\$990,000
Income Capitalization	Not Developed

### Value Conclusion

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 12, 2018
<b>Value Conclusion</b>	<b>\$990,000</b>
	<b>\$65.13 psf</b>

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

#### Extraordinary Assumptions:

- None

#### Hypothetical Conditions:

- None

## Aerial and Front Views

---

**AERIAL VIEW**



**FRONT VIEW**



## Location Map

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# Introduction

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## Client and Intended Users of the Appraisal

The client in this assignment is City of Livingston and the intended user of this report is Jose Ramirez, the City of Livingston and no others.

## Intended Use of the Appraisal

The intended use of this report is for decision making relative to possibly acquiring the property and no other use.

## Real Estate Identification

The subject property is located at 642 6th Street, Livingston, Merced County, California 95334. The subject property is further identified by Assessor Parcel Number 024-147-006. The subject is an average quality, one-story, light industrial property containing 15,200 gross square feet. The improvements consist of one building which was constructed around 1970. The building contains 5.8 percent of office space and has a clear height of approximately 18 feet. The property was owner occupied as of the date of this appraisal. The subject has average functional utility and competitive rating.

## Legal Description

A recent survey was not available. The site size and description is based upon public records and plats provided. The property is adequately identified by the address, parcel map and descriptions herein.

## Use of Real Estate as of the Effective Date of Value

As of the effective date of value, the subject was an industrial property.

## Use of Real Estate as Reflected in this Appraisal

The subject is an industrial property.

## Ownership of the Property

According to public records, title to the subject property is vested in Livingston Farmers Association.

## History of the Property

Ownership of the subject property has not changed within the past three years. We have considered and analyzed the known history of the subject in the development of our opinions and conclusions.

## Listings/Offers/Contracts

The subject is not currently listed for sale or under contract for sale.

## Type and Definition of Value

The appraisal problem (the term "Purpose of Appraisal" has been retired from appraisal terminology) is to develop an opinion of the market value of the subject property. "Market Value," as used in this appraisal, is defined as "the most probable price that 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:

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

The value conclusions apply to the value of the subject property under the market conditions presumed on the effective date(s) of value.

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

## Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following scenarios of value:

Valuation Scenario	Effective Date of Value
As Is Market Value of the Fee Simple Interest	September 12, 2018

We completed an appraisal inspection of the subject property on September 11, 2018.

## Date of Report

The date of this report is October 5, 2018, which is the same as the date of the letter of transmittal.

## List of Items Requested but Not Provided

- None

## Assumptions and Conditions of the Appraisal

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

---

<sup>1</sup> Source: *Code of Federal Regulations, Title 12, Banks and Banking, Part 722.2-Definitions*

Extraordinary Assumptions

- None

Hypothetical Conditions

- None



# Scope of Work

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The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

## Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via assessor's parcel number, zoning code, plat map, site visit, and public records.
- Economic Characteristics - Economic characteristics of the subject property were identified via a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The subject was physically identified via an appraisal inspection that consisted of interior and exterior observations.

## Extent to Which the Property Was Inspected

We inspected the subject on September 11, 2018. The improvements were measured during the course of the inspection.

## Type and Extent of Data Researched

We researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. We also interviewed people familiar with the subject market/property type.

## Type and Extent of Analysis Applied (Valuation Methodology)

We observed surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations in concluding a highest and best use. We then valued the subject based on that highest and best use conclusion.

Appraisers develop an opinion of property value with specific appraisal procedures that reflect three distinct methods of data analysis: the cost approach, sales comparison approach, and income capitalization approach. One or more of these approaches are used in all estimations of value.

- Cost Approach - In the Cost Approach, the value indication reflects the sum of current depreciated replacement or reproduction cost, land value, and an appropriate entrepreneurial incentive or profit.
- Sales Comparison Approach - In the Sales Comparison Approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the impact of material differences in both economic and physical elements between the subject and the comparables.
- Income Capitalization Approach - In the Income Capitalization Approach, value is indicated by the capitalization of anticipated future income. There are two types of capitalization: direct



capitalization and yield capitalization, more commonly known as discounted cash flow (DCF) analysis.

- Approaches Applied - All of these approaches to value were considered. We assessed the availability of data and applicability of each approach to value within the context of the characteristics of the subject property and the needs and requirements of the client. Based on this assessment the Sales Comparison was developed. The Income approach was not used because the subject is owner occupied and it's Highest and Best use is consistent with owner occupancy. The Income Approach is not applicable. The Cost Approach was not used because it is also not applicable. Market participants rarely employ the Cost Approach in their buy/sell decision making processes for properties like the subject. Further discussion of the extent of our analysis and the methodology of each approach is provided later in the respective valuation sections.

### Appraisal Conformity and Report Type

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

### Professional Appraisal Assistance

The appraisal was developed and this report was prepared primarily by staff appraiser Andrea Carlos. Ms. Carlos performed all tasks of the appraisal assignment under the full supervision of the supervisory appraiser. The tasks performed by Ms. Carlos included defining the appraisal problem, identifying the client, intended users, and intended use of the appraisal, determination of the appropriate scope of work, research and confirmation of the relevant market data, analysis of relevant market/economic trends, highest and best use analysis, determination and development of the applicable valuation approaches, reconciliation of the value indications to a final value conclusion, and preparation of this written appraisal report. Ms. Carlos has also inspected the property.

### Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

# Regional and Market Area Analysis

## REGIONAL MAP



## Overview

The subject is located in Merced County in the center of the San Joaquin Valley, which is one of the most productive agricultural regions in the world. The area is known for its fertile soils and the agricultural abundance is supported by a temperate Mediterranean climate.

## Population

With the exception of the city of Merced, the largest city in the county, the incorporated communities of Merced County are relatively small. The pattern of small communities reflects the importance of agriculture in Merced County. The smaller cities have developed as support centers for farm and food processing industries. About 35% of the county's residents live outside of city limits, as is to be expected in an agriculturally based area. According to the California Department of Finance, the population of Merced County as of January 1, 2018, was 279,977, an increase of 1.8% over the previous year.

According to the Site to Do Business projections, presented below, the county's population is expected to increase 0.8% annually between 2018 and 2023, while Livingston will increase approximately 0.6% annually over the same period.

## Population

Area	2000	2010	Annual %	Estimated	Projected	Annual %
			Change			Change
			2000 - 10	2018	2023	2018 - 23
United States	281,421,906	308,745,538	1.0%	330,088,686	343,954,683	0.8%
California	33,871,648	37,253,956	1.0%	39,806,791	41,456,909	0.8%
Merced County	211,118	255,793	2.1%	272,190	283,472	0.8%
Livingston	10,770	13,063	2.1%	13,420	13,824	0.6%

Source: Site-to-Do-Business (STDB Online)

## Transportation

The region's highway system is well developed. State Highway 99, the major north-south roadway through the Central Valley runs through Merced County. Highway 99 serves primarily as a connector linking the Valley's cities from Sacramento south to Bakersfield. The cities of Merced and Atwater, the largest in the county, and Livingston are all bisected by Highway 99. Interstate 5, which runs from the Mexican border to Canada, traverses the west part of the county. State Highway 140 connects the city of Merced with Interstate 5 to the west. This highway also runs east through the Sierra foothills and provides access to Yosemite National Park and the High Sierra. State Highway 152 runs across southern Merced and northern Madera Counties, and provides another east-west link across the San Joaquin Valley. Bus service is provided by Greyhound, Yosemite Area Regional Transportation System (YARTS), and the Merced Area Regional Transit System. The area is served by all major regional and national trucking firms.

Rail connections are also good. Both the Union Pacific and BNSF railways have tracks through the county. Amtrak has passenger service to the city of Merced. The railroads facilitate transferring the region's agricultural commodities to both domestic and foreign destinations. The nearest deep water port with bulk cargo capability is Stockton, 65 miles north from both the cities of Merced and Los Banos.

Merced Municipal Airport serves the civil and commercial aviation needs of Merced. Scheduled flights are available to Los Angeles and Las Vegas with Great Lakes Airlines. Fresno Yosemite International Airport, about one hour by car from Merced, offers about 90 daily commercial flights. International airports are in Sacramento and the San Francisco Bay Area.

## Employment

Employment has experienced swings in recent years as the local economy has grown and then subsequently softened. Although the area has an economy that has been strongly tied to agriculture, total non-farm employment grew at a much faster pace than farm employment.

The largest employment sector in the region is Government & Non Profit. The second largest employment sector is Trade & Transportation, which includes retail employers. The third largest percentage of jobs is provided by manufacturing related employers.

### Employment by Industry - Merced County

Industry	2018 Estimate	Percent of Employment
Agriculture/Mining	14,416	13.9%
Construction	6,534	6.3%
Manufacturing	11,097	10.7%
Wholesale trade	3,111	3.0%
Retail trade	11,097	10.7%
Transportation/Utilities	5,600	5.4%
Information	1,245	1.2%
Finance/Insurance/Real Estate Services	3,941	3.8%
Services	42,625	41.1%
Public Administration	4,252	4.1%
<b>Total</b>	<b>103,711</b>	<b>100.2%</b>

Source: Site-to-Do-Business (STDB Online)

### Unemployment

The unemployment rate in Merced County is currently greater than the rates of the state and nation. The County unemployment rate was 7.0% as of August 2018. The State of California was at 4.3% while the Nation was at 3.9% for the same time period. Unemployment rates locally and nationwide have been on a decreasing trend over the last several years, as shown in the table below.

