

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	Eq Removal	Misc Adj	Adjusted \$/SF
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 %
1/1/2019	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
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	\$ 110.88	\$ 34.90	0	1,209,547	1,209,547	\$ 11.03	0	382,311	382,311
0978-000	660 S Main St	Fort Bragg	079-0004376-000	18-024	\$ 74.22	\$ 18.88	0	917,400	917,400	\$ 11.03	0	535,937	535,937
1583-000	623 S State St	Ukiah	079-0004376-004	18-025	\$ 69.83	\$ 24.10	0	1,331,511	1,331,511	\$ 11.03	0	609,474	609,474
							0	3,458,458	3,458,458		0	1,527,721	1,527,721

Company Name Safeway, 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

Average Age	10.73
Market \$/SF	\$ 8.00
Sales Tax @ 7.88%	\$ 0.63
Installation @ 30%	\$ 2.40
Total Mkt \$/SF	\$ 11.03
Square Feet	34,661
Personal Property	382,311
Fixtures	0
Opinion of Value	382,311

Marshall & Swift Approach

Replacement \$/SF	\$ 49.50
Current Cost Multiplier	1.04
Local Multiplier	1.15
Total Replacement \$/SF	\$ 59.17
Average Age	10.73
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 Safeway, Inc
Site Code 0965-000
Asmt Number 079-0004376-002
Appeal Number 18-026
Address 845 S Main St
 Willits

Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Supplies		2017	1	1,100	1.00	1,100	1.00	1,100	1,100
		2016	2	0	1.00	0	1.03	0	0
		2015	3	0	1.00	0	1.02	0	0
		2014	4	0	1.00	0	1.03	0	0
		2013	5	0	1.00	0	1.05	0	0
		2012	6	0	1.00	0	1.06	0	0
		2011	7	0	1.00	0	1.08	0	0
		2010	8	0	1.00	0	1.12	0	0
		2009	9	0	1.00	0	1.11	0	0
		2008	10	0	1.00	0	1.14	0	0
		2007	11	0	1.00	0	1.18	0	0
		2006	12	0	1.00	0	1.24	0	0
		2005	13	0	1.00	0	1.29	0	0
		2004	14	0	1.00	0	1.38	0	0
		2003	15	0	1.00	0	1.42	0	0
		2002	16	0	1.00	0	1.44	0	0
Supplies Total				1,100		1,100		1,100	1,100
Store Equipment	Com 12	2017	1	37,317	0.93	34,705	1.00	37,317	37,317
		2016	2	65,610	0.89	58,393	1.03	67,578	135,156
		2015	3	56,524	0.81	45,785	1.02	57,655	172,964
		2014	4	151,513	0.73	110,605	1.03	156,059	624,235
		2013	5	25,467	0.67	17,063	1.05	26,740	133,702
		2012	6	43,827	0.60	26,296	1.06	46,457	278,741
		2011	7	18,557	0.54	10,021	1.08	20,042	140,292
		2010	8	3,000	0.48	1,440	1.12	3,360	26,882
		2009	9	15,742	0.40	6,297	1.11	17,474	157,265
		2008	10	5,771	0.34	1,962	1.14	6,579	65,794
		2007	11	186,532	0.30	55,960	1.18	220,107	2,421,182
		2006	12	1,350,373	0.25	337,593	1.24	1,674,463	20,093,557
		2005	13	24,002	0.21	5,040	1.29	30,963	402,514
		2004	14	27,837	0.17	4,732	1.38	38,416	537,818
		2003	15	5,530	0.14	774	1.42	7,852	117,783
		2002	16	202,510	0.14	28,351	1.44	291,614	4,665,830
Store Equipment Total				2,220,114		745,018		2,702,676	30,011,032
Office Equipment	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	0	0.73	0	1.03	0	0
		2013	5	1,829	0.67	1,226	1.05	1,921	9,605
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	0	0.34	0	1.14	0	0
		2007	11	0	0.30	0	1.18	0	0
		2006	12	0	0.25	0	1.24	0	0
		2005	13	0	0.21	0	1.29	0	0
		2004	14	0	0.17	0	1.38	0	0
		2003	15	0	0.14	0	1.42	0	0
		2002	16	0	0.14	0	1.44	0	0
Office Equipment Total				1,829		1,226		1,921	9,605

