

Supermarket Equipment Sales
Year End 12/31/16

Store Name	Address	City	State	Sale Date	Sale Price	SF	\$/SF
Haggen Food & Pharmacy	2800 Cochran St	Simi Valley	CA	1/5/2016	\$120,086.75	46,145	\$2.60
Haggen Food & Pharmacy	8985 Venice Blvd, Ste B	Los Angeles	CA	1/7/2016	\$215,349.25	52,437	\$4.11
Sentry Foods	1260 W Main St	Whitewater	WI	1/12/2016	\$50,485.50	51,000	\$0.99
Fresh & Easy	9720 Winter Gardens Blvd	Lakeside	CA	1/13/2016	\$38,658.00	13,950	\$2.77
Haggen Food & Pharmacy	7530 W Lake Mead Blvd	Las Vegas	NV	1/14/2016	\$217,031.00	56,525	\$3.84
Vons	660 E Los Angeles Ave	Simi Valley	CA	1/26/2016	\$147,830.00	48,003	\$3.08
Ralphs	2741 MacArthur Blvd	Santa Ana	CA	1/28/2016	\$34,789.15	48,000	\$0.72
Mi Pueblo Market	6040 E 64th Ave	Commerce City	CO	2/2/2016	\$28,306.00	44,171	\$0.64
Fresh & Easy	8765 Trautwein Rd	Riverside	CA	2/5/2016	\$18,718.50	14,500	\$1.29
Fresh & Easy	15630 Ventura Blvd	Encino	CA	2/15/2016	\$14,976.05	7,520	\$1.99
Fresh & Easy	16049 Baseline Ave, Unit 1	Fontana	CA	2/17/2016	\$56,800.00	11,000	\$5.16
Fresh & Easy	33441 W Yucaipa Blvd	Yucaipa	CA	3/1/2016	\$34,924.00	13,969	\$2.50
Fresh & Easy	632 Lindero Canyon Rd	Oak Park	CA	3/16/2016	\$29,083.00	15,625	\$1.86
Walmart	2253 S Monaco Pkwy	Denver	CO	3/23/2016	\$317,866.50	55,669	\$5.71
Haggen Food & Pharmacy	5950 Balboa Ave	San Diego	CA	4/20/2016	\$93,630.00	55,000	\$1.70
Sam's Club	495 Summit Dr	Waterford	MI	4/20/2016	\$108,040.00	110,000	\$0.98
Walmart	4268 Legacy Dr	Frisco	TX	4/25/2016	\$229,987.00	64,790	\$3.55
Sam's Club	25 Pace Blvd	Warwick	RI	4/26/2016	\$145,645.00	115,000	\$1.27
Sam's Club	941 Grinnel St	Fall River	MA	4/27/2016	\$263,765.00	136,085	\$1.94
Walmart	2201 W Southlake Blvd	Southlake	TX	4/27/2016	\$354,634.75	59,012	\$6.01
Sam's Club	1110 Fall River	Seekonk	MA	4/28/2016	\$202,065.00	107,927	\$1.87
Walmart	151 E 5th St	Long Beach	CA	5/3/2016	\$355,619.00	126,104	\$2.82
Ralphs	655 S Grand Ave	Glendora	CA	5/10/2016	\$94,587.50	35,000	\$2.70
Walmart	12120 Carson St	Hawaiian Gardens	CA	5/11/2016	\$273,429.50	43,056	\$6.35
Haggen Food & Pharmacy	505 Telegraph Canyon Rd	Chula Vista	CA	5/18/2016	\$125,377.00	48,794	\$2.57
Walmart	5825 W Hope Ave	Milwaukee	WI	5/19/2016	\$139,624.50	162,000	\$0.86
Walmart	3850 N 124th St	Wauwatosa	WI	5/20/2016	\$212,726.50	54,204	\$3.92
Walmart	701 W Cesar Chavez Ave	Los Angeles	CA	6/1/2016	\$145,031.00	34,000	\$4.27
Walmart	8201 N FM 620	Austin	TX	6/2/2016	\$172,214.50	222,200	\$0.78
Walmart	S14W22605 Coral Dr	Waukesha	WI	6/7/2016	\$223,929.50	42,167	\$5.31