#### Unemployment Rates

Area	YE 2011	YE 2012	YE 2013	YE 2014	YE 2015	YE 2016	YE 2017	2018 YTD
United States	8.5%	7.9%	6.7%	5.6%	5.0%	4.7%	4.1%	3.8%
California	11.0%	9.6%	8.0%	6.6%	5.6%	5.1%	4.2%	4.4%
Merced County	17.5%	16.2%	14.1%	12.8%	11.6%	11.2%	8.8%	8.1%

Source: Bureau of Labor Statistics - Year End - National & State Seasonally Adjusted

### Median Household Income

While some Bay Area communities rank as the wealthiest in the nation, the Central Valley stands in stark contrast. The region was particularly hard hit by the Great Recession, and as recently as November 2014 Merced topped lists for highest unemployment rate in the nation, as well as having approximately 25% of its residents living below the poverty line.

Total median household income for the region is presented in the following table. Overall, the subject compares unfavorably to the state and the country.

#### Median Household Income

Area	Estimated 2018	Projected 2023	Annual % Change 2018 - 23
United States	\$58,100	\$65,727	2.6%
California	\$69,051	\$81,023	3.5%
Merced County	\$49,944	\$57,239	2.9%
Livingston	\$46,792	\$54,319	3.2%

Source: Site-to-Do-Business (STDB Online)

## Conclusions

There are now some positive trends for most sectors after a period of deep recession.

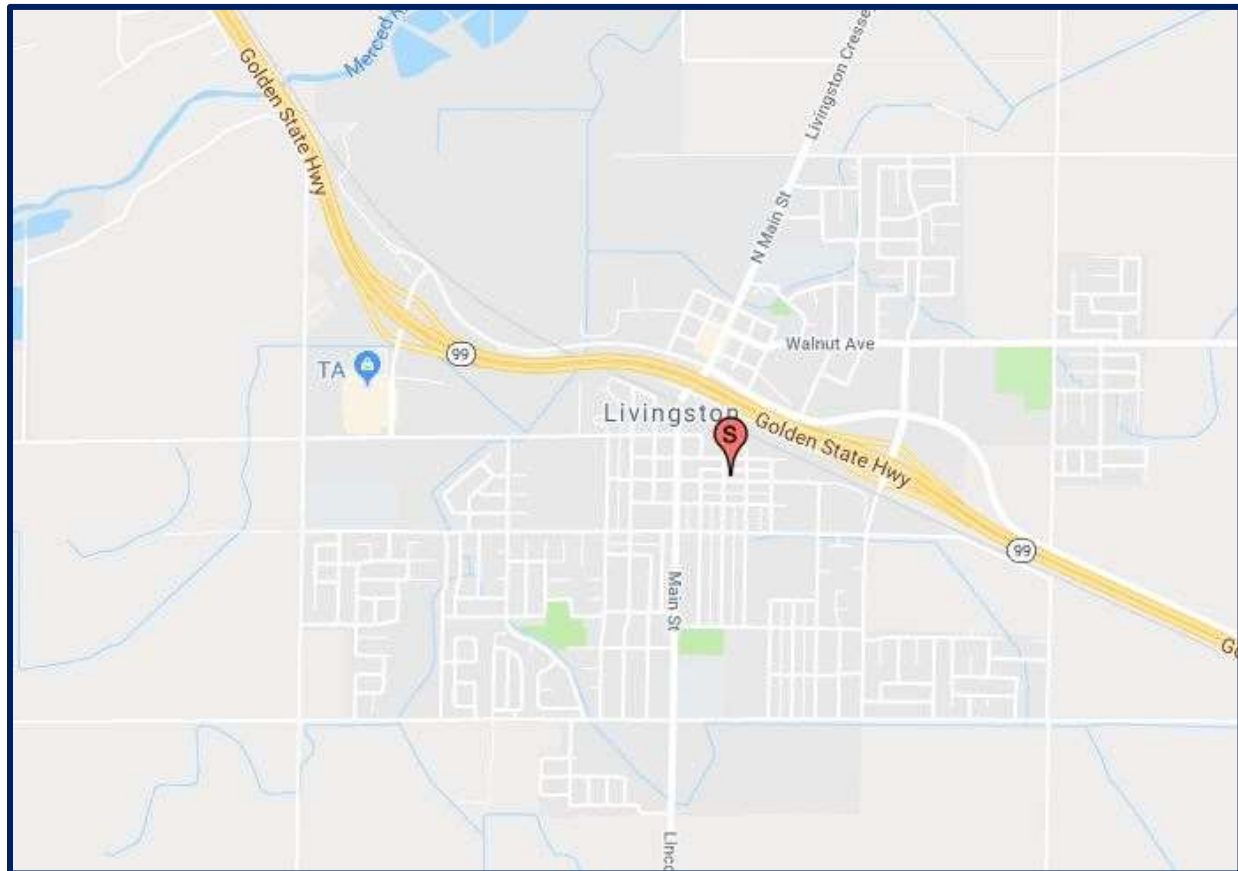
Major concerns on a macro scale include rising mortgage interest rates and the lack of economic strength in the middle of the market.

Market observers wonder whether investor demand will be sufficient to offset the increased price of borrowing, but many investors reportedly expect positive real estate trends in the near-term, especially for the industrial and office sectors.

The historic reasons for the growth of the Central Valley Region are the same reasons that will continue that growth. There remains a significant pricing differential between the Valley and the Bay Area and population growth is expected to resume and continue.

## City and Neighborhood Analysis

### NEIGHBORHOOD MAP



The subject property is located in the northern portion of Livingston. The subject neighborhood is primarily the area of Livingston on the south side of Highway 99. The neighborhood has good linkage characteristics. Highway 99 forms the neighborhood's north boundary and provides two interchanges for the neighborhood, Winton Parkway to the northwest, and Hammatt Avenue in the southeast portion of the neighborhood. Because of its size and proximity to Highway 99, all of Livingston is considered to have good linkage.

Main Street (known as Lincoln Avenue south of Peach Avenue) serves as the primary north-south arterial in the neighborhood, as well as on the northern side of Highway 99 where it changes name to Livingston Cressey Road. Additional north-south roadways include First Street, Prusso Street, Emerald Drive/Briarwood Drive, and Robin Avenue, all of which extend from Peach Avenue in the south area to B Street to the north. B Street is a major East-West roadway between Robin Avenue and Main Street, and provides a direct link to Winton Parkway and the Highway 99 interchange. Other East-West roadways include Peach Avenue and F Street (both cross Main Street/Lincoln Boulevard). Peach Avenue eastward provides access to Hammatt Avenue northward to the Hammatt Avenue/Highway 99 interchange.



Shopping and services are available along Main Street. This is the central commercial area containing city hall and all necessary retail services. Livingston High School is located on Main Street and Peach Avenue, as is the middle school on B Street. Additionally, there is a concentration of highway commercial and industrial uses along the Highway 99 corridor, most notably at Winton Parkway. A shopping center has been proposed for this area for quite some time, but has been delayed by the market slowdown.

## Demographics

The following table depicts the area demographics in Livingston within a one-, three-, and five-mile radius from the subject.

### Neighborhood Demographics

Radius	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Population	10,116	12,769	23,186
2010 Population	11,615	15,532	29,173
2018 Population	11,842	16,013	30,385
2023 Population Estimate	12,159	16,515	31,402
Annual % Change (2018 - 2023)	0.5%	0.6%	0.7%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,376	3,127	6,144
% Owner Occupied	58.8%	59.5%	62.6%
% Renter Occupied	38.8%	37.5%	33.7%
2010 Housing Units	2,962	4,069	7,936
% Owner Occupied	55.4%	56.8%	58.0%
% Renter Occupied	39.7%	37.6%	35.8%
2018 Housing Units	3,110	4,284	8,267
% Owner Occupied	53.8%	55.1%	56.6%
% Renter Occupied	39.2%	37.9%	37.3%
2023 Housing Units	3,217	4,445	8,572
% Owner Occupied	56.3%	57.6%	59.7%
% Renter Occupied	36.2%	35.0%	34.0%
Annual % Change (2018 - 2023)	0.7%	0.7%	0.7%
<b>Income Summary</b>			
2018 Median Household Income	\$45,425	\$48,324	\$50,844
2023 Median Household Income Estimate	\$52,597	\$56,056	\$58,014
Annual % Change	3.0%	3.0%	2.7%
2018 Per Capita Income	\$15,853	\$17,881	\$18,412
2023 Per Capita Income Estimate	\$18,395	\$21,143	\$21,981
Annual % Change	3.0%	3.4%	3.6%

Source: Site-to-Do-Business (STDB Online)



### Transportation Routes

Within the immediate area of the subject property, transportation access helps define the character of its development. Major travel and commuter routes within the area of the subject property include Highway 99 to the north. Access to the area is considered average.

### Neighborhood Land Use

The subject neighborhood is located in an area with primarily residential land uses.

### Conclusions

The subject is in the northern section the city of Livingston. The subject benefits from good access features. Overall, the subject neighborhood is in the stage of its life cycle.

