

BOE-305-AH (P1) REV 11 (05-22)

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.

Non-refundable processing fee to be paid at time of filing. \$35.00 for residential property up to three (3) units \$100.00 for all other property types

RETURN TO:
COUNTY OF LAKE
CLERK OF THE BOARD
255 N.FORBES STREET
LAKEPORT, CA. 95453

COUNTY OF LAKE BOARD OF SUPERVISORS ADMINISTRATIVE OFFICE



attach hearing evidence to this application.					APPLICATION NUMBER: Clerk Use Only			
1. APPLICANT INFORMATION - PLEASE F	RINT				D2-2024 EMAILADDRESS			
NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL). BUSI Donica, LLC	NESS, OR T	RUST NAME						
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF PO box 2063	P.O BOX)							
CITY Windsor		ZIP CODE 95492	DAYTI	ME TELEPHONE	ALTERNATE T	ELEPHONE	FAX TELEPHONE	
2. CONTACT INFORMATION - AGENT, ATT	ORNEY,	OR RELATIVE O	OF AP	PLICANT if ap	plicable - (REF	RESENT	ATION IS OPTIONAL)	
NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, Matthew Eshoo	MIDDLE INI	TIAL)			EMAIL ADORESS	W(b)		
COMPANY NAME Pacific Alliance Real Estate								
CONTACT PERSON IF OTHER THAN ABOVE (LAST. FIRST, I	MIDDLE IN 17	TAL)						
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd.								
CITY Rohnert Park	STATE	ZIP CODE 94928	DAYTI	ME TELEPHONE	ALTERNATE T	ELEPHONE	FAX TELEPHONE	
attomey as indicated in the Certification s applicant is a business entity, the agent's The person named in Section 2 above is h enter in stipulation	authoriz ereby au	eation must be s uthorized to act	igned as my	by an officer of agent in this a	or authorized on pplication, an	employee d may in:	of the business. spect assessor's records,	
SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED E	MPLOYEE			mile Managing Mem	ber		DATE March 7, 2024	
ASSESSOR'S PARCEL NUMBER 025-472-050-000	ASSE	ESSMENT NUMBER	?		FEE NUMBER			
ACCOUNT NUMBER		BILL NUMBER						
ACCOUNT NOWIBER	1200	BILL NOWBER						
PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453					DOING BUSINESS AS (DBA), if appropriate			
PROPERTY TYPE								
SINGLE-FAMILY / CONDOMINIUM / TOWN	HOUSE A	/ DUPLEX	A0	GRICULTURAL		☐ POS	SESSORY INTEREST	
MULTI-FAMILY/APARTMENTS: NO, OF UN	IITS		□ M/	ANUFACTURED	HOME	□ VAC	ANT LAND	
COMMERCIAL/INDUSTRIAL	-	 :	□ w	ATER CRAFT		_	CRAFT	
☐ BUSINESS PERSONAL PROPERTY/FIXTU	JRES		П ОТ	HER:				
4. VALUE	Α \	VALUE ON ROLL	- 1	B APPLICANT'S	OPINION OF VA	LUE	C APPEALS BOARD USE ONLY	
LAND		1,11	0,691	6,11	0,691			
IMPROVEMENTS/STRUCTURES	,	3,17	9,017			8,061		
FIXTURES								
PERSONAL PROPERTY (see instructions)								
MINERAL RIGHTS								
TREES & VINES								
OTHER								
TOTAL		4,28	39,708		1,93	8,752		
PENALTIES (amount or percent)								