Family Fruit Market	4118 N Cicero Ave	Chicago	IL	6/15/2016	\$18,537.00	12,400	\$1.49
Walmart	1025 S Main St	Red Bluff	CA	6/16/2016	\$30,591.50	102,852	\$0.30
Ralphs	24860 Orchard Village Rd	Santa Clarita	CA	6/17/2016	\$36,229.50	46,687	\$0.78
Kroger Supermarket	1002 S Broadway Washington Square	Georgetown	KY	6/18/2016	\$138,494.50	60,018	\$2.31
Ralphs	2008 Riverside Ave	Rialto	CA	6/20/2016	\$53,573.50	36,300	\$1.48
Walmart	7201 Aaron Aronov Dr	Fairfield	AL	6/21/2016	\$117,959.00	200,000	\$0.59
Walmart	6513 Meadowbrook Dr	Fort Worth	TX	7/14/2016	\$64,084.50	48,248	\$1.33
Haggen Food & Pharmacy	174 E Sheldon St	Prescott	AZ	7/21/2016	\$78,927.50	43,856	\$1.80
Fry's Food Stores	731 E Bell Rd	Phoenix	AZ	8/4/2016	\$113,554.50	48,800	\$2.33
Ralphs	3533 Cannon Rd	Oceanside	CA	8/4/2016	\$103,852.50	45,000	\$2.31
Sam's Club	2801 NW 13th St	Gainesville	FL	8/9/2016	\$156,556.50	115,934	\$1.35
H-E-B Supermarket	1002 Farragut St	Laredo	TX	8/18/2016	\$44,853.50	51,168	\$0.88
Marsh Supermarket	2915 S 14th St	New Castle	IN	8/18/2016	\$24,760.18	32,000	\$0.77
Bashas Supermarket	1954 E McKellips Rd	Mesa	AZ	8/25/2016	\$64,069.50	53,372	\$1.20
Walmart	3570 SW Archer Rd	Gainesville	FL	9/13/2016	\$32,672.00	108,227	\$0.30
The Fresh Market	6261 W 135th St	Overland Park	KS	9/14/2016	\$9,755.87	25,156	\$0.39
The Fresh Market	20233 Van Aken Blvd	Shaker Heights	OH	9/15/2016	\$83,652.75	21,000	\$3.98
Huber's Grocery Store	301 Meridian St	Belle Plaine	MN	9/19/2016	\$5,747.50	14,000	\$0.41
Smart & Final	7750 N 35th Ave	Phoenix	AZ	9/19/2016	\$20,809.69	15,430	\$1.35
Fresh & Easy	4930 Paramount Blvd	Lakewood	CA	9/23/2016	\$23,224.73	16,796	\$1.38
Walmart	2350 Kettleman Ln	Lodi	CA	10/3/2016	\$33,826.74	108,000	\$0.31
Sam's Club	7701 W Calumet Rd	Milwaukee	WI	10/13/2016	\$179,818.50	138,480	\$1.30
Stop & Shop	649 Route 206 N	Hillsborough	NJ	10/13/2016	\$26,971.00	49,000	\$0.55
Sentry Foods	701 Meadowbrook Rd	Waukesha	WI	11/1/2016	\$62,558.50	49,000	\$1.28
Sprouts	1295 S State St	Hemet	CA	11/3/2016	\$28,044.25	25,861	\$1.08
Kroger Supermarket	2835 S Highway 27	Somerset	KY	11/12/2016	\$96,236.00	48,000	\$2.00
Fresh & Easy	2121 W Main St	Alhambra	CA	11/30/2016	\$60,380.00	14,145	\$4.27
Ralphs	2840 De La Vina St	Santa Barbara	CA	12/1/2016	\$121,912.00	32,645	\$3.73
H-E-B Supermarket	4304 Kingwood Dr	Kingwood	TX	12/7/2016	\$75,351.25	48,000	\$1.57
Sacramento Natural Foods	1900 Alhambra Blvd	Sacramento	CA	12/12/2016	\$30,389.25	16,000	\$1.90
Fry's Food Stores	2075 N Alma School Rd	Chandler	AZ	12/15/2016	\$76,627.50	84,064	\$0.91