## Site Description

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The subject site is located on the north side of D Street, between 5th Street and 6th Street. The characteristics of the site are summarized as follows:

### Site Characteristics

Location:	The north side of D Street, between 5th Street and 6th Street
Gross Land Area:	0.65 Acres or 28,314 SF
Usable Land Area:	0.65 Acres or 28,314 SF
Usable Land %:	100.0%
Shape:	Rectangular
Average Depth:	113 feet
Topography:	Level
Drainage:	Assumed adequate
Grade:	Level
Utilities:	All typical utilities are to site
Off-Site Improvements:	The subject site is one block length, and is bordered on three sides by asphalt paved roads with a single lane of traffic in each direction (5th Street, 6th Street, and D Street). There are curbs, gutters, and sidewalks on all three sides, as well as access driveways on 5th and 6th Streets to the alley located to the north of the subject.
Interior or Corner:	Corner
Signalized Intersection:	No: No traffic signal at, or near, the site
Excess Land:	None
Surplus Land:	None

### Street Frontage / Access

Frontage Road	Primary	Secondary
Street Name:	6 <sup>th</sup> Street	D Street
Street Type:	Industrial/Residential	Industrial/Residential
Frontage (Linear Ft.):	113	250
Number of Curb Cuts:	1	0

### Additional Access

Alley Access:	No
Water or Port Access:	No
Rail Access:	No

### Flood Zone Data

Flood Map Panel/Number:	06047C0200G
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Flood Map Date: 12-02-2008  
Flood Zone: X; Flood insurance is not required

### Other Site Conditions

Soil Type: We have not been provided a geotechnical report for the subject property. Appraisers are not experts with regard to soil issues. Based on our physical inspection, soil conditions appear stable.

Environmental Issues: No environmental issues were noted at the time of inspection or disclosed by involved parties that would impact value.

Easements/Encroachments: None known that would adversely affect development of the site.

Earthquake Zone: While all of California is prone to earthquakes, the subject is not in an Alquist Priolo fault zone.

### Adjacent Land Uses

North: Residential  
South: Residential  
East: Industrial  
West: Residential

### Site Ratings

Access: Average  
Visibility: Average

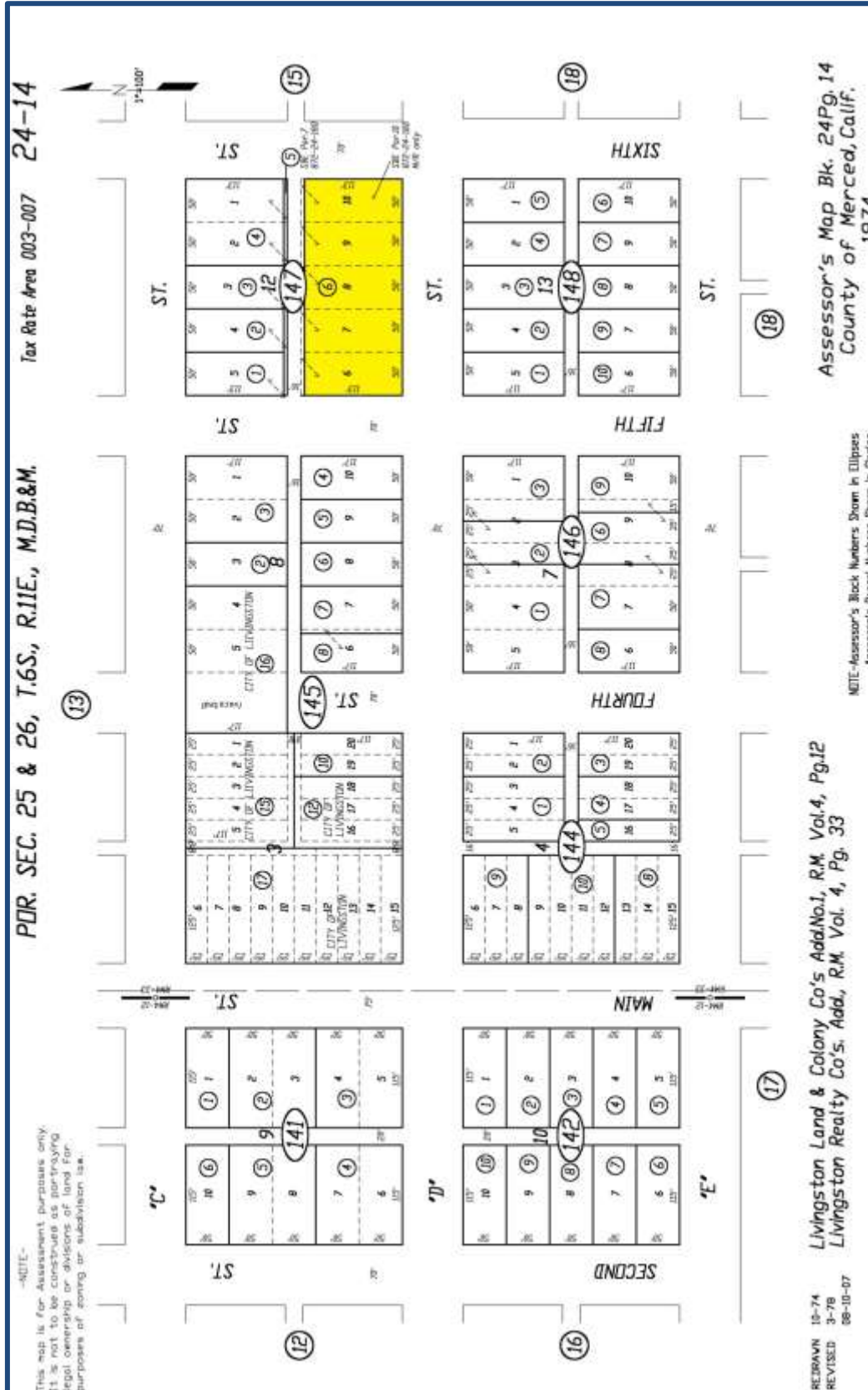
### Zoning Designation

Zoning Jurisdiction: City of Livingston  
Zoning Classification: M-1, Limited Industrial  
General Plan Designation: LI  
Permitted Uses: A variety of light industrial uses  
Zoning Comments: The current zoning classification contains certain restrictions regarding permitted uses; minimum lot size; yard setbacks; maximum building area; maximum building height; parking; etc. Improvements on the site would need to either 1-) meet these zoning requirements, 2-) be granted a variance by the local zoning authority for areas that do not conform, or 3-) be considered a legal non-conforming use due to the improvements having been built prior to the establishment of the local zoning guidelines.

### Analysis/Comments on Site

The site is functional for a variety of industrial uses. The subject is located less than one mile from Highway 99. Visibility and exposure are limited due to the location along an interior roadway.

TAX/PLAT MAP



## Improvements Description

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The subject is an average quality, one-story, light industrial property containing 15,200 gross square feet. The improvements consist of one building which was constructed around 1976. The building contains 5.8 percent of office space and has a clear height of approximately 18 feet. The property was owner occupied as of the date of this appraisal. The subject has average functional utility and competitive rating.

### Improvement Characteristics

Property Type:	Industrial
Property Subtype:	Industrial
Occupancy Type:	Industrial
Tenancy:	Single-Tenant
Number of Buildings:	1
Number of Stories	1
Construction Class:	S - Steel Frame per Marshall Valuation Service
Construction Quality:	Average
Gross Building Area (GBA):	15,200 SF (based on measurements)
Net Rentable Area (NRA):	15,200 SF (based on measurements)
Office/Showroom Area:	880 square feet or 5.8% of GBA

### Features

Clear Height:	18 feet
Dock High Doors:	0
Drive-In Doors:	4

### Ratios & Parking

Land-to-Building Ratio:	1.86 to 1 (Usable Land/GBA)
Floor Area Ratio (FAR):	0.54 (based on GBA)
Parking Spaces:	4
Parking Ratio:	0.3 (per 1,000 sf of GBA)

### Age / Life

Year Built:	1976
Condition:	Average
Actual Age:	42 years
Effective Age:	25 years
Typical Building Life:	55 years
Remaining Economic Life:	30 years

## Structural Characteristics

Foundation:	Concrete slab
Building Frame:	Wood frame
Exterior Walls:	Metal
Roof Type / Material:	Slightly pitched / Metal and Single-ply Membrane

## Interior Characteristics

Floors:	Concrete and vinyl tile
Walls:	Mixed
Ceiling:	Acoustic tile and exposed ceilings
Lighting:	Fluorescent
Restrooms:	There are three restrooms

## Mechanical Systems

Electrical:	Adequate for intended use
Plumbing:	The property has adequate plumbing for the intended use.
Fire Protection/Sprinklers:	Wet system

## Site Improvements

Site Improvements:	Asphalt paving
Landscaping:	Average

## Legal, Conforming Status

Legally Permitted Use:	Yes
Conformity Conclusion:	The subject is a legal and conforming use of the site.

## ADA Compliance

The Americans with Disabilities Act ("ADA") became effective in 1992. This is a national law. On September 16, 2016 a new law (Assembly Bill 2093) was passed in California, effective immediately. The new law substantially changed the previous California regulations (Civil Code section 1938, effective July 1, 2013).

For commercial properties, landlords must now comply with the following:

1. **If a CASp Inspection has been Conducted.** Before signing a lease, the landlord must provide the tenant with a copy of any report prepared by a Certified Access Specialist ("CASp"). State law does not require that landlord must have such a report done –only that if it has one it must be provided to the tenant. The landlord must also state that, to the best of its knowledge, no modifications or alterations have been completed or commenced since the date of the inspection that have impacted compliance with accessibility standards.

2. **Responsibility to Make Repairs.** If the CASp report identifies repairs or modifications needed to correct violations of accessibility standard, it will be presumed to be the landlord's responsibility, unless otherwise agreed.
3. **Meets Accessibility Standards.** If the CASp report indicates that the premises meet applicable standards, the landlord must provide a copy of the certificate (indicating compliance) to the tenant.
4. **If no CASp Report or Certificate Exists.** If no report exists, the landlord must include specific language in the lease that informs the tenant that the premises can be inspected. The cost of the inspection and any repairs are to be mutually agreed upon by the parties.

The subject of this report has not had a CASp inspection prepared, to the best of our knowledge.

