

Supermarket Equipment Sales
Year End 12/31/18

Store Name	Address	City	State	Sale Date	Sale Price	SF	\$/SF
Pavilions	14845 Ventura Blvd	Sherman Oaks	CA	2/12/2018	\$19,904.24	26,325	\$0.76
H-E-B	1503 Hwy 1431 West	Marble Falls	TX	2/13/2018	\$90,053.50	82,104	\$1.10
Food Lion	8313 Sudley Rd	Manassas	VA	2/20/2018	\$39,904.00	44,715	\$0.89
Food Lion	12295 Capital Blvd	Wake Forest	NC	3/6/2018	\$89,217.00	45,495	\$1.96
Whole Foods	500 First St	Davis	CA	3/15/2018	\$208,100.75	21,609	\$9.63
Vons	2401 N Chester Ave	Bakersfield	CA	3/20/2018	\$22,629.68	32,400	\$0.70
Giant Foods	7383 Baltimore-Annapolis Blvd	Glen Burnie	MD	4/19/2018	\$70,949.00	52,706	\$1.35
Harps Foods	612 Union St	Dardanelle	AR	5/7/2018	\$39,186.03	31,939	\$1.23
Sam's Club	808 S Route 59	Naperville	IL	5/30/2018	\$92,619.50	136,446	\$0.68
Sam's Club	1055 McHenry Rd	Wheeling	IL	5/31/2018	\$139,536.00	135,440	\$1.03
Whole Foods	7401 W 91st St	Overland Park	KS	6/5/2018	\$140,708.40	40,492	\$3.47
Sam's Club	32625 Northwestern Hwy	Farmington Hills	MI	6/6/2018	\$110,904.00	133,685	\$0.83
Sam's Club	1 Tobias Boland Way	Worcester	MA	6/12/2018	\$116,926.50	136,000	\$0.86
Sam's Club	2 Boston Post Rd	Orange	CT	6/14/2018	\$113,187.50	137,000	\$0.83
Sam's Club	17835 Gale Ave	City of Industry	CA	6/19/2018	\$176,999.50	113,236	\$1.56
Albertson's	2630 E Workman Ave	West Covina	CA	6/21/2018	\$41,550.50	50,128	\$0.83
Sam's Club	15255 N Northsight Blvd	Scottsdale	AZ	6/26/2018	\$194,909.00	131,963	\$1.48
Food Lion	6203 Virginia Beach Blvd	Norfolk	VA	7/10/2018	\$21,202.75	41,121	\$0.52
Ralphs	27871 La Paz Rd	Laguna Niguel	CA	7/10/2018	\$69,060.00	51,028	\$1.35
Sam's Club	1375 S Arizona Ave	Chandler	AZ	7/10/2018	\$182,611.75	136,121	\$1.34
Sam's Club	900 S Barrington Rd	Streamwood	IL	7/10/2018	\$86,834.50	130,848	\$0.66
Food Lion	1577 General Booth Blvd	Virginia Beach	VA	7/11/2018	\$23,454.50	27,256	\$0.86
Sam's Club	501 N Randall Rd	Batavia	IL	7/11/2018	\$56,271.50	127,937	\$0.44
Sam's Club	2425 E Florence Blvd	Casa Grande	AZ	7/11/2018	\$137,324.85	133,952	\$1.03
Sam's Club	460 S Weber Rd	Romeoville	IL	7/12/2018	\$129,491.00	135,230	\$0.96
Big Saver Foods	14310 Hawthorne Blvd	Lawndale	CA	7/13/2018	\$17,748.75	36,000	\$0.49
Sam's Club	901 S Grady Way	Renton	WA	7/18/2018	\$114,772.50	138,439	\$0.83
Sam's Club	13550 Aurora Ave N	Seattle	WA	7/19/2018	\$77,313.50	144,776	\$0.53
Sam's Club	6600 44th Ave	Moline	IL	7/24/2018	\$126,035.00	134,550	\$0.94
Sam's Club	5757 E State Route 69	Prescott	AZ	7/24/2018	\$157,733.50	134,723	\$1.17
Supermarket on Limestone	2500 Limestone Pkwy	Gainesville	GA	7/24/2018	\$53,818.25	47,500	\$1.13
Sam's Club	7050 Watts Rd	Madison	WI	7/25/2018	\$84,887.00	118,768	\$0.71
Sam's Club	1540 S 108th St	West Allis	WI	7/26/2018	\$88,402.00	114,224	\$0.77
Walmart	2801 Cochran St	Simi Valley	CA	7/26/2018	\$35,220.38	73,000	\$0.48
Sam's Club	3360 El Camino Ave	Sacramento	CA	7/31/2018	\$103,911.75	101,229	\$1.03
Natural Grocers	9670 E Arapahoe Rd	Englewood	CO	8/1/2018	\$2,767.04	13,520	\$0.20
Walmart	3460 El Camino Ave	Sacramento	CA	8/2/2018	\$107,428.00	78,000	\$1.38
Sam's Club	12920 Foothill Blvd	San Fernando	CA	8/7/2018	\$138,676.00	103,001	\$1.35
Bi-Lo	427 N Generals Blvd	Lincolnton	NC	8/7/2018	\$25,614.00	42,658	\$0.60
Sam's Club	4571 S Laburnum Ave	Richmond	VA	8/8/2018	\$120,827.00	134,721	\$0.90
Sam's Club	741 E Little Creek Rd	Norfolk	VA	8/9/2018	\$113,331.50	134,550	\$0.84
Sam's Club	3745 Louisiana Ave S	Minneapolis	MN	8/21/2018	\$128,911.00	150,637	\$0.86
Sam's Club	2800 27th Ave S	Moorhead	MN	8/22/2018	\$103,692.00	138,580	\$0.75
Stauffer's	1850 Oregon Pike	Kissel Hill	PA	8/27/2018	\$23,603.00	22,000	\$1.07
Bi-Lo	500 Pamplico Hwy	Florence	SC	9/11/2018	\$80,973.50	61,335	\$1.32
Bi-Lo	9003 Two Notch Rd	Columbia	SC	9/12/2018	\$68,822.50	45,070	\$1.53
Sam's Club	1074 N Muldoon Rd	Anchorage	AK	9/15/2018	\$155,048.00	143,403	\$1.08
Bashas Supermarket	1920 W Chandler Blvd	Chandler	AZ	10/11/2018	\$64,367.50	53,610	\$1.20
Whole Foods	8194 S Kipling Pkwy	Littleton	CO	11/29/2018	\$138,496.50	27,600	\$5.02
Fresh & Easy	1725 Herndon Ave	Clovis	CA	12/13/2018	\$71,765.33	20,181	\$3.56