Supermarket Equipment Sales
Year End 12/31/17

Store Name	Address	City	State	Sale Date	Sale Price	SF	\$/SF
Fresh & Easy	16617 Dove Canyon Rd	San Diego	CA	1/4/2017	\$43,409.00	13,969	\$3.11
Haggen Food & Pharmacy	920 N Ventura Rd	Oxnard	CA	1/19/2017	\$75,433.75	42,271	\$1.78
Kroger Supermarket	3917 S 7th St	Louisville	KY	1/28/2017	\$150,506.50	51,400	\$2.93
Publix	200 Charter Colony Pkwy	Midlothian	VA	2/7/2017	\$92,904.47	74,000	\$1.26
Fry's Food Stores	902 W Irvington Rd	Tucson	AZ	3/15/2017	\$158,912.00	85,737	\$1.85
Whole Foods	1112 Iron Springs Rd	Prescott	AZ	3/16/2017	\$54,570.00	14,152	\$3.86
Ralphs	1101 W Huntington Dr	Arcadia	CA	3/22/2017	\$13,984.25	68,000	\$0.21
Fresh & Easy	16100 Perris Blvd	Moreno Valley	CA	3/28/2017	\$56,092.50	15,000	\$3.74
Fred Meyer	650 S Cobb St	Palmer	AK	3/30/2017	\$223,795.50	66,000	\$3.39
Fresh & Easy	1126 Calimesa Blvd	Calimesa	CA	4/3/2017	\$43,508.11	14,953	\$2.91
Fresh & Easy	7812 N 12th St	Phoenix	AZ	4/4/2017	\$21,020.50	13,694	\$1.54
Sun Fresh Market	4349 W Northwest Hwy	Dallas	TX	4/5/2017	\$60,143.75	37,260	\$1.61
Kroger Supermarket	4533 Garth Rd	Baytown	TX	5/1/2017	\$9,454.51	57,500	\$0.16
Fresh & Easy	1710 E Gonzales Rd	Oxnard	CA	5/8/2017	\$26,664.72	13,969	\$1.91
Kroger Supermarket	200 Gulf Freeway South	League City	TX	5/10/2017	\$30,387.50	61,000	\$0.50
Kroger Supermarket	1705 N Fry Rd	Katy	TX	5/11/2017	\$45,905.50	63,954	\$0.72
Hy-Vee	1307 18th Ave NW	Austin	MN	6/1/2017	\$29,067.50	56,000	\$0.52
Whole Foods	687 S Coast Hwy	Encinitas	CA	6/8/2017	\$127,034.00	25,000	\$5.08
Fresh & Easy	6755 Mira Mesa Blvd	San Diego	CA	6/15/2017	\$47,498.50	20,184	\$2.35
The Fresh Market	995 N State Rd	Altamonte Springs	FL	6/22/2017	\$125,000.00	21,825	\$5.73
The Fresh Market	20771 N Rand Rd	Kildeer	IL	6/22/2017	\$125,000.00	21,761	\$5.74
Fresh & Easy	5755 E Charleston Blvd	Las Vegas	NV	6/26/2017	\$16,731.00	16,356	\$1.02
Walmart	921 Montara Rd	Barstow	CA	7/11/2017	\$35,213.76	104,035	\$0.34
Kroger Supermarket	101 Dixie Dr	Clute	TX	7/13/2017	\$25,397.50	52,000	\$0.49
Nob Hill Supermarket	7076 Santa Teresa Blvd	San Jose	CA	8/17/2017	\$65,167.50	24,650	\$2.64
Harp's Foods	309 Main St	Green Forest	AR	8/23/2017	\$7,494.05	25,306	\$0.30
Harp's Foods	718 W Pridemore Dr	Lincoln	AR	8/25/2017	\$14,749.14	12,782	\$1.15
Whole Foods	500 Wilshire Blvd	Santa Monica	CA	9/6/2017	\$39,403.00	14,700	\$2.68
Sam's Club	280 Indian Run St	Exton	PA	9/7/2017	\$208,399.00	128,820	\$1.62
Fresh & Easy	10930 Rosecrans Ave	Norwalk	CA	9/22/2017	\$26,655.00	14,075	\$1.89
Food Emporium	13619 Mukilteo Speedway	Lynnwood	WA	10/17/2017	\$4,096.06	50,000	\$0.08
Save-A-Lot	669 Avenue of the Cities	East Moline	IL	11/6/2017	\$50,481.00	15,000	\$3.37
Kroger Supermarket	139 W McNeese St	Lake Charles	LA	11/7/2017	\$33,641.25	49,979	\$0.67
Fresh & Easy	1537 S Higley Dr	Gilbert	AZ	11/9/2017	\$32,357.00	13,966	\$2.32
Fry's Food Stores	185 W Apache Trail	Apache Junction	AZ	11/16/2017	\$98,055.75	59,409	\$1.65
Jane's Health Market	6103 Maple St	Omaha	NE	11/19/2017	\$26,910.00	10,300	\$2.61
Pick N Save	1717 Center Ave	Janesville	WI	11/28/2017	\$195,563.75	129,800	\$1.51