### Deferred Maintenance

None noted

### Analysis/Comments on Improvements

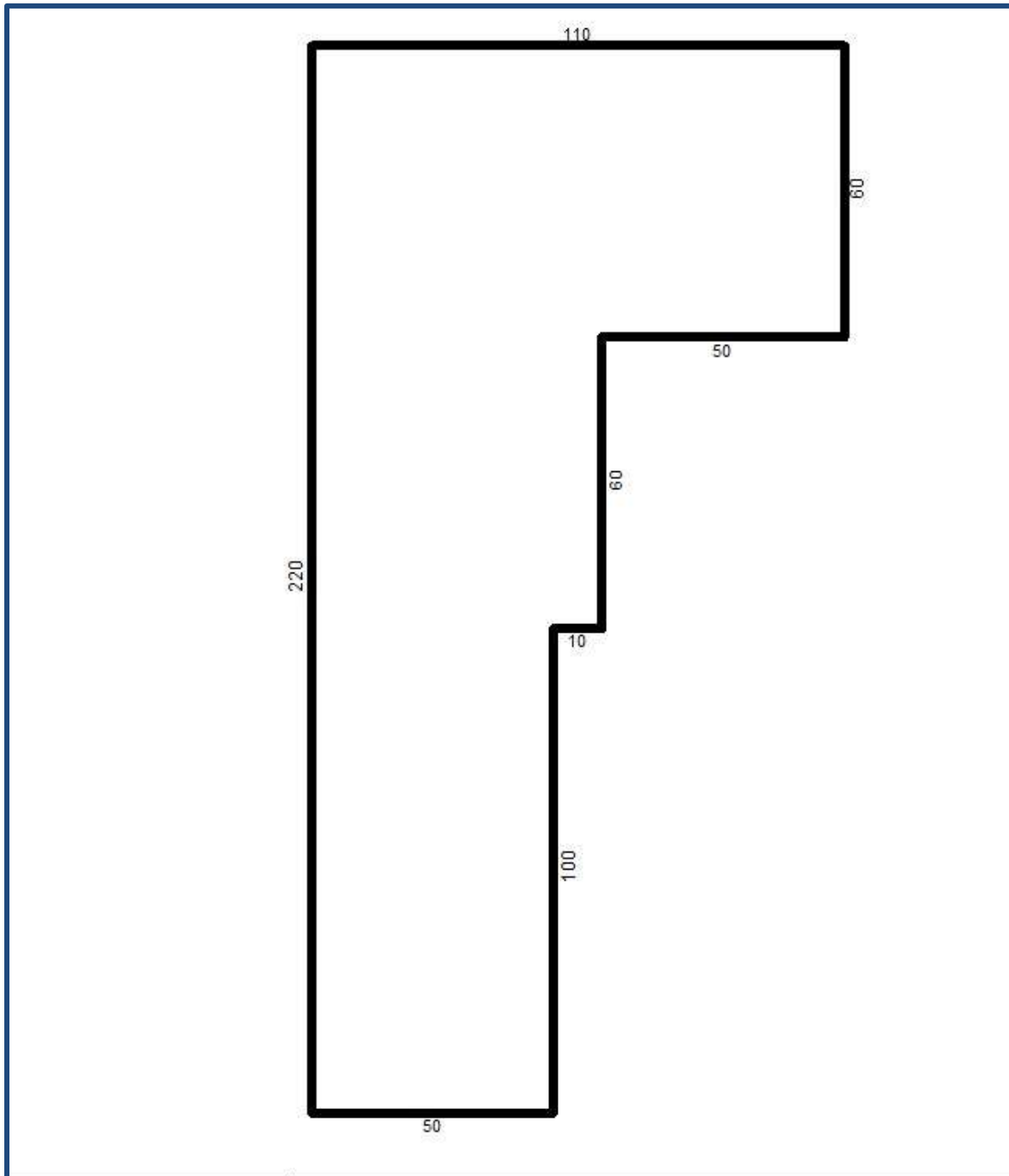
The building is average quality construction. The warehouse area is open with no columns. The yard area is adequate in size. The office improvements are functionally adequate.

We rate the physical condition of the property as average for its age and construction quality. No major items of deferred maintenance were noted.

The functional utility of the property is average based upon a comparison of similar properties in the market area. The functional utility of the property is average based upon a comparison of similar properties in the market area.



**BUILDING SKETCH**



<b>Section # 1</b>			
50	x220	=11000	
10	x120	= 1200	
50	x 60	= 3000	
	<b>Subtotal</b>	<b>15200</b>	<b>SF</b>
<b>Total</b>		<b>15200</b>	<b>SF</b>

## Subject Photos

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Office area



Warehouse area



Kitchen area



Production area

# Assessment and Tax Data

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## Assessment Methodology

The State of California has provided for a unified system to assess real estate for property taxes. Assessment Districts are established on a county basis to assess real estate within the county. The appraised property falls under the taxing jurisdiction of Merced County and is subject to both general taxes and direct assessments.

## Assessed Values and Property Taxes

The subject's assessed values, applicable tax rates and total taxes including direct assessments are shown in the following table:

### Tax Schedule

Tax Year	Parcel Number	Assessed Value - Land	Assessed Value - Imp.	Assessed Value	Effective Tax Rate	Special Assessments	Tax Expense
1 2017	024-147-006	\$20,044	\$304,061	\$324,105	1.077200%	\$24	\$3,516

## General Taxes

The amount of General Taxes due is quantified by multiplying the assessed value by the tax rate. In the State of California, real estate is assessed at 100% of market value as determined by the County Assessor's Office. The tax rate consists of a base rate of 1% plus any bonds or fees approved by the voters. The County Tax Rate for the subject property is 1.0772%.

## Direct Assessments

Direct assessments are tax levies that are not dependent upon the assessed value of the property. They are levied regardless of assessment. According to the Merced County Tax Collector's Office, the direct assessments for the subject total about \$24.

## Current and Future Taxes

Proposition 13 was passed by voters in June 1978 and substantially changed the taxation of real estate in California. This constitutional amendment rolled back the base year for assessment purposes to the tax year 1975-1976. Annual increases in assessed value are limited to 2 percent per year, regardless of the rate of inflation. Real estate is subject to re-appraisal to current market value upon a change in ownership or new construction. Property assessments in years subsequent to a change of ownership or new construction are referred to as factored base values.

Proposition 8, which passed in 1979, states that the Assessor shall lower tax roll values to fair market value whenever the assessed value exceeds fair market value. It mandates that the lower of fair market value or factored base value be placed on the assessment roll. When fair market values are enrolled, the Assessor reassesses the property annually until such time as fair market value again equals or exceeds the factored base year value. For properties that have been owned for several years, the assessed value may not reflect the current fair market value. Furthermore, due to adjustments following a Prop 8 reduction, increases in assessed value can increase substantially more than 2% per year until the assessment again matches the factored base year value.

## Conclusions

According to the Merced County Tax Assessors Office the subject's property taxes are current as of the date of value.

## Highest and Best Use

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The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

### Analysis of Highest and Best Use As If Vacant

The primary determinants of the highest and best use of the property as if vacant are the issues of (1) Legal permissibility, (2) Physical possibility, (3) Financial feasibility, and (4) Maximum productivity.

#### Legally Permissible

The subject site is zoned M-1, Limited Industrial which controls the general nature of permissible uses but is appropriate for the location and physical elements of the subject property, providing for a consistency of use with the general neighborhood. The location of the subject property is appropriate for the uses allowed, as noted previously, and a change in zoning is unlikely. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development.

#### Physically Possible

The physical attributes allow for a number of potential uses. Elements such as size, shape, availability of utilities, known hazards (flood, environmental, etc.), and other potential influences are described in the Site Description and have been considered. There are no items of a physical nature that would materially limit appropriate and likely development.

#### Financially Feasible

The probable use of the site for industrial development conforms to the pattern of land use in the market area. A review of published yield, rental and occupancy rates suggest that there is a balanced supply and demand is insufficient to support construction costs and ensure timely absorption of additional inventory in this market. Therefore, near-term speculative development of the subject site is not financially feasible.

#### Maximally Productive

Among the financially feasible uses, the use that results in the highest value (the maximally productive use) is the highest and best use. Considering these factors, the maximally productive use as though vacant is to hold for development.

#### Conclusion of Highest and Best Use As If Vacant

The conclusion of the highest and best use as if vacant is to hold for development.

### Analysis of Highest and Best Use as Improved

In determining the highest and best use of the property as improved, the focus is on three possibilities for the property: (1) continuation of the existing use, (2) modification of the existing use, or (3) demolition and redevelopment of the land.

Retaining the improvements as they exist meets the tests for physical possibility, legal permissibility and financial feasibility. The improvements are in average condition and any alternative use of the existing improvements is unlikely to be economically feasible. The market value of the property as improved exceeds the combination of vacant site value plus cost of demolition of the improvements. Therefore demolition and redevelopment of the site is not maximally productive.

#### Conclusion of Highest and Best Use As Improved

The highest and best use of the subject property, as improved, is continuation of the current industrial use.

#### Most Probable Buyer

As of the date of value, the most probable buyer of the subject property is an owner user.



# Sales Comparison Approach

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## Methodology

The sales comparison approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

The process of developing the sales comparison approach consists of the following: (1) researching and verifying transactional data, (2) selecting relevant units of comparison, (3) analyzing and adjusting the comparable sales for differences in various elements of comparison, and (4) reconciling the adjusted sales into a value indication for the subject.

## Unit of Comparison

The primary unit of comparison selected depends on the appraisal problem and nature of the property. The primary unit of comparison in the market for industrial properties such as the subject property is price per square foot of net rentable area.

## Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location, and (7) physical characteristics.