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	
Whole Foods 500 First St Davis, CA	3/15/2018	\$208,100.75	6	21,609	\$9.63	18% \$1.73	5% \$0.48	0% \$0.00	10% \$0.96	20% \$1.93	0% \$0.00	\$14.73	Includes \$31k oven
Whole Foods 7401 W 91st St Overland Park, KS	6/5/2018	\$140,708.40	8	40,492	\$3.47	18% \$0.63	10% \$0.35	0% \$0.00	0% \$0.00	20% \$0.69	10% \$0.35	\$5.49	
Whole Foods 8194 S Kipling Pkwy Littleton, CO	11/29/2018	\$138,496.50	5	27,600	\$5.02	18% \$0.90	5% \$0.25	0% \$0.00	5% \$0.25	20% \$1.00	10% \$0.50	\$7.93	
Fresh & Easy 1725 Herndon Ave Clovis, CA	12/13/2018	\$71,765.33	10	20,181	\$3.56	18% \$0.64	5% \$0.18	15% \$0.53	10% \$0.36	20% \$0.71	10% \$0.36	\$6.33	

Southern California

Lien Date	Equipment	Installation	Total	Install %
1/1/2019	482,590,159	69,723,831	552,313,989	14.45%
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 %
1/1/2019	621,805,630	107,822,102	729,627,732	17.34%
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
2019 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	19-018	\$ 114.54	\$ 32.02	0	1,109,884	1,109,884	\$ 8.27	0	286,733	286,733
0978-000	660 S Main St	Fort Bragg	079-0004376-000	19-016	\$ 73.73	\$ 16.88	0	820,167	820,167	\$ 8.30	0	403,410	403,410
1583-000	623 S State St	Ukiah	079-0004376-004	19-017	\$ 75.37	\$ 23.97	0	1,324,408	1,324,408	\$ 8.27	0	457,105	457,105
							0	3,254,459	3,254,459		0	1,147,249	1,147,249