Safeway, Inc
Comparable Sales Grid

Name & Address	Sale Date	Sale Price	Avg Age (Years)	SF	\$/SF	Buyer's Premium	Scrapped Equipment	Equipment Quality	Store Size	Equipment Removal	Misc Adj	Adjusted \$/SF	Comments
Haggen Food & Pharmacy 8985 Venice Blvd Los Angeles, CA	1/7/2016	\$215,349.25	10	52,437	\$4.11	18% \$0.74	10% \$0.41	0% \$0.00	0% \$0.00	20% \$0.82	0% \$0.00	\$6.08	
Vons 660 E Los Angeles Ave Simi Valley, CA	1/26/2016	\$147,830.00	12	48,003	\$3.08	18% \$0.55	15% \$0.46	0% \$0.00	0% \$0.00	20% \$0.62	0% \$0.00	\$4.71	
Walmart 12120 Carson St Hawaiian Gardens, CA	5/11/2016	\$273,429.50	5	43,056	\$6.35	18% \$1.14	5% \$0.32	0% \$0.00	0% \$0.00	20% \$1.27	10% \$0.64	\$9.72	
Walmart 701 W Cesar Chavez Ave Los Angeles, CA	6/1/2016	\$145,031.00	5	34,000	\$4.27	18% \$0.77	10% \$0.43	0% \$0.00	0% \$0.00	20% \$0.85	10% \$0.43	\$6.74	
Ralphs 3533 Cannon Rd Oceanside, CA	8/4/2016	\$103,852.50	10	45,000	\$2.31	18% \$0.42	25% \$0.58	0% \$0.00	0% \$0.00	20% \$0.46	0% \$0.00	\$3.76	
The Fresh Market 20233 Van Aken Blvd Shaker Heights, OH	9/15/2016	\$83,652.75	10	21,000	\$3.98	18% \$0.72	5% \$0.20	0% \$0.00	10% \$0.40	20% \$0.80	10% \$0.40	\$6.49	
Fresh & Easy 16617 Dove Canyon Rd San Diego, CA	1/4/2017	\$43,409.00	7	13,969	\$3.11	18% \$0.56	5% \$0.16	15% \$0.47	20% \$0.62	20% \$0.62	10% \$0.31	\$5.84	
Kroger 3917 S 7th St Louisville, KY	1/28/2017	\$150,506.50	12	51,400	\$2.93	20% \$0.59	10% \$0.29	0% \$0.00	0% \$0.00	20% \$0.59	0% \$0.00	\$4.39	
Whole Foods 1112 Iron Springs Rd Prescott, AZ	3/16/2017	\$54,570.00	8	14,152	\$3.86	18% \$0.69	5% \$0.19	0% \$0.00	20% \$0.77	20% \$0.77	0% \$0.00	\$6.29	
Fresh & Easy 16100 Perris Blvd Moreno Valley, CA	3/28/2017	\$56,092.50	10	15,000	\$3.74	18% \$0.67	5% \$0.19	15% \$0.56	20% \$0.75	20% \$0.75	10% \$0.37	\$7.03	
Whole Foods 687 S Coast Hwy Encinitas, CA	6/8/2017	\$127,034.00	6	25,000	\$5.08	18% \$0.91	10% \$0.51	0% \$0.00	10% \$0.51	20% \$1.02	0% \$0.00	\$8.03	