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

Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Other Equipment	Com 10	2017	1	0	0.91	0	1.00	0	0
		2016	2	0	0.84	0	1.03	0	0
		2015	3	0	0.74	0	1.02	0	0
		2014	4	0	0.66	0	1.03	0	0
		2013	5	3,900	0.58	2,262	1.05	4,095	20,475
		2012	6	14,307	0.50	7,153	1.06	15,165	90,990
		2011	7	10,555	0.42	4,433	1.08	11,399	79,795
		2010	8	0	0.35	0	1.12	0	0
		2009	9	14,745	0.28	4,129	1.11	16,367	147,306
		2008	10	2,374	0.22	522	1.14	2,706	27,064
		2007	11	11,565	0.18	2,082	1.18	13,647	150,117
		2006	12	62,517	0.14	8,752	1.24	77,521	930,253
		2005	13	0	0.13	0	1.29	0	0
		2004	14	0	0.13	0	1.38	0	0
		2003	15	0	0.13	0	1.42	0	0
		2002	16	3,768	0.13	490	1.44	5,426	86,815
Other Equipment Total				123,731		29,823		146,327	1,532,814
Electronic Eq	Com 10	2017	1	0	0.91	0	1.00	0	0
		2016	2	5,828	0.84	4,895	1.03	6,002	12,005
		2015	3	0	0.74	0	1.02	0	0
		2014	4	9,281	0.66	6,126	1.03	9,560	38,238
		2013	5	25,032	0.58	14,518	1.05	26,283	131,416
		2012	6	1,400	0.50	700	1.06	1,484	8,904
		2011	7	0	0.42	0	1.08	0	0
		2010	8	0	0.35	0	1.12	0	0
		2009	9	0	0.28	0	1.11	0	0
		2008	10	0	0.22	0	1.14	0	0
		2007	11	7,075	0.18	1,273	1.18	8,348	91,828
		2006	12	2,622	0.14	367	1.24	3,252	39,020
		2005	13	0	0.13	0	1.29	0	0
		2004	14	0	0.13	0	1.38	0	0
		2003	15	0	0.13	0	1.42	0	0
		2002	16	2,332	0.13	303	1.44	3,358	53,729
Electronic Eq Total				53,569		28,183		58,287	375,140
Personal Computers	PC	2017	1	619	0.54	334	1.00	619	619
		2016	2	6,782	0.39	2,645	1.03	6,986	13,972
		2015	3	7,959	0.24	1,910	1.02	8,118	24,355
		2014	4	12,614	0.15	1,892	1.03	12,992	51,969
		2013	5	3,489	0.10	349	1.05	3,664	18,318
		2012	6	11,424	0.06	685	1.06	12,109	72,654
		2011	7	231	0.04	9	1.08	250	1,748
		2010	8	1,227	0.02	25	1.12	1,374	10,993
		2009	9	68	0.02	1	1.11	76	684
		2008	10	4,362	0.02	87	1.14	4,973	49,730
		2007	11	244	0.02	5	1.18	288	3,166
		2006	12	1,637	0.02	33	1.24	2,030	24,365
		2005	13	21	0.02	0	1.29	26	344
		2004	14	0	0.02	0	1.38	0	0
		2003	15	0	0.02	0	1.42	0	0
		2002	16	791	0.02	16	1.44	1,139	18,225
Personal Computers Total				51,468		7,992		54,644	291,141

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Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
LAN Equipment	LAN	2017	1	0	0.73	0	1.00	0	0
		2016	2	3,001	0.47	1,410	1.03	3,091	6,182
		2015	3	16,385	0.30	4,915	1.02	16,713	50,138
		2014	4	0	0.19	0	1.03	0	0
		2013	5	0	0.12	0	1.05	0	0
		2012	6	0	0.08	0	1.06	0	0
		2011	7	0	0.05	0	1.08	0	0
		2010	8	0	0.03	0	1.12	0	0
		2009	9	2,342	0.02	47	1.11	2,599	23,395
		2008	10	0	0.02	0	1.14	0	0
		2007	11	0	0.02	0	1.18	0	0
		2006	12	0	0.02	0	1.24	0	0
		2005	13	0	0.02	0	1.29	0	0
		2004	14	0	0.02	0	1.38	0	0
		2003	15	0	0.02	0	1.42	0	0
		2002	16	0	0.02	0	1.44	0	0
LAN Equipment Total				21,728		6,373		22,403	79,714
POS Equipment	UTC 8	2017	1	37,708	0.89	33,560	1.00	37,708	37,708
		2016	2	10,029	0.77	7,722	1.03	10,330	20,660
		2015	3	21,877	0.65	14,220	1.02	22,315	66,944
		2014	4	0	0.54	0	1.03	0	0
		2013	5	842	0.44	370	1.05	884	4,418
		2012	6	7,436	0.34	2,528	1.06	7,883	47,296
		2011	7	0	0.25	0	1.08	0	0
		2010	8	389	0.18	70	1.12	435	3,482
		2009	9	6,936	0.13	902	1.11	7,699	69,290
		2008	10	4,108	0.10	411	1.14	4,683	46,826
		2007	11	0	0.10	0	1.18	0	0
		2006	12	0	0.10	0	1.24	0	0
		2005	13	0	0.10	0	1.29	0	0
		2004	14	0	0.10	0	1.38	0	0
		2003	15	0	0.10	0	1.42	0	0
		2002	16	0	0.10	0	1.44	0	0
POS Equipment Total				89,325		59,784		91,936	296,624
Shopping Carts	Com 5	2017	1	0	0.80	0	1.00	0	0
		2016	2	0	0.63	0	1.03	0	0
		2015	3	0	0.45	0	1.02	0	0
		2014	4	1,750	0.30	525	1.03	1,803	7,211
		2013	5	3,961	0.18	713	1.05	4,159	20,797
		2012	6	2,358	0.11	259	1.06	2,500	15,000
		2011	7	3,207	0.11	353	1.08	3,464	24,246
		2010	8	0	0.11	0	1.12	0	0
		2009	9	1,264	0.11	139	1.11	1,403	12,628
		2008	10	2,395	0.11	263	1.14	2,730	27,301
		2007	11	0	0.11	0	1.18	0	0
		2006	12	22,857	0.11	2,514	1.24	28,343	340,116
		2005	13	0	0.11	0	1.29	0	0
		2004	14	0	0.11	0	1.38	0	0
		2003	15	0	0.11	0	1.42	0	0
		2002	16	0	0.11	0	1.44	0	0
Shopping Carts Total				37,793		4,767		44,402	447,300