## Comparable Sales Data

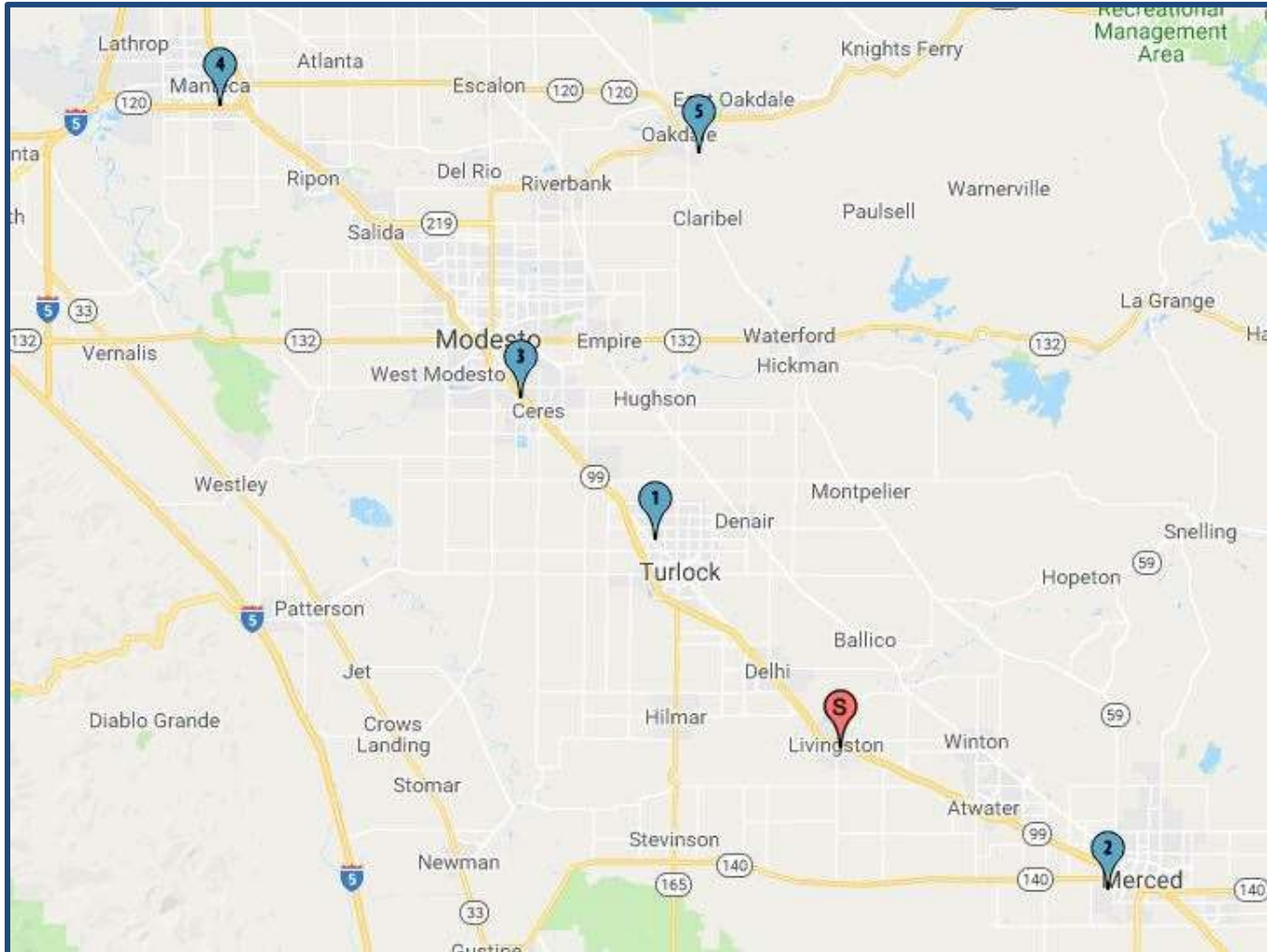
To obtain and verify comparable sales and listings of industrial properties, we conducted a search of public records, field surveys, interviews with knowledgeable real estate professionals in the area, as well as a review of our internal database.

We included five sales in our analysis, as these sales were judged to be the most comparable to develop an indication of market value for the subject property. The following is a table summarizing each sale comparable and a map illustrating the location of each in relation to the subject. Details of each comparable follow the location map.

### Improved Sales Summary

Comp. No.	Date of Sale	Location		Year		Unadjusted	
				Built	NRA	Sale Price	PSF
1	January-18	2310 N Walnut Road	Turlock, California	1977	25,823	\$1,400,000	\$54.22
2	November-17	1891 Wardrobe Avenue	Merced, California	1985	24,142	\$1,300,000	\$53.85
3	December-16	1910 Rockefeller Drive	Ceres, California	1995	15,845	\$1,500,000	\$94.67
4	November-16	1220 Vanderbilt Circle	Manteca, California	1979	19,200	\$1,300,000	\$67.71
5	July-16	1155 Post Road	Oakdale, California	1984	11,490	\$800,000	\$69.63

**COMPARABLE SALES MAP**



## INDUSTRIAL COMPARABLE 1



### Property Identification

<b>Property/Sale ID</b>	130773/435888
<b>Property Type</b>	Industrial
<b>Address</b>	2310 N Walnut Road
<b>City, State Zip</b>	Turlock, California 95382
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Turlock
<b>Latitude/Longitude</b>	37.513759/-120.866313
<b>Tax ID</b>	071-052-09

### Transaction Data

<b>Sale Date</b>	January 10, 2018	<b>Financing</b>	Conventional
<b>Sale Status</b>	Recorded	<b>Conditions of Sale</b>	Typical
<b>Grantor</b>	Thorsen Family LLC	<b>Recording Number</b>	1161
<b>Grantee</b>	Craig & Julia Pitau	<b>Sale Price</b>	\$1,400,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$1,400,000

### Property Description

<b>Gross Building SF</b>	25,823	<b>Clear Height (ft)</b>	18.00
<b>Net Rentable SF</b>	25,823	<b>Drive-In Doors</b>	2
<b>Stories</b>	1	<b>Rail Access</b>	No
<b>Building Condition</b>	Average	<b>Water/Port Access</b>	No
<b>Building Quality</b>	Average	<b>Parking Spaces</b>	30
<b>Construction Class</b>	S - Steel Frame	<b>Pkg/1,000 SF GBA</b>	1.2
<b>Year Built</b>	1977	<b>Pkg/1,000 SF NRA</b>	1.2
<b>Tenancy</b>	Single-Tenant	<b>Gross Acres</b>	4.93
<b>Office Space %</b>	11.6%	<b>Usable Acres</b>	4.93

<b>Flr. Area Ratio (FAR)</b>	0.12	<b>Visibility</b>	Average
<b>Gross Land to Bldg</b>	8.32	<b>Flood Hazard Zone</b>	Zone X
<b>Usable Land to Bldg</b>	8.32	<b>Earthquake Zone</b>	Not in an Earthquake zone
<b>Access</b>	Average		

### Physical Indicators

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<b>\$/SF GBA</b>	\$54.22	<b>\$/SF NRA</b>	\$54.22
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### Verification

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<b>Confirmed With</b>	Costar, Real Quest, Public Records and the buyer.
<b>Confirmed By</b>	Brooke Carey
<b>Confirmation Date</b>	3/15/2018

### Remarks

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This is the sale of an industrial building located in Turlock. The building contains 25,823 square feet, with 3,000 square feet of office space for a total buildout of 11.6%. The building is steel frame and was constructed in 1977 and was in average condition at the time of sale. The site is 4.93 acres, or 214,751 square feet, for a coverage ratio of 12%. The site has adequate parking.

## INDUSTRIAL COMPARABLE 2



### Property Identification

<b>Property/Sale ID</b>	132729/436986
<b>Property Type</b>	Industrial
<b>Address</b>	1891 Wardrobe Avenue
<b>City, State Zip</b>	Merced, California 95341
<b>County</b>	Merced
<b>MSA</b>	Merced
<b>Latitude/Longitude</b>	37.295983/-120.510547
<b>Tax ID</b>	059-132-009

### Transaction Data

<b>Sale Date</b>	November 1, 2017	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	2017-36275
<b>Grantor</b>	Barth Family Trust	<b>Days on Market</b>	329
<b>Grantee</b>	Merced RPI LLC	<b>Sale Price</b>	\$1,300,000
<b>Property Rights</b>	Leased Fee	<b>Adjusted Price</b>	\$1,300,000
<b>Financing</b>	Conventional		

### Property Description

<b>Gross Building SF</b>	24,142	<b>Office Space %</b>	13.4%
<b>Net Rentable SF</b>	24,142	<b>Clear Height (ft)</b>	18.00
<b>No. of Units</b>	1	<b>Dock-High Doors</b>	2
<b>No. of Lots</b>	1	<b>Drive-In Doors</b>	2
<b>Stories</b>	1	<b>Rail Access</b>	No
<b>Building Condition</b>	Average	<b>Water/Port Access</b>	No
<b>Building Quality</b>	Average	<b>Parking Spaces</b>	28
<b>Construction Class</b>	S - Steel Frame	<b>Pkg/1,000 SF GBA</b>	1.2
<b>Year Built</b>	1985	<b>Pkg/1,000 SF NRA</b>	1.2
<b>Occupancy Type</b>	Industrial	<b>Gross Acres</b>	5.00
<b>Tenancy</b>	Single-Tenant	<b>Usable Acres</b>	5.00

**Flr. Area Ratio (FAR)** 0.11  
**Gross Land to Bldg** 9.02  
**Usable Land to Bldg** 9.02  
**Density (Units/Acre)** 0.20  
**Access** Average

**Visibility** Average  
**Corner/Interior** Mid-Block  
**Flood Hazard Zone** X  
**Earthquake Zone** No

### Physical Indicators

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<b>\$/SF GBA</b>	\$53.85	<b>\$/Unit</b>	\$1,300,000
<b>\$/SF NRA</b>	\$53.85		

### Verification

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**Confirmed With** MLS# 16075566  
**Confirmed By** Andrea Carlos

### Remarks

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This is the sale of a 24,142 square foot industrial building located in an industrial area of Merced. The building was constructed in approximately 1985 and is in average condition. Improvements feature 3,227 square feet of office space for a total buildout 13.4%. Land area is 5 acres or 217,800 square feet, for a site coverage ratio of 11%. Clear height is 18 feet. There is adequate on-site parking.