Southern California

Lien Date	Equipment	Installation	Total	Install %
1/1/2018	487,211,225	132,043,813	619,255,038	27.10%
1/1/2017	497,805,704	104,794,829	602,600,533	21.05%
1/1/2016	497,470,896	99,880,407	597,351,303	20.08%
1/1/2015	550,345,639	124,561,588	674,907,227	22.63%
1/1/2014	567,384,695	128,913,091	696,297,786	22.72%
1/1/2013	553,401,938	128,730,004	682,131,942	23.26%
1/1/2012	574,232,295	133,429,019	707,661,314	23.24%
1/1/2011	536,700,448	126,689,531	663,389,979	23.61%
1/1/2010	540,653,286	126,955,752	667,609,038	23.48%

Northern California

Lien Date	Equipment	Installation	Total	Install %
1/1/2018	402,877,146	129,116,249	531,993,395	32.05%
1/1/2017	398,118,615	92,304,018	490,422,633	23.19%
1/1/2016	386,383,890	86,086,543	472,470,433	22.28%
1/1/2015	402,381,221	93,493,226	495,874,447	23.23%
1/1/2014	608,527,997	148,709,554	757,237,551	24.44%
1/1/2013	560,454,564	147,120,485	707,575,049	26.25%
1/1/2012	579,990,337	142,837,503	722,827,840	24.63%
1/1/2011	582,770,957	141,966,325	724,737,282	24.36%
1/1/2010	541,797,159	139,823,391	681,620,550	25.81%

Safeway, Inc
2018 Location Summary
Mendocino County

Store	Address	City	Acct No	Appeal No	RCN/SF	Roll \$/SF	Fixtures	Personal Property	Total Value	Total Mkt \$/SF	Fixtures	Personal Property	Opinion of Value
0965-000	845 S Main St	Willits	079-0004376-002	18-026	\$ 111.34	\$ 34.90	0	1,209,547	1,209,547	\$ 8.27	0	286,733	286,733
0978-000	660 S Main St	Fort Bragg	079-0004376-000	18-024	\$ 74.99	\$ 18.88	0	917,400	917,400	\$ 8.30	0	403,410	403,410
1583-000	623 S State St	Ukiah	079-0004376-004	18-025	\$ 70.52	\$ 24.10	0	1,331,511	1,331,511	\$ 8.27	0	457,105	457,105
							0	3,458,458	3,458,458		0	1,147,249	1,147,249

Company Name The Vons Companies, Inc
Site Code 0965-000
Asmt Number 079-0004376-002
Appeal Number 18-026
Address 845 S Main St
 Willits

Cost Approach

Category	Fixture %	BPP %	Table	Cost	Fixtures	Personal Property	Total Value
Supplies	0%	100%		1,100	0	1,100	1,100
Store Equipment	0%	100%	Com 12	2,220,114	0	745,018	745,018
Office Equipment	0%	100%	Com 12	1,829	0	1,226	1,226
Other Equipment	0%	100%	Com 10	123,731	0	29,823	29,823
Electronic Eq	0%	100%	Com 10	53,569	0	28,183	28,183
Personal Computers	0%	100%	PC	51,468	0	7,992	7,992
LAN Equipment	0%	100%	LAN	21,728	0	6,373	6,373
POS Equipment	0%	100%	UTC 8	89,325	0	59,784	59,784
Shopping Carts	0%	100%	Com 5	37,793	0	4,767	4,767
Signs	0%	100%	Com 12	186,236	0	70,984	70,984
Gas Station Eq	0%	100%	Com 12	136,168	0	34,042	34,042
Underground Tanks	0%	100%	Com 25	268,609	0	220,259	220,259
				3,191,671	0	1,209,551	1,209,551

Sales Comparison Approach

Age	11.16
Market \$/SF	\$ 6.00
Sales Tax @ 7.88%	\$ 0.47
Installation @ 30%	\$ 1.80
Total Mkt \$/SF	\$ 8.27
Square Feet	34,661
Personal Property	286,733
Fixtures	0
Opinion of Value	286,733

Marshall & Swift Approach

Replacement \$/SF	\$ 49.50
Current Cost Multiplier	1.04
Local Multiplier	1.15
Total Replacement \$/SF	\$ 59.17
Age	11.16
Depreciation @ 80.00%	\$ (39.60)
Depreciated \$/SF	\$ 9.90
Square Feet	34,661
Personal Property	343,144
Fixtures	0
Replacement Cost	343,144