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Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Signs	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	40,011	0.73	29,208	1.03	41,212	164,847
		2013	5	3,840	0.67	2,573	1.05	4,032	20,161
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	7,810	0.34	2,655	1.14	8,903	89,035
		2007	11	58,084	0.30	17,425	1.18	68,539	753,929
		2006	12	76,491	0.25	19,123	1.24	94,849	1,138,182
		2005	13	0	0.21	0	1.29	0	0
		2004	14	0	0.17	0	1.38	0	0
		2003	15	0	0.14	0	1.42	0	0
		2002	16	0	0.14	0	1.44	0	0
Signs Total				186,236		70,984		217,535	2,166,154
Gas Station Eq	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	0	0.73	0	1.03	0	0
		2013	5	0	0.67	0	1.05	0	0
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	0	0.34	0	1.14	0	0
		2007	11	0	0.30	0	1.18	0	0
		2006	12	136,168	0.25	34,042	1.24	168,848	2,026,178
		2005	13	0	0.21	0	1.29	0	0
		2004	14	0	0.17	0	1.38	0	0
		2003	15	0	0.14	0	1.42	0	0
		2002	16	0	0.14	0	1.44	0	0
Gas Station Eq Total				136,168		34,042		168,848	2,026,178
Underground Tanks	Com 25	2017	1	0	0.98	0	1.00	0	0
		2016	2	0	0.98	0	1.03	0	0
		2015	3	0	0.95	0	1.02	0	0
		2014	4	0	0.93	0	1.03	0	0
		2013	5	0	0.91	0	1.05	0	0
		2012	6	0	0.89	0	1.06	0	0
		2011	7	0	0.87	0	1.08	0	0
		2010	8	0	0.87	0	1.12	0	0
		2009	9	0	0.83	0	1.11	0	0
		2008	10	0	0.82	0	1.14	0	0
		2007	11	0	0.81	0	1.18	0	0
		2006	12	268,609	0.82	220,259	1.24	333,075	3,996,901
		2005	13	0	0.81	0	1.29	0	0
		2004	14	0	0.81	0	1.38	0	0
		2003	15	0	0.80	0	1.42	0	0
		2002	16	0	0.76	0	1.44	0	0
Underground Tanks Total				268,609		220,259		333,075	3,996,901
Store 0965-000 Total				3,191,671		1,209,551		3,843,155	41,233,702
Average Age									10.73
Square Feet									34,661
RCN/SF									\$110.88

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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

Average Age	11.44
Market \$/SF	\$ 8.00
Sales Tax @ 7.88%	\$ 0.63
Installation @ 30%	\$ 2.40
Total Mkt \$/SF	\$ 11.03
Square Feet	48,589
Personal Property	535,937
Fixtures	0
Opinion of Value	535,937

Marshall & Swift Approach

Replacement \$/SF	\$ 49.50
Current Cost Multiplier	1.04
Local Multiplier	1.15
Total Replacement \$/SF	\$ 59.17
Average Age	11.44
Depreciation @ 80.00%	\$ (39.60)
Depreciated \$/SF	\$ 9.90
Square Feet	48,589
Personal Property	481,031
Fixtures	0
Replacement Cost	481,031