375 AH (P2) REV 11 (05-22)	1	
5, TYPE OF ASSESSMENT BEING APPEALED 🗹 Check only	one. See Instructions for filing p	periods
REGULAR ASSESSMENT - VALUE AS OF JANUARY 1		
SUPPLEMENTAL ASSESSMENT		
ADATE OF MOTIOE	EAR	
F22	CALAMITY REASSESSMENT	T PENALTY ASSESSMENT
*DATE OF NOTICE Jan 16, 2024 **ROLL Y	EAR 2016-2017	_
*Must attach copy of notice or bill, where applicable	**Each roll year requires a se	parate application
If you are uncertain of which item to check, please check "I. OTH The reasons that I rely upon to support requested changes in val A DECLINE IN VALUE The assessor's roll value exceeds the market value as B CHANGE IN OWNERSHIP 1 No change in ownership occurred on the date of 2 Base year value for the change in ownership establis C NEW CONSTRUCTION 1 No new construction occurred on the date of 2 Base year value for the completed new construction 3 Value of construction in progress on January 1 is inc D CALAMITY REASSESSMENT Assessor's reduced value is incorrect for property dams E BUSINESS PERSONAL PROPERTY/FIXTURES, Assessor	of January 1 of the current year shed on the date of Jan 11, 2011 established on the date oforrect	n of your reasons for filing this application is incorrect is incorrect
□ 2 Only a portion of the personal property/fixtures Attack F PENALTY ASSESSMENT □ Penalty assessment is not justified. G CLASSIFICATION/ALLOCATION □ 1 Classification of property is incorrect. □ 2 Allocation of value of property is incorrect (e.g., betw.) H APPEAL AFTER AN AUDIT. Must include description of ea. ☑ 1 Amount of escape assessment is incorrect. □ 2 Assessment of other property of the assessee at the OTHER □ Explanation (attach sheet if necessary)	een land and improvements) ch property, issues being appea	ed, and your opinion of value
. WRITTEN FINDINGS OF FACTS (\$ per	1	
✓ Are requested ☐ Are not requested	_1	
B. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFU Yes	ND See instructions. RTIFICATION	
certify (or declare) under penalty of perjury under the laws of the S	State of California that the foregoin	g and all information hereon, including an
recompanying statements or documents, is true, correct, and compi property or the person affected (i.e., a person having a direct econor agent authorized by the applicant under item 2 of this application, of Jumber who has been relained by the applic	ete to the best of my knowledge and mic interest in the payment of taxes in (3) an attorney licensed to practi	nd belief and that I am (1) the owner of th s on that property – "The Applicant"). (2) a ce law in the State of California, State Ba
AME (Peach Ports) Author A Riveras, Managing Member	SIGNED AT (CITY STATE) Windsor, CA	DATE March 7, 2024
LING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)		
4		_
OMNER GAGENT ATTORNEY SPOUSE RE	GISTERED DOMESTIC PARTICER	CHILD PARENT PERSONAFFECTE
M CORRODANTE OFFICER OR DESIGNATED EMBLOYEE		



Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223 Lakeport, Ca 95453 (707) 263-2302

NOTICE OF PROPOSED ESCAPED ASSESSMENT

DONICA, LLC 114 PIERCE ST SANTA ROSA CA 95404

ASMT 025-472-050-000 FEE # 025-472-050-000 BASE ASMT: 025-472-050-000

SECURED

Date: January 16, 2024

SITUS: 818 LAKEPORT BLVD LAKEPORT CA

THIS NOTICE IS TO INFORM YOU OF A CORRECTION TO THE ASSESSMENT ROLL CAUSED BY

Failure to report LEOP Change in Ownership

THIS CORRECTION IS MADE UNDER REVENUE AND TAXATION CODE SECTION(S):

75.54

THIS WILL INCREASE THE TAXABLE VALUE TO THE FIGURES SHOWN BELOW IN THE NEW VALUE COLUMN FOR THE FISCAL YEAR AFFECTED

VALUE SUMMARY YEAR 2016 - 2017	OLD VALUE	NEW VALUE	NET CHANGE
	× 2		NET OFFICE
LAND	1,110,691	1,110,691	
STRUCTURE		3,179,017	3,179,017
GROWING IMPROVS			
PP MOBILE HOME			
FIXTURES			
PERSONAL PROPERTY			
TOTAL	1,110,691	4,289,708	3,179,017
LESS EXEMPTIONS			
NET TAXABLE	1,110,691	4,289,708	3,179,017

ASR70-3020-010

01/16/2024

ardavids

wRCNoticePrint rpt 2 6 000

*## 8 0 4-7801-0314-17000070-1 from CAA-F03 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453 Assessor's Office Phone 707-253 2302 Recorder's Office Phone 707-263-2293 Fax 707-263-3703

FOR ASSESSOR'S OFFICE USE ONLY.

The Assessment Appeals Board is a suparate agency from that of the Office of the Assessor and a separate agent authorization is required for assessment appeals. Contact the Clerk of the Board at (XXX) XXX-XXXX