Company Name The Vons Companies, Inc
Site Code 0978-000
Asmt Number 079-0004376-000
Appeal Number 18-024
Address 660 S Main St
 Fort Bragg

Cost Approach

Category	Fixture %	BPP %	Table	Cost	Fixtures	Personal Property	Total Value
Supplies	0%	100%		1,000	0	1,000	1,000
Store Equipment	0%	100%	Com 12	2,475,858	0	812,959	812,959
Office Equipment	0%	100%	Com 12	1,833	0	1,228	1,228
Other Equipment	0%	100%	Com 10	223,428	0	46,372	46,372
Electronic Eq	0%	100%	Com 10	18,626	0	7,171	7,171
Personal Computers	0%	100%	PC	49,411	0	5,175	5,175
LAN Equipment	0%	100%	LAN	23,922	0	9,673	9,673
POS Equipment	0%	100%	UTC 8	36,107	0	13,045	13,045
Shopping Carts	0%	100%	Com 5	50,504	0	7,701	7,701
Signs	0%	100%	Com 12	42,877	0	13,075	13,075
Gas Station Eq	0%	100%	Com 12	0	0	0	0
Underground Tanks	0%	100%	Com 25	0	0	0	0
				2,923,567	0	917,400	917,400

Sales Comparison Approach

Age	12.44
Market \$/SF	\$ 6.00
Sales Tax @ 8.38%	\$ 0.50
Installation @ 30%	\$ 1.80
Total Mkt \$/SF	\$ 8.30
Square Feet	48,589
Personal Property	403,410
Fixtures	0
Opinion of Value	403,410

Marshall & Swift Approach

Replacement \$/SF	\$ 49.50
Current Cost Multiplier	1.04
Local Multiplier	1.15
Total Replacement \$/SF	\$ 59.17
Age	12.44
Depreciation @ 80.00%	\$ (39.60)
Depreciated \$/SF	\$ 9.90
Square Feet	48,589
Personal Property	481,031
Fixtures	0
Replacement Cost	481,031

Company Name The Vons Companies, Inc
Site Code 1583-000
Asmt Number 079-0004376-004
Appeal Number 18-025
Address 623 S State St
 Ukiah

Cost Approach

Category	Fixture %	BPP %	Table	Cost	Fixtures	Personal Property	Total Value
Supplies	0%	100%		1,000	0	1,000	1,000
Store Equipment	0%	100%	Com 12	2,763,952	0	1,172,460	1,172,460
Office Equipment	0%	100%	Com 12	2,701	0	1,348	1,348
Other Equipment	0%	100%	Com 10	167,705	0	61,534	61,534
Electronic Eq	0%	100%	Com 10	40,669	0	14,638	14,638
Personal Computers	0%	100%	PC	39,094	0	4,560	4,560
LAN Equipment	0%	100%	LAN	18,624	0	5,834	5,834
POS Equipment	0%	100%	UTC 8	35,765	0	17,130	17,130
Shopping Carts	0%	100%	Com 5	56,008	0	26,142	26,142
Signs	0%	100%	Com 12	87,843	0	26,865	26,865
Gas Station Eq	0%	100%	Com 12	0	0	0	0
Underground Tanks	0%	100%	Com 25	0	0	0	0
				3,213,361	0	1,331,509	1,331,509

Sales Comparison Approach

Age	11.41
Market \$/SF	\$ 6.00
Sales Tax @ 7.88%	\$ 0.47
Installation @ 30%	\$ 1.80
Total Mkt \$/SF	\$ 8.27
Square Feet	55,256
Personal Property	457,105
Fixtures	0
Opinion of Value	457,105

Marshall & Swift Approach

Replacement \$/SF	\$ 49.50
Current Cost Multiplier	1.04
Local Multiplier	1.15
Total Replacement \$/SF	\$ 59.17
Age	11.41
Depreciation @ 80.00%	\$ (39.60)
Depreciated \$/SF	\$ 9.90
Square Feet	55,256
Personal Property	547,034
Fixtures	0
Replacement Cost	547,034