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Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Supplies		2017	1	1,000	1.00	1,000	1.00	1,000	1,000
		2016	2	0	1.00	0	1.03	0	0
		2015	3	0	1.00	0	1.02	0	0
		2014	4	0	1.00	0	1.03	0	0
		2013	5	0	1.00	0	1.05	0	0
		2012	6	0	1.00	0	1.06	0	0
		2011	7	0	1.00	0	1.08	0	0
		2010	8	0	1.00	0	1.12	0	0
		2009	9	0	1.00	0	1.11	0	0
		2008	10	0	1.00	0	1.14	0	0
		2007	11	0	1.00	0	1.18	0	0
		2006	12	0	1.00	0	1.24	0	0
		2005	13	0	1.00	0	1.29	0	0
		2004	14	0	1.00	0	1.38	0	0
		2003	15	0	1.00	0	1.42	0	0
		2002	16	0	1.00	0	1.44	0	0
Supplies Total				1,000		1,000		1,000	1,000
Store Equipment	Com 12	2017	1	122,945	0.93	114,339	1.00	122,945	122,945
		2016	2	88,451	0.89	78,721	1.03	91,105	182,209
		2015	3	33,317	0.81	26,987	1.02	33,983	101,950
		2014	4	116,165	0.73	84,800	1.03	119,650	478,598
		2013	5	26,287	0.67	17,613	1.05	27,602	138,008
		2012	6	31,036	0.60	18,622	1.06	32,898	197,391
		2011	7	21,241	0.54	11,470	1.08	22,941	160,585
		2010	8	7,428	0.48	3,565	1.12	8,319	66,551
		2009	9	31,208	0.40	12,483	1.11	34,641	311,772
		2008	10	145,744	0.34	49,553	1.14	166,148	1,661,477
		2007	11	5,318	0.30	1,595	1.18	6,275	69,027
		2006	12	1,203,940	0.25	300,985	1.24	1,492,886	17,914,628
		2005	13	12,719	0.21	2,671	1.29	16,407	213,291
		2004	14	44,874	0.17	7,629	1.38	61,927	866,973
		2003	15	6,880	0.14	963	1.42	9,770	146,550
		2002	16	578,305	0.14	80,963	1.44	832,759	13,324,147
Store Equipment Total				2,475,858		812,959		3,080,255	35,956,103
Office Equipment	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	0	0.73	0	1.03	0	0
		2013	5	1,833	0.67	1,228	1.05	1,925	9,623
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	0	0.34	0	1.14	0	0
		2007	11	0	0.30	0	1.18	0	0
		2006	12	0	0.25	0	1.24	0	0
		2005	13	0	0.21	0	1.29	0	0
		2004	14	0	0.17	0	1.38	0	0
		2003	15	0	0.14	0	1.42	0	0
		2002	16	0	0.14	0	1.44	0	0
Office Equipment Total				1,833		1,228		1,925	9,623

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Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Other Equipment	Com 10	2017	1	0	0.91	0	1.00	0	0
		2016	2	0	0.84	0	1.03	0	0
		2015	3	0	0.74	0	1.02	0	0
		2014	4	0	0.66	0	1.03	0	0
		2013	5	0	0.58	0	1.05	0	0
		2012	6	5,057	0.50	2,528	1.06	5,360	32,159
		2011	7	0	0.42	0	1.08	0	0
		2010	8	4,080	0.35	1,428	1.12	4,569	36,555
		2009	9	88,149	0.28	24,682	1.11	97,846	880,611
		2008	10	2,575	0.22	567	1.14	2,936	29,355
		2007	11	8,321	0.18	1,498	1.18	9,819	108,005
		2006	12	68,814	0.14	9,634	1.24	85,330	1,023,959
		2005	13	0	0.13	0	1.29	0	0
		2004	14	0	0.13	0	1.38	0	0
		2003	15	0	0.13	0	1.42	0	0
		2002	16	46,432	0.13	6,036	1.44	66,862	1,069,793
Other Equipment Total				223,428		46,372		272,721	3,180,438
Electronic Eq	Com 10	2017	1	0	0.91	0	1.00	0	0
		2016	2	0	0.84	0	1.03	0	0
		2015	3	0	0.74	0	1.02	0	0
		2014	4	0	0.66	0	1.03	0	0
		2013	5	6,900	0.58	4,002	1.05	7,245	36,225
		2012	6	1,400	0.50	700	1.06	1,484	8,904
		2011	7	0	0.42	0	1.08	0	0
		2010	8	3,763	0.35	1,317	1.12	4,214	33,712
		2009	9	0	0.28	0	1.11	0	0
		2008	10	0	0.22	0	1.14	0	0
		2007	11	5,979	0.18	1,076	1.18	7,056	77,613
		2006	12	0	0.14	0	1.24	0	0
		2005	13	0	0.13	0	1.29	0	0
		2004	14	0	0.13	0	1.38	0	0
		2003	15	0	0.13	0	1.42	0	0
		2002	16	584	0.13	76	1.44	841	13,455
Electronic Eq Total				18,626		7,171		20,840	169,909
Personal Computers	PC	2017	1	1,237	0.54	668	1.00	1,237	1,237
		2016	2	608	0.39	237	1.03	627	1,253
		2015	3	6,471	0.24	1,553	1.02	6,601	19,802
		2014	4	8,608	0.15	1,291	1.03	8,866	35,465
		2013	5	3,489	0.10	349	1.05	3,664	18,318
		2012	6	12,095	0.06	726	1.06	12,820	76,921
		2011	7	641	0.04	26	1.08	692	4,847
		2010	8	1,136	0.02	23	1.12	1,272	10,175
		2009	9	1,439	0.02	29	1.11	1,598	14,378
		2008	10	3,156	0.02	63	1.14	3,597	35,973
		2007	11	244	0.02	5	1.18	288	3,166
		2006	12	5,822	0.02	116	1.24	7,219	86,634
		2005	13	30	0.02	1	1.29	38	498
		2004	14	1,599	0.02	32	1.38	2,206	30,887
		2003	15	0	0.02	0	1.42	0	0
		2002	16	2,837	0.02	57	1.44	4,085	65,364
Personal Computers Total				49,411		5,175		54,811	404,919