At the time of the sale, the building was leased to Solar City through December 2018. The lease was on NNN terms, at approximately \$0.30 per square foot per month. The lease had two option terms at three years each, with a 4% increase per option period.



### INDUSTRIAL COMPARABLE 3



#### Property Identification

<b>Property/Sale ID</b>	120978/430389
<b>Property Type</b>	Warehouse
<b>Property Name</b>	Industrial Property with Yard
<b>Address</b>	1910 Rockefeller Drive
<b>City, State Zip</b>	Ceres, California 95307
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Modesto
<b>Latitude/Longitude</b>	37.601847/-120.971159
<b>Tax ID</b>	040-088-007

#### Transaction Data

<b>Sale Date</b>	December 7, 2016	<b>Financing</b>	Conventional
<b>Sale Status</b>	Recorded	<b>Conditions of Sale</b>	Typical
<b>Grantor</b>	WW Grainger, Inc	<b>Recording Number</b>	096447
<b>Grantee</b>	Howard L & T Land Management Co LLC	<b>Days on Market</b>	117
<b>Property Rights</b>	Fee Simple	<b>Sale Price</b>	\$1,500,000
		<b>Adjusted Price</b>	\$1,500,000

#### Property Description

<b>Gross Building SF</b>	15,845	<b>Occupancy Type</b>	Industrial
<b>Net Rentable SF</b>	15,845	<b>Tenancy</b>	Single-Tenant
<b>No. of Units</b>	1	<b>Office Space %</b>	21.7%
<b>No. of Lots</b>	1	<b>Clear Height (ft)</b>	20.00
<b>Stories</b>	1	<b>Dock-High Doors</b>	2
<b>Building Condition</b>	Assumed average	<b>Drive-In Doors</b>	1
<b>Building Quality</b>	Average	<b>Rail Access</b>	No
<b>Construction Class</b>	S - Steel Frame	<b>Water/Port Access</b>	No
<b>Year Built</b>	1995	<b>Parking Spaces</b>	35



<b>Pkg/1,000 SF GBA</b>	2.2	<b>Usable Land to Bldg</b>	6.68
<b>Pkg/1,000 SF NRA</b>	2.2	<b>Density (Units/Acre)</b>	0.41
<b>Gross Acres</b>	2.43	<b>Access</b>	Average
<b>Usable Acres</b>	2.43	<b>Visibility</b>	Average
<b>Flr. Area Ratio (FAR)</b>	0.15	<b>Flood Hazard Zone</b>	X
<b>Gross Land to Bldg</b>	6.68	<b>Earthquake Zone</b>	not in an earthquake zone

### Physical Indicators

<b>\$/SF GBA</b>	\$94.67	<b>\$/Unit</b>	\$1,500,000
<b>\$/SF NRA</b>	\$94.67	<b>Occupancy at Sale</b>	0.0%

### Verification

<b>Confirmed With</b>	Tyson Vallenari
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	3/13/2017

### Remarks

15,845 square foot industrial building with large showroom/office area. Property includes a large yard space.

Sale of an average quality industrial warehouse building located in Ceres. The building is of mixed masonry and metal construction. There is approximately 3,443 square feet of office/showroom area, resulting in a build-out of approximately 22%. The property was vacant at sale and was purchased by an owner user.

### INDUSTRIAL COMPARABLE 4



#### Property Identification

<b>Property/Sale ID</b>	121888/430904
<b>Property Type</b>	Industrial
<b>Address</b>	1220 Vanderbilt Circle
<b>City, State Zip</b>	Manteca, California 95337
<b>County</b>	San Joaquin
<b>MSA</b>	Stockton-Lodi
<b>Latitude/Longitude</b>	37.784240/-121.208348
<b>Tax ID</b>	221-190-26

#### Transaction Data

<b>Sale Date</b>	November 18, 2016	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	2016-143014
<b>Grantor</b>	Gardner Denver	<b>Days on Market</b>	73
<b>Grantee</b>	Second Harvest Food Bank	<b>Sale Price</b>	\$1,300,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$1,300,000
<b>Financing</b>	Conventional		

#### Property Description

<b>Gross Building SF</b>	19,200	<b>Drive-In Doors</b>	3
<b>Net Rentable SF</b>	19,200	<b>Sprinklers</b>	Wet system
<b>Stories</b>	1	<b>Rail Access</b>	No
<b>Building Condition</b>	Average	<b>Water/Port Access</b>	No
<b>Building Quality</b>	Average	<b>Gross Acres</b>	2.00
<b>Construction Class</b>	S - Steel Frame	<b>Usable Acres</b>	2.00
<b>Year Built</b>	1979	<b>Flr. Area Ratio (FAR)</b>	0.22
<b>Investment Class</b>	C	<b>Gross Land to Bldg</b>	4.54
<b>Occupancy Type</b>	Industrial	<b>Usable Land to Bldg</b>	4.54
<b>Tenancy</b>	Single-Tenant	<b>Access</b>	Average
<b>Office Space %</b>	5.7%	<b>Visibility</b>	Average
<b>Clear Height (ft)</b>	23.00	<b>Earthquake Zone</b>	Not in an earthquake zone
<b>Dock-High Doors</b>	2		

**Physical Indicators**

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<b>\$/SF GBA</b>	\$67.71	<b>Occupancy at Sale</b>	0.0%
<b>\$/SF NRA</b>	\$67.71		

**Verification**

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<b>Confirmed With</b>	Deed, listing package and public records
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	5/19/2017

**Remarks**

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This property is located in the industrial area of Manteca with Highway 120 visibility. The location provides easy access to both Highway 120 and Highway 99

Property includes office area with three restrooms, a conference room, break room and large entry area. The building is fully insulated and also contained a small paint booth. The warehouse space has five space heaters as well. Sale was financed with cash to a new third party loan from a financial institution. This sale was between owner-users.

### INDUSTRIAL COMPARABLE 5



#### Property Identification

<b>Property/Sale ID</b>	119310/429531
<b>Property Type</b>	Manufacturing
<b>Address</b>	1155 Post Road
<b>City, State Zip</b>	Oakdale, California 95361
<b>County</b>	Stanislaus
<b>MSA</b>	Modesto
<b>Submarket</b>	Modesto
<b>Latitude/Longitude</b>	37.754080/-120.831648
<b>Tax ID</b>	064-039-079

#### Transaction Data

<b>Sale Date</b>	July 28, 2016	<b>Conditions of Sale</b>	Typical
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	056675
<b>Grantor</b>	Kapaar Inc	<b>Days on Market</b>	415
<b>Grantee</b>	Burke Family Trust	<b>Sale Price</b>	\$800,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$800,000
<b>Financing</b>	Conventional		

#### Property Description

<b>Gross Building SF</b>	11,490	<b>Office Space %</b>	20.0%
<b>Net Rentable SF</b>	11,490	<b>Clear Height (ft)</b>	20.00
<b>Stories</b>	1	<b>Dock-High Doors</b>	0
<b>Building Condition</b>	Assumed average	<b>Drive-In Doors</b>	4
<b>Building Quality</b>	Average	<b>Sprinklers</b>	Unknown
<b>Construction Class</b>	S - Steel Frame	<b>Rail Access</b>	No
<b>Year Built</b>	1984	<b>Water/Port Access</b>	No
<b>Investment Class</b>	C	<b>Gross Acres</b>	0.94
<b>Occupancy Type</b>	Industrial	<b>Usable Acres</b>	0.94
<b>Tenancy</b>	Single-Tenant	<b>Flr. Area Ratio (FAR)</b>	0.28

<b>Gross Land to Bldg</b>	3.56	<b>Visibility</b>	Average
<b>Usable Land to Bldg</b>	3.56	<b>Flood Hazard Zone</b>	X
<b>Access</b>	Average	<b>Earthquake Zone</b>	Not in earthquake zone

### Physical Indicators

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<b>\$/SF GBA</b>	\$69.63	<b>Occupancy at Sale</b>	0.0%
<b>\$/SF NRA</b>	\$69.63		

### Verification

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<b>Confirmed With</b>	CoStar, Loopnet, Parcelquest and Public Records
<b>Confirmed By</b>	Serena Laird
<b>Confirmation Date</b>	10/13/2016

### Remarks

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Functional office warehouse space with concrete yard surface. Four grade level roll up doors, 5 ton rolling crane, 480 amps, approximately 2,300 square feet of office space.

Sold in a privately financed transaction, with 60 days escrow.

## Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment to the comparable was applied if inferior. A summary of the elements of comparison follows.

### Transaction Adjustments

Transaction adjustments include: (1) real property rights conveyed, (2) financing terms, (3) conditions of sale, and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

#### Real Property Rights Conveyed

Real property rights conveyed influence sale prices and must be considered when analyzing a sale comparable. In the case of the subject property, the fee simple interest is considered. The sales reflect fee simple and leased fee interests. Because the leased spaces were leased at market, no adjustments for property rights were required for this dataset.

#### Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. All of the comparable sales involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

#### Conditions of Sale

Atypical conditions of sale may result in a price that is higher or lower than a normal transaction. Such atypical conditions of sale often occur in conjunction with sales between related parties or those in which one of the parties is atypically motivated to complete the transaction. Additionally, a downward adjustment may be applied to a listing price, which usually reflects the upper limit of value. The sale comparables do not indicate any condition of sale adjustments were warranted for atypical conditions.

#### Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to cure deferred maintenance, costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, costs to remediate environmental contamination and/or costs to occupy or stabilize the property. The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. The parties to the sale comparables did not anticipate expenditures immediately after purchase; no adjustments were required.

## Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

Discussions with market participants and a review of market data indicated overall market conditions for industrial properties have been improving, with recent transactions confirming this trend. As such, applied an adjustment to each comparable based on a factor of 5.00% per year.

## Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after the application of transaction and market conditions adjustments.

Our reasoning for the property adjustments made to each sale comparable follows. The discussion will analyze each adjustment category deemed applicable to the subject property.

### Location

Location adjustments may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, corner- versus interior-lot location, neighboring properties, view amenities, and other factors.

The subject property is located along D Street with average access and average visibility. Comparables 2 and 5 have inferior access features and are adjusted upward. Comparable 4 has above average access, with Highway 99, Highway 120 and Interstate 5 within a very small radius. It is superior in this regard and was adjusted downward for this element.

### Size

The size adjustment addresses variance in the net rentable area of the comparables and that of the subject, as a larger building typically commands a lower sale price per unit than a smaller building. This inverse relationship is due, in part, to the principle of "economies of scale."

The subject property consists of 15,200 square feet of net rentable area. The improved sales range in size from 11,490 to 25,823 square feet. Comparables 1 and 2 were adjusted upward for their larger sizes in comparison with the subject. Comparable 5 was adjusted downward for its smaller size in comparison with the subject.

### Age/Condition

All else being equal, older properties typically command a lower price per square foot than newer properties. However, although a property may be physically older than another property, the effective age may be similar to a newer property and no adjustment may be indicated. This may be due to the older property being well maintained or a recent renovation. We based the adjustments to the comparables on effective age rather than physical age. This takes the overall condition of a property into consideration.



The subject property was built in 1976 and is in average condition, with an effective age of 25 years. The sale comparables were built from 1977 to 1995. Comparables 1, 2, 4 and 5 are all similar in age and do not require adjustment. Comparable 3 was constructed in 1995 and is adjusted downward for its age in comparison with the subject.

#### Construction Quality

The subject property consists of average quality steel-frame construction. All of the comparables are similar in this regard and do not require adjustment.

#### Clear Height

The subject's clear height averages 18 feet. The sale comparables feature clear heights ranging from 18.0 to 23.0 feet, and did not require adjustments.

#### Percent Office Finish

The subject property consists of 5.8% office space, while the sale comparables range from 5.7% to 21.7% office space. Comparables 3 and 5 both required downward adjustment for their superior office build-outs. No other adjustments were warranted.

#### Floor Area Ratio

The floor area ratio (FAR) reflects the amount of building as it relates to site area. A low ratio means that there is additional land area for yard space, parking, possibly even future expansion. A high ratio is indicative of a property with limited room for trucks to maneuver, park, etc. A lower ratio is generally preferable, and this is often evident in sale or lease amounts.

The subject in this case has a floor area ratio of 54%. The comparables have FARs ranging from 11% to 28% and all required some amount of downward adjustment for their respective FARs.

#### Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these quantitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

### COMPARABLE SALES ADJUSTMENT GRID

Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	
Sale ID	435888	436986	430389	430904	429531	
Date of Value & Sale	September-18	January-18	November-17	December-16	November-16	July-16
Net Rentable Area	15,200 sf	25,823	24,142	15,845	19,200	11,490
Land Area (acres)	0.6500	4.9300	5.0000	2.4300	2.0000	0.9400
Unadjusted Sales Price	\$1,400,000	\$1,300,000	\$1,500,000	\$1,300,000	\$800,000	
<b>Unadjusted Sales Price PSF of NRA</b>	<b>\$54.22</b>	<b>\$53.85</b>	<b>\$94.67</b>	<b>\$67.71</b>	<b>\$69.63</b>	
<b>Transactional Adjustments</b>						
<b>Property Rights Conveyed</b>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Leased Fee</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>
Adjusted Sales Price	\$54.22	\$53.85	\$94.67	\$67.71	\$69.63	
<b>Financing Terms</b>	<i>Cash to Seller</i>	<i>Conventional</i>	<i>Conventional</i>	<i>Conventional</i>	<i>Conventional</i>	<i>Conventional</i>
Adjusted Sales Price	\$54.22	\$53.85	\$94.67	\$67.71	\$69.63	
<b>Conditions of Sale</b>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>
Adjusted Sales Price	\$54.22	\$53.85	\$94.67	\$67.71	\$69.63	
<b>Expenditures after Sale</b>						
Adjustment	-	-	-	-	-	-
<b>Adjusted Sales Price</b>	<b>\$54.22</b>	<b>\$53.85</b>	<b>\$94.67</b>	<b>\$67.71</b>	<b>\$69.63</b>	
<b>Market Conditions Adjustments</b>						
<b>Elapsed Time from Date of Value</b>	<i>0.67 years</i>	<i>0.86 years</i>	<i>1.76 years</i>	<i>1.82 years</i>	<i>2.13 years</i>	
Market Trend Through	September-18	3.4%	4.3%	8.8%	9.1%	10.6%
<b>Analyzed Sales Price</b>	<b>\$56.03</b>	<b>\$56.17</b>	<b>\$103.02</b>	<b>\$73.86</b>	<b>\$77.03</b>	
<b>Property Adjustments</b>						
<b>Location</b>	<i>642 6th Street Livingston, California</i>	<i>2310 N Walnut Rd Turlock, California</i>	<i>1891 Wardrobe Ave Merced, California</i>	<i>1910 Rockefeller Dr Ceres, California</i>	<i>1220 Vanderbilt Cir Manteca, California</i>	<i>1155 Post Rd Oakdale, California</i>
Adjustment	-	-	5.0%	-	-5.0%	5.0%
<b>Size</b>	15,200 sf	25,823 sf	24,142 sf	15,845 sf	19,200 sf	11,490 sf
Adjustment	-	5.0%	5.0%	-	-	-5.0%
<b>Age/Condition</b>	Year Built 1976 Condition <i>Average</i>	1977 <i>Similar</i>	1985 <i>Similar</i>	1995 <i>Superior</i>	1979 <i>Similar</i>	1984 <i>Similar</i>
Adjustment	-	-	-	-10.0%	-	-
<b>Construction Quality</b>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>	<i>Average Class S - Steel Frame</i>
Adjustment	-	-	-	-	-	-
<b>Clear Height</b>	18.0'	18.0'	18.0'	20.0'	23.0'	20.0'
Adjustment	-	-	-	-	-	-
<b>Percent Office Finish</b>	5.8%	11.6%	13.4%	21.7%	5.7%	20.0%
Adjustment	-	-	-	-10.0%	-	-10.0%
<b>Floor Area Ratio</b>	54.0%	12.0%	11.0%	15.0%	22.0%	28.0%
Adjustment	-	-10.0%	-10.0%	-10.0%	-5.0%	-5.0%
Net Physical Adjustment	-	-5.0%	-	-30.0%	-10.0%	-15.0%
<b>Adjusted Sales Price PSF of NRA</b>	<b>\$53.23</b>	<b>\$56.17</b>	<b>\$72.11</b>	<b>\$66.47</b>	<b>\$65.47</b>	

### Sales Comparison Approach Value Indication

From the market data available, we used industrial sales in competitive market areas which were adjusted based on pertinent elements of comparison. The following table summarizes the unadjusted and adjusted sale prices:

#### Improved Sales Statistics

Metric	Unadjusted	Analyzed	Adjusted
Minimum Sale Price per Sq. Ft.	\$53.85	\$56.03	\$53.23
Maximum Sale Price per Sq. Ft.	\$94.67	\$103.02	\$72.11
Median Sale Price per Sq. Ft.	\$67.71	\$73.86	\$65.47
Mean Sale Price per Sq. Ft.	\$68.01	\$73.22	\$62.69

Prior to adjustment, the comparables range from about \$54 to \$95 per square foot. After adjustment, the comparables indicate a value range from \$53 to \$72 per square foot. Three of the five comparables were between \$65 to about \$71, a fairly tight range. We note that the two sales with the least amount of net adjustments both indicate values for the subject below this range.

With consideration to all of the above, we conclude that the Sales Comparison Approach indicator of the fee simple interest in the subject property can be calculated on the basis of \$65 per square foot of gross and net rentable area.

Based on this analysis, the sales comparison indication is summarized as follows:

#### Improved Sales Comparison Approach Value Indication

##### As Is Fee Simple Market Value Indication

15,200 sf	x	\$65.00	=	\$988,000
<b>Rounded</b>				<b>\$990,000</b>

# Reconciliation

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## Summary of Value Indications

The indicated value from the approach used and our concluded market value for the subject property is summarized in the following table.

### Value Indication

Approach to Value	As Is
Cost	Not Developed
Sales Comparison	\$990,000
Income Capitalization	Not Developed

### Value Conclusion

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	September 12, 2018
<b>Value Conclusion</b>	<b>\$990,000</b>
	<b>\$65.13 psf</b>

Because only one approach to value was used, no formal reconciliation is necessary.