Company Name The Vons Companies, Inc
Site Code 0965-000
Asmt Number 079-0004376-002
Appeal Number 19-018
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	2,218,883	0	671,474	671,474
Office Equipment	0%	100%	Com 12	1,829	0	1,134	1,134
Other Equipment	0%	100%	Com 10	116,266	0	24,809	24,809
Electronic Eq	0%	100%	Com 10	48,020	0	25,027	25,027
Personal Computers	0%	100%	PC	61,757	0	11,000	11,000
LAN Equipment	0%	100%	LAN	38,141	0	7,264	7,264
POS Equipment	0%	100%	UTC 8	113,405	0	69,972	69,972
Shopping Carts	0%	100%	Com 5	6,112	0	2,391	2,391
Signs	0%	100%	Com 12	187,287	0	64,337	64,337
Gas Station Eq	0%	100%	Com 12	136,168	0	27,234	27,234
Underground Tanks	0%	100%	Ind 25	268,609	0	204,143	204,143
				3,197,577	0	1,109,884	1,109,884

Sales Comparison Approach

Age		11.86
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	\$	51.50
Current Cost Multiplier		1.04
Local Multiplier		1.16
Total Replacement \$/SF	\$	61.99
Age		11.86
Depreciation @ 80.00%	\$	(41.20)
Depreciated \$/SF	\$	10.30
Square Feet		34,661
Personal Property		357,008
Fixtures		0
Replacement Cost		357,008

Company Name The Vons Companies, Inc
Site Code 0978-000
Asmt Number 079-0004376-000
Appeal Number 19-016
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	2,401,172	0	705,203	705,203
Office Equipment	0%	100%	Com 12	1,833	0	1,136	1,136
Other Equipment	0%	100%	Com 10	154,613	0	30,332	30,332
Electronic Eq	0%	100%	Com 10	28,855	0	14,068	14,068
Personal Computers	0%	100%	PC	42,886	0	5,815	5,815
LAN Equipment	0%	100%	LAN	54,000	0	20,382	20,382
POS Equipment	0%	100%	UTC 8	52,921	0	27,269	27,269
Shopping Carts	0%	100%	Com 5	14,994	0	3,413	3,413
Signs	0%	100%	Com 12	42,877	0	11,549	11,549
Gas Station Eq	0%	100%	Com 12	0	0	0	0
Underground Tanks	0%	100%	Com 25	0	0	0	0
				2,795,152	0	820,167	820,167

Sales Comparison Approach

Age	13.22
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	\$ 51.50
Current Cost Multiplier	1.04
Local Multiplier	1.16
Total Replacement \$/SF	\$ 61.99
Age	13.22
Depreciation @ 80.00%	\$ (41.20)
Depreciated \$/SF	\$ 10.30
Square Feet	48,589
Personal Property	500,467
Fixtures	0
Replacement Cost	500,467

Company Name The Vons Companies, Inc
Site Code 1583-000
Asmt Number 079-0004376-004
Appeal Number 19-017
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	2,828,495	0	1,145,007	1,145,007
Office Equipment	0%	100%	Com 12	2,701	0	1,256	1,256
Other Equipment	0%	100%	Com 10	167,705	0	53,819	53,819
Electronic Eq	0%	100%	Com 10	50,039	0	22,469	22,469
Personal Computers	0%	100%	PC	63,790	0	11,831	11,831
LAN Equipment	0%	100%	LAN	44,930	0	10,624	10,624
POS Equipment	0%	100%	UTC 8	59,229	0	30,479	30,479
Shopping Carts	0%	100%	Com 5	47,815	0	24,096	24,096
Signs	0%	100%	Com 12	87,843	0	23,825	23,825
Gas Station Eq	0%	100%	Com 12	0	0	0	0
Underground Tanks	0%	100%	Com 25	0	0	0	0
				3,353,546	0	1,324,405	1,324,405

Sales Comparison Approach

Age	11.91
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	\$ 51.50
Current Cost Multiplier	1.04
Local Multiplier	1.16
Total Replacement \$/SF	\$ 61.99
Age	11.91
Depreciation @ 80.00%	\$ (41.20)
Depreciated \$/SF	\$ 10.30
Square Feet	55,256
Personal Property	569,137
Fixtures	0
Replacement Cost	569,137