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LAN Equipment	LAN	2017	1	8,462	0.73	6,177	1.00	8,462	8,462
		2016	2	2,306	0.47	1,084	1.03	2,375	4,751
		2015	3	7,674	0.30	2,302	1.02	7,828	23,483
		2014	4	0	0.19	0	1.03	0	0
		2013	5	0	0.12	0	1.05	0	0
		2012	6	0	0.08	0	1.06	0	0
		2011	7	0	0.05	0	1.08	0	0
		2010	8	0	0.03	0	1.12	0	0
		2009	9	2,342	0.02	47	1.11	2,599	23,395
		2008	10	0	0.02	0	1.14	0	0
		2007	11	0	0.02	0	1.18	0	0
		2006	12	0	0.02	0	1.24	0	0
		2005	13	3,138	0.02	63	1.29	4,048	52,621
		2004	14	0	0.02	0	1.38	0	0
		2003	15	0	0.02	0	1.42	0	0
		2002	16	0	0.02	0	1.44	0	0
LAN Equipment Total				23,922		9,673		25,312	112,711
POS Equipment	UTC 8	2017	1	0	0.89	0	1.00	0	0
		2016	2	9,021	0.77	6,946	1.03	9,291	18,583
		2015	3	500	0.65	325	1.02	510	1,531
		2014	4	0	0.54	0	1.03	0	0
		2013	5	1,596	0.44	702	1.05	1,676	8,380
		2012	6	8,775	0.34	2,983	1.06	9,301	55,806
		2011	7	2,894	0.25	724	1.08	3,126	21,882
		2010	8	409	0.18	74	1.12	458	3,667
		2009	9	0	0.13	0	1.11	0	0
		2008	10	8,215	0.10	822	1.14	9,366	93,656
		2007	11	0	0.10	0	1.18	0	0
		2006	12	2,934	0.10	293	1.24	3,638	43,652
		2005	13	0	0.10	0	1.29	0	0
		2004	14	1,153	0.10	115	1.38	1,591	22,270
		2003	15	0	0.10	0	1.42	0	0
		2002	16	610	0.10	61	1.44	878	14,054
POS Equipment Total				36,107		13,045		39,836	283,483
Shopping Carts	Com 5	2017	1	2,065	0.80	1,652	1.00	2,065	2,065
		2016	2	0	0.63	0	1.03	0	0
		2015	3	0	0.45	0	1.02	0	0
		2014	4	2,199	0.30	660	1.03	2,265	9,062
		2013	5	4,330	0.18	779	1.05	4,547	22,733
		2012	6	6,798	0.11	748	1.06	7,206	43,237
		2011	7	1,765	0.11	194	1.08	1,906	13,344
		2010	8	1,331	0.11	146	1.12	1,491	11,927
		2009	9	0	0.11	0	1.11	0	0
		2008	10	1,826	0.11	201	1.14	2,082	20,820
		2007	11	7,481	0.11	823	1.18	8,827	97,098
		2006	12	22,708	0.11	2,498	1.24	28,158	337,900
		2005	13	0	0.11	0	1.29	0	0
		2004	14	0	0.11	0	1.38	0	0
		2003	15	0	0.11	0	1.42	0	0
		2002	16	0	0.11	0	1.44	0	0
Shopping Carts Total				50,504		7,701		58,548	558,186