## Exposure Time and Marketing Periods

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, similar marketing and exposure time estimates of 3 to 6 months are considered reasonable and appropriate for the subject property.

## General Assumptions and Limiting Conditions

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This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Northern California will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Northern California is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.

9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Northern California and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Northern California.

17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.



24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.
28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and Valbridge Property Advisors | Northern California both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Northern California and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Northern California or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Northern California for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. Valbridge Property Advisors | Northern California shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Northern California. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Northern California and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Northern California harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Northern California in such action, regardless of its outcome.
37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Valbridge Property Advisors | Hulberg & Associates, Inc. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.

39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

## Certification – John A. Hillas, MAI, SRA

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. 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.
4. The undersigned has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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 value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. John A. Hillas, MAI, SRA did not personally inspect the subject property.
10. Andrea R. Carlos provided significant real property appraisal assistance in the collection and verification of market data, inspection of the subject property, and with report preparation. No one else provided significant real property appraisal assistance to the person signing this certification.
11. 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.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



John A. Hillas, MAI, SRA  
Managing Director  
California Certified License #AG002432  
License Expires 01/21/2019

# Addenda

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Subject Photos

Glossary

Qualifications

- Andrea R. Carlos - Appraiser
- John A. Hillas, MAI, SRA - Managing Director

Information on Valbridge Property Advisors

Office Locations

## Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

### Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

### Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

### As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

### Base Rent

The minimum rent stipulated in a lease. (Dictionary)

### Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

### Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

### Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

### Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

### Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4<sup>th</sup> Ed.)

### Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

### Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

### Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)



### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

### Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

### Depreciation

- 1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
- 2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

### Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- 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. (Dictionary)

### Easement

The right to use another's land for a stated purpose. (Dictionary)

### EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

### Effective Date

- 1) The date on which the appraisal or review opinion applies. (SVP)
- 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

### Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

### Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

### EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

### Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

### Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

### Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

### Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

### Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

### Exposure Time

- 1) The time a property remains on the market.
- 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

### Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

### Fee Simple Estate

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)

### Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

### Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

### Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

### Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

### Gross Building Area (GBA)

- 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
- 2) Gross leasable area plus all common areas.
- 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

### Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

### Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

### Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

### Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

### Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

### HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

### Highest and Best Use

- 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
- 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
- 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

### Hypothetical Condition

- 1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
- 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

### Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

### Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees.) (Dictionary)

### Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

### Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

### Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

### Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

### Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

### Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

### Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- 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. (Dictionary)

### Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

### Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

### Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

### Market Value

The most probable price that 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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- 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.

(Dictionary)

### Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory

Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary)

### Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

### Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

### Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e.,  $OER = 1 - NIR$  (Dictionary)

### Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

### Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

### Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

### Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

### Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. ... The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

### Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report ...The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

### Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

### Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

### Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of

the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

### Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

### Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

### Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

### Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

### Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

### Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

### Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

## Qualifications



## Qualifications of Andrea R. Carlos

### Appraiser

Valbridge Property Advisors | Northern California



### Independent Valuations for a Variable World

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#### Education

Bachelor of Science  
Communicative Disorders  
California State University,  
Fresno

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#### Contact Details

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[acarlos@valbridge.com](mailto:acarlos@valbridge.com) (e)

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Northern California  
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Modesto, CA 95355

[www.valbridge.com](http://www.valbridge.com)

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#### Appraisal Related Courses

##### **Appraisal Institute**

Spring Conference (annual)

##### **Allied Business School**

Appraisal Principles and Practices  
Appraisal Report Writing  
Uniform Standards of Professional Appraisal Practice  
Market Analysis and Highest & Best Use  
Sales Comparison and Income Approaches  
Site Valuation and Cost Approach

#### Experience

##### **Appraiser**

Valbridge Property Advisors (2017)

##### **Appraiser Trainee**

Valbridge Property Advisors (2016)

##### **Appraisal Analyst**

Valbridge Property Advisors (2014-2016)

##### **Field Research Photographer**

CoStar (2012-2013)

##### **Research Analyst**

Way & Associates (2007-2012)  
Real Estate Appraisers & Consultants



Qualifications of John A. Hillas, MAI, SRA  
Managing Director  
Valbridge Property Advisors | Northern California



Independent Valuations for a Variable World

State Certifications

Certified General RE Appraiser  
State of California

Formal Education

B.B.A.  
Business Administration  
University of Oregon

A.A.S.  
Business Administration  
Anchorage Community College

Contact Details

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Memberships/Affiliations/Honors

Member	Appraisal Institute
2012 Chair	Appraisal Institute Fall Conference
2009 Chair	Appraisal Institute Spring Conference
2008 Chair	Appraisal Institute Region One
2007-08 Director	Appraisal Institute Board of Directors
2004 President	Northern CA Chapter, Appraisal Institute
1998 President	Sierra Chapter, Appraisal Institute
Associate Member	American Society of Farm Managers & Rural Appraisers (ASFMRA)
Expert Witness	Superior Courts of Stanislaus, Merced and Sacramento Counties

Appraisal Institute Related Courses & Examinations Passed

**Appraisal Institute:** All courses and examinations required for the MAI and SRA designations, as well as thousands of hours of continuing education.

Speaking Engagements:

**Nor-Cal Chapter, Appraisal Institute:**

Authored/Presented Workshops:

- "Analyzing Operating Expenses"
- "Adjustments in Valuation Analyses"
- "Appraisal of Small Residential Income Properties"

**Risk Management Association (RMA) Central Valley Chapter:**

Authored/Presented Workshop:

- "Real Estate Overview"

**California Chapter, ASFMRA**

Authored/Presented Workshop:

- "Valuation of Transitional Property"

**San Joaquin County Assessor In-house Training:**

Authored/Presented Seminar:

- "Valuation of Subdivision Properties"

### Related Valuation Experience

Valuation experience includes all sorts of general commercial, industrial, retail, office, multiple-unit residential, existing and proposed residential, commercial and industrial subdivisions and transitional land, commercial and agricultural lands including large ranches, orchards, and cropland. Work has been performed for a wide variety of needs including estate planning/filing, lending, condemnation and general litigation support.

#### **Managing Director**

ValbridgePropertyAdvisors | Northern California (2013-Present)  
Modesto, California

#### **Senior Vice President, Branch Manager**

Hulberg & Associates, Inc. (2007-2013)  
Modesto, California

#### **Owner/Appraiser**

Sierra Valuation Consultants (1996-2007)  
Modesto, California

#### **Senior Appraiser**

National Valuation Consultants, Inc. (1995-1996)  
Denver, Colorado

#### **Senior Appraiser**

San Francisco Federal Savings and Loan (1992-1995)  
Modesto, California

#### **Senior Appraiser**

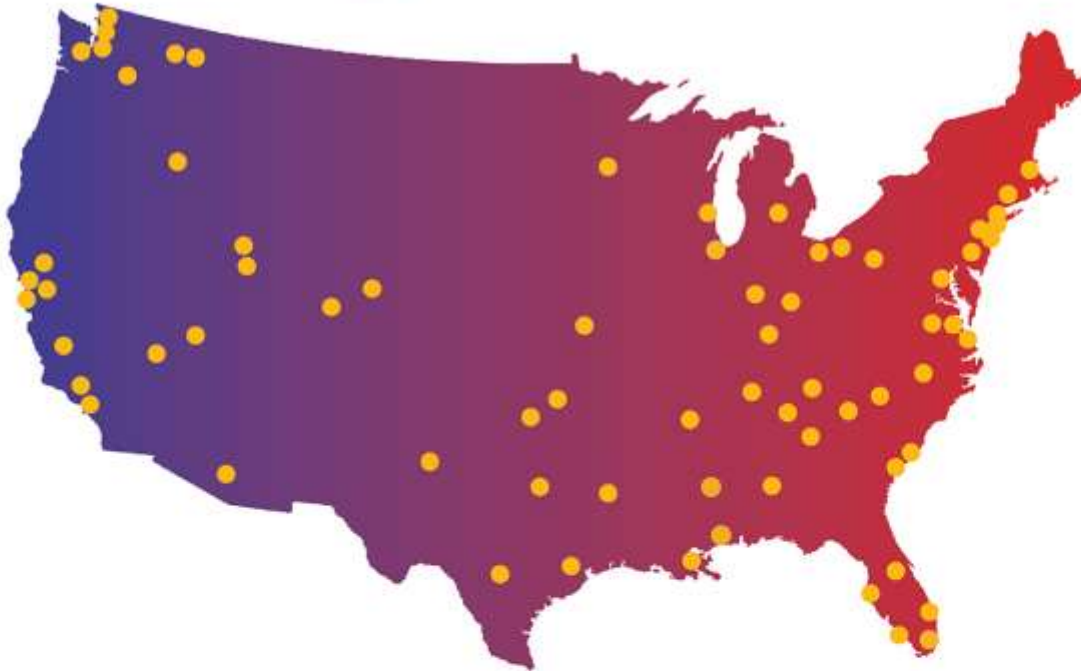
Private Real Estate Valuation Firm (1991-1992)  
Modesto, California

#### **Appraiser**

Stockton Savings Bank (1987-1991)  
Modesto, California

#### **Appraiser**

Hillas Appraisal Company (1980-1987)  
Homer, Alaska



## FAST FACTS

### COMPANY INFORMATION

- Valbridge is the largest independent national commercial real estate valuation and advisory services firm in North America.
  - Total number of MAI-designated appraisers (200+ on staff)
  - Total number of office locations (70+ across U.S.)
  - Total number of staff (675+ strong)
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge services all property types, including special-purpose properties.
- Valbridge provides independent valuation services. We are not owned by a brokerage firm or investment company.
- Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by our local office leaders.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements.

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Summer 2018

Each Valbridge office is independently owned and operated.