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

Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Signs	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	0	0.73	0	1.03	0	0
		2013	5	0	0.67	0	1.05	0	0
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	33,536	0.34	11,402	1.14	38,232	382,316
		2007	11	0	0.30	0	1.18	0	0
		2006	12	3,000	0.25	750	1.24	3,720	44,640
		2005	13	0	0.21	0	1.29	0	0
		2004	14	1,148	0.17	195	1.38	1,584	22,179
		2003	15	0	0.14	0	1.42	0	0
		2002	16	5,193	0.14	727	1.44	7,478	119,647
Signs Total				42,877		13,075		51,014	568,781
Gas Station Eq	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	0	0.73	0	1.03	0	0
		2013	5	0	0.67	0	1.05	0	0
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	0	0.34	0	1.14	0	0
		2007	11	0	0.30	0	1.18	0	0
		2006	12	0	0.25	0	1.24	0	0
		2005	13	0	0.21	0	1.29	0	0
		2004	14	0	0.17	0	1.38	0	0
		2003	15	0	0.14	0	1.42	0	0
		2002	16	0	0.14	0	1.44	0	0
Gas Station Eq Total				0		0		0	0
Underground Tanks	Com 25	2017	1	0	0.98	0	1.00	0	0
		2016	2	0	0.98	0	1.03	0	0
		2015	3	0	0.95	0	1.02	0	0
		2014	4	0	0.93	0	1.03	0	0
		2013	5	0	0.91	0	1.05	0	0
		2012	6	0	0.89	0	1.06	0	0
		2011	7	0	0.87	0	1.08	0	0
		2010	8	0	0.87	0	1.12	0	0
		2009	9	0	0.83	0	1.11	0	0
		2008	10	0	0.82	0	1.14	0	0
		2007	11	0	0.81	0	1.18	0	0
		2006	12	0	0.82	0	1.24	0	0
		2005	13	0	0.81	0	1.29	0	0
		2004	14	0	0.81	0	1.38	0	0
		2003	15	0	0.80	0	1.42	0	0
		2002	16	0	0.76	0	1.44	0	0
Underground Tanks Total				0		0		0	0
Store 0978-000 Total				2,923,567		917,400		3,606,260	41,245,152
									Average Age 11.44
									Square Feet 48,589
									RCN/SF \$74.22

Company Name Safeway, Inc
Site Code 1583-000
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 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

Average Age	10.14
Market \$/SF	\$ 8.00
Sales Tax @ 7.88%	\$ 0.63
Installation @ 30%	\$ 2.40
Total Mkt \$/SF	\$ 11.03
Square Feet	55,256
Personal Property	609,474
Fixtures	0
Opinion of Value	609,474

Marshall & Swift Approach

Replacement \$/SF	\$ 49.50
Current Cost Multiplier	1.04
Local Multiplier	1.15
Total Replacement \$/SF	\$ 59.17
Average Age	10.14
Depreciation @ 80.00%	\$ (39.60)
Depreciated \$/SF	\$ 9.90
Square Feet	55,256
Personal Property	547,034
Fixtures	0
Replacement Cost	547,034

Company Name Safeway, Inc
Site Code 1583-000
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Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Supplies		2017	1	1,000	1.00	1,000	1.00	1,000	1,000
		2016	2	0	1.00	0	1.03	0	0
		2015	3	0	1.00	0	1.02	0	0
		2014	4	0	1.00	0	1.03	0	0
		2013	5	0	1.00	0	1.05	0	0
		2012	6	0	1.00	0	1.06	0	0
		2011	7	0	1.00	0	1.08	0	0
		2010	8	0	1.00	0	1.12	0	0
		2009	9	0	1.00	0	1.11	0	0
		2008	10	0	1.00	0	1.14	0	0
		2007	11	0	1.00	0	1.18	0	0
		2006	12	0	1.00	0	1.24	0	0
		2005	13	0	1.00	0	1.29	0	0
		2004	14	0	1.00	0	1.38	0	0
		2003	15	0	1.00	0	1.42	0	0
		2002	16	0	1.00	0	1.44	0	0
Supplies Total				1,000		1,000		1,000	1,000
Store Equipment	Com 12	2017	1	203,602	0.93	189,350	1.00	203,602	203,602
		2016	2	90,987	0.89	80,978	1.03	93,717	187,433
		2015	3	50,846	0.81	41,185	1.02	51,862	155,587
		2014	4	401,742	0.73	293,272	1.03	413,794	1,655,177
		2013	5	190,171	0.67	127,415	1.05	199,680	998,398
		2012	6	39,122	0.60	23,473	1.06	41,469	248,817
		2011	7	128,450	0.54	69,363	1.08	138,726	971,082
		2010	8	115,500	0.48	55,440	1.12	129,360	1,034,884
		2009	9	26,003	0.40	10,401	1.11	28,863	259,767
		2008	10	16,396	0.34	5,575	1.14	18,691	186,914
		2007	11	25,989	0.30	7,797	1.18	30,667	337,336
		2006	12	147,490	0.25	36,873	1.24	182,888	2,194,657
		2005	13	624,077	0.21	131,056	1.29	805,060	10,465,778
		2004	14	59,394	0.17	10,097	1.38	81,964	1,147,492
		2003	15	9,058	0.14	1,268	1.42	12,863	192,943
		2002	16	635,124	0.14	88,917	1.44	914,579	14,633,257
Store Equipment Total				2,763,952		1,172,460		3,347,785	34,873,125
Office Equipment	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	0	0.73	0	1.03	0	0
		2013	5	1,829	0.67	1,226	1.05	1,921	9,605
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	0	0.34	0	1.14	0	0
		2007	11	0	0.30	0	1.18	0	0
		2006	12	0	0.25	0	1.24	0	0
		2005	13	0	0.21	0	1.29	0	0
		2004	14	0	0.17	0	1.38	0	0
		2003	15	0	0.14	0	1.42	0	0
		2002	16	872	0.14	122	1.44	1,256	20,091
Office Equipment Total				2,701		1,348		3,177	29,695

Company Name Safeway, Inc
Site Code 1583-000
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Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Other Equipment	Com 10	2017	1	0	0.91	0	1.00	0	0
		2016	2	9,113	0.84	7,655	1.03	9,387	18,773
		2015	3	0	0.74	0	1.02	0	0
		2014	4	11,047	0.66	7,291	1.03	11,378	45,513
		2013	5	24,351	0.58	14,124	1.05	25,569	127,844
		2012	6	3,805	0.50	1,903	1.06	4,033	24,201
		2011	7	1,372	0.42	576	1.08	1,482	10,374
		2010	8	64,131	0.35	22,446	1.12	71,826	574,610
		2009	9	0	0.28	0	1.11	0	0
		2008	10	2,911	0.22	640	1.14	3,319	33,185
		2007	11	1,928	0.18	347	1.18	2,275	25,025
		2006	12	17,598	0.14	2,464	1.24	21,822	261,864
		2005	13	0	0.13	0	1.29	0	0
		2004	14	0	0.13	0	1.38	0	0
		2003	15	0	0.13	0	1.42	0	0
		2002	16	31,448	0.13	4,088	1.44	45,285	724,562
Other Equipment Total				167,705		61,534		196,376	1,845,950
Electronic Eq	Com 10	2017	1	0	0.91	0	1.00	0	0
		2016	2	0	0.84	0	1.03	0	0
		2015	3	0	0.74	0	1.02	0	0
		2014	4	5,130	0.66	3,386	1.03	5,284	21,134
		2013	5	11,749	0.58	6,814	1.05	12,336	61,681
		2012	6	1,400	0.50	700	1.06	1,484	8,904
		2011	7	0	0.42	0	1.08	0	0
		2010	8	0	0.35	0	1.12	0	0
		2009	9	1,780	0.28	498	1.11	1,976	17,785
		2008	10	2,287	0.22	503	1.14	2,607	26,073
		2007	11	7,093	0.18	1,277	1.18	8,370	92,065
		2006	12	0	0.14	0	1.24	0	0
		2005	13	0	0.13	0	1.29	0	0
		2004	14	11,230	0.13	1,460	1.38	15,498	216,971
		2003	15	0	0.13	0	1.42	0	0
		2002	16	0	0.13	0	1.44	0	0
Electronic Eq Total				40,669		14,638		47,555	444,613
Personal Computers	PC	2017	1	0	0.54	0	1.00	0	0
		2016	2	387	0.39	151	1.03	398	796
		2015	3	8,032	0.24	1,928	1.02	8,193	24,579
		2014	4	8,678	0.15	1,302	1.03	8,938	35,754
		2013	5	3,489	0.10	349	1.05	3,664	18,318
		2012	6	10,802	0.06	648	1.06	11,451	68,704
		2011	7	1,434	0.04	57	1.08	1,548	10,837
		2010	8	703	0.02	14	1.12	787	6,295
		2009	9	591	0.02	12	1.11	656	5,907
		2008	10	4,187	0.02	84	1.14	4,774	47,736
		2007	11	0	0.02	0	1.18	0	0
		2006	12	0	0.02	0	1.24	0	0
		2005	13	0	0.02	0	1.29	0	0
		2004	14	0	0.02	0	1.38	0	0
		2003	15	0	0.02	0	1.42	0	0
		2002	16	791	0.02	16	1.44	1,139	18,225
Personal Computers Total				39,094		4,560		41,548	237,151

Company Name Safeway, Inc
Site Code 1583-000
Asmt Number 079-0004376-004
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 Ukiah

Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
LAN Equipment	LAN	2017	1	0	0.73	0	1.00	0	0
		2016	2	5,307	0.47	2,494	1.03	5,466	10,932
		2015	3	10,976	0.30	3,293	1.02	11,195	33,585
		2014	4	0	0.19	0	1.03	0	0
		2013	5	0	0.12	0	1.05	0	0
		2012	6	0	0.08	0	1.06	0	0
		2011	7	0	0.05	0	1.08	0	0
		2010	8	0	0.03	0	1.12	0	0
		2009	9	2,342	0.02	47	1.11	2,599	23,395
		2008	10	0	0.02	0	1.14	0	0
		2007	11	0	0.02	0	1.18	0	0
		2006	12	0	0.02	0	1.24	0	0
		2005	13	0	0.02	0	1.29	0	0
		2004	14	0	0.02	0	1.38	0	0
		2003	15	0	0.02	0	1.42	0	0
		2002	16	0	0.02	0	1.44	0	0
LAN Equipment Total				18,624		5,834		19,261	67,912
POS Equipment	UTC 8	2017	1	7,108	0.89	6,326	1.00	7,108	7,108
		2016	2	8,018	0.77	6,174	1.03	8,259	16,518
		2015	3	0	0.65	0	1.02	0	0
		2014	4	0	0.54	0	1.03	0	0
		2013	5	277	0.44	122	1.05	291	1,456
		2012	6	9,138	0.34	3,107	1.06	9,687	58,120
		2011	7	1,852	0.25	463	1.08	2,001	14,005
		2010	8	0	0.18	0	1.12	0	0
		2009	9	0	0.13	0	1.11	0	0
		2008	10	9,370	0.10	937	1.14	10,682	106,816
		2007	11	0	0.10	0	1.18	0	0
		2006	12	0	0.10	0	1.24	0	0
		2005	13	0	0.10	0	1.29	0	0
		2004	14	0	0.10	0	1.38	0	0
		2003	15	0	0.10	0	1.42	0	0
		2002	16	0	0.10	0	1.44	0	0
POS Equipment Total				35,765		17,130		38,027	204,023
Shopping Carts	Com 5	2017	1	7,811	0.80	6,248	1.00	7,811	7,811
		2016	2	24,230	0.63	15,265	1.03	24,957	49,913
		2015	3	0	0.45	0	1.02	0	0
		2014	4	7,695	0.30	2,308	1.03	7,925	31,701
		2013	5	7,573	0.18	1,363	1.05	7,952	39,759
		2012	6	0	0.11	0	1.06	0	0
		2011	7	0	0.11	0	1.08	0	0
		2010	8	0	0.11	0	1.12	0	0
		2009	9	0	0.11	0	1.11	0	0
		2008	10	3,285	0.11	361	1.14	3,745	37,451
		2007	11	0	0.11	0	1.18	0	0
		2006	12	2,844	0.11	313	1.24	3,526	42,313
		2005	13	2,572	0.11	283	1.29	3,317	43,125
		2004	14	0	0.11	0	1.38	0	0
		2003	15	0	0.11	0	1.42	0	0
		2002	16	0	0.11	0	1.44	0	0
Shopping Carts Total				56,008		26,142		59,233	252,074

Company Name Safeway, Inc
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Category	Table	Year	Age	Acq Cost	Trend Factor	Value	Index Factor	RCN	RCN x Age
Signs	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	0	0.73	0	1.03	0	0
		2013	5	0	0.67	0	1.05	0	0
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	70,920	0.34	24,113	1.14	80,849	808,486
		2007	11	0	0.30	0	1.18	0	0
		2006	12	3,000	0.25	750	1.24	3,720	44,640
		2005	13	0	0.21	0	1.29	0	0
		2004	14	1,754	0.17	298	1.38	2,421	33,888
		2003	15	0	0.14	0	1.42	0	0
		2002	16	12,169	0.14	1,704	1.44	17,523	280,374
Signs Total				87,843		26,865		104,513	1,167,388
Gas Station Eq	Com 12	2017	1	0	0.93	0	1.00	0	0
		2016	2	0	0.89	0	1.03	0	0
		2015	3	0	0.81	0	1.02	0	0
		2014	4	0	0.73	0	1.03	0	0
		2013	5	0	0.67	0	1.05	0	0
		2012	6	0	0.60	0	1.06	0	0
		2011	7	0	0.54	0	1.08	0	0
		2010	8	0	0.48	0	1.12	0	0
		2009	9	0	0.40	0	1.11	0	0
		2008	10	0	0.34	0	1.14	0	0
		2007	11	0	0.30	0	1.18	0	0
		2006	12	0	0.25	0	1.24	0	0
		2005	13	0	0.21	0	1.29	0	0
		2004	14	0	0.17	0	1.38	0	0
		2003	15	0	0.14	0	1.42	0	0
		2002	16	0	0.14	0	1.44	0	0
Gas Station Eq Total				0		0		0	0
Underground Tanks	Com 25	2017	1	0	0.98	0	1.00	0	0
		2016	2	0	0.98	0	1.03	0	0
		2015	3	0	0.95	0	1.02	0	0
		2014	4	0	0.93	0	1.03	0	0
		2013	5	0	0.91	0	1.05	0	0
		2012	6	0	0.89	0	1.06	0	0
		2011	7	0	0.87	0	1.08	0	0
		2010	8	0	0.87	0	1.12	0	0
		2009	9	0	0.83	0	1.11	0	0
		2008	10	0	0.82	0	1.14	0	0
		2007	11	0	0.81	0	1.18	0	0
		2006	12	0	0.82	0	1.24	0	0
		2005	13	0	0.81	0	1.29	0	0
		2004	14	0	0.81	0	1.38	0	0
		2003	15	0	0.80	0	1.42	0	0
		2002	16	0	0.76	0	1.44	0	0
Underground Tanks Total				0		0		0	0
Store 1583-000 Total				3,213,361		1,331,509		3,858,474	39,122,931
								Average Age	10.14
								Square Feet	55,256
								RCN/SF	\$69.83