The below named person is hereby authorized pplicable, on the attached list, which are own						listed b	elow and, if
AGENT NAME Watthew Eshoo		COMPANY N	NAME Alliance Real Estate				
MAILING ADDRESS (STREET ADDRESS OR P O BOX) 6040 Commerce Blvd. #106				EMAIL.	ADORESS Pt		
Rohnert Park	STATE ZIP CO		DAYTIME TELEPHONE	ALTER	NATE TELEPHONE	100	EPHONE
REAL PROPERTY ASSESSOR'S PARCEL NUMBER 025-472-050-000	11	PER	SONAL PROPERTY: AGCO	UNT/ASSI	ESSMENT NUMBER	1	<u> </u>
A list consisting ofadditional				arcel Nu	mber for each pa	arcel of r	eal property
and/or the account/assessment number for	or each busines	ss name a	nd address				
☑ This agent is delegated full authority to ha materials that would be available to the ur ☐ Other (please specify)	ndersigned			ent shall	have access to	all inform	nation and
This agent is delegated full authority to ha	r year 20 20 (Connormal to more than	(m²) 0	nly				
This agent is delegated full authority to ha materials that would be available to the underials that would underials that would be available to the underials that would underials that would be available to the underials that would underials that would be available to the underials t	r year 20 20 (Connormal to more than	(W) 0	nly				
This agent is delegated full authority to ha materials that would be available to the underials that would underials that would be available to the underials that would underials that would be available to the underials that would underials that would be available to the underials t	r year 20 20 20 20 20 20 20 20 20 20 20 20 20	CERTII manage there is of said	nly FICATION In property referenced is property. The undersions this agent makes	n this au	n of this authoriz thorization and it knowledge: dele half of the owne	etion as net they h gallon o	indicated below, have the authorit I authority to the undersigned als
This agent is delegated full authority to ha materials that would be available to the unaterials that would be available to the unaterials that would be available to the unaterials that would be available to the unaterials. DURATION OF AUTHORITY This authorization is valid until (date): This authorization is valid for the calendar unless revoked in writing or terminated by unless revoked in writing or terminated by the undersigned certifies that they own, possed designated agent and returns full responsible alknowledges they may be required to turning the control of the united agents of	r year 20. 26(C) no more than r operation of the owner all of the owner sh edditional in	CERTII manage there is of said	nly FICATION In property referenced is property. The undersions this agent makes	n this automotion to the second action on both By requesting the second action of the second	n of this authoriz thorization and it knowledge: dele half of the owne	etion as net they h gallon o	indicated below, have the authorit I authority to the undersigned also
This agent is delegated full authority to ha materials that would be available to the unaterials that would be available to the unaterials that would be available to the unaterials that would be available to the unaterials. DURATION OF AUTHORITY This authorization is valid until (date): This authorization is valid for the calendar unless revoked in writing or terminated by the undersigned certifies that they own, possible designate an agent to act on behalf of adequated agent and returns full responsible administration and provided to turns agent. SIGNATURE OF CWINER PARTINER OF OFFICER	r year 20. 26(C) no more than r operation of the owner all of the owner sh edditional in	CERTII manage there is of said	FICATION PROPERTY referenced property. The undersolens the agent makes which the Assessor m.	n this automotive of the second action both lay requesting the second action of the second ac	n of this authoriz thorization and it knowledge: dele half of the owne	etion as net they t gation o g. The i the own	indicated below, have the authorit I authority to the undersigned also



BOE-305-AH (P1) REV. 11 (05-22)

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.

Non-refundable processing fee to be paid at time of filing. \$35.00 for residential property up to three (3) units \$100.00 for all other property types

RETURN TO: COUNTY OF LAKE CLERK OF THE BOARD 255 N.FORBES STREET LAKEPORT, CA. 95453 COUNTY OF LAKE BOARD OF SUPERVISORS / ADMINISTRATIVE OFFICE



attach hearing evidence to this application.				APPLICATION NUMBER: Clerk Use Only			
1. APPLICANT INFORMATION - PLEASE			EMA!! A!	EMAIL ADDRESS			
NAME OF APPLICANT <i>(LAST, FIRST, MIDDLE INITIAL), BI</i> Donica, LL C	JSINESS, OR TRUST NAME		EMAILAL	DURESS			
MAILING ADDRESS OF APPLICANT (STREET ADDRESS PO box 2063	OR P. O. BOX)						
CITY Mindsor	STATE ZIP CODE CA 95492	-	LTERNATE TELEPHONE	FAX TELEPHONE	Sangada		
2. CONTACT INFORMATION - AGENT, A		OF APPLI	CANT) If applicable	- (REPRESENT	ATION IS OPTIONAL)		
NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIR: Matthew Eshoo	·		EMAIL AL	· · · · · · · · · · · · · · · · · · ·	N .		
COMPANY NAME Pacific Alliance Real Estate							
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRS	T, MIDDLE INTITAL)						
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 5040 Commerce Blvd.							
			ALTE	RNATE TELEPHONE	FAX TELEPHONE		
applicant is a business entity, the agent The person named in Section 2 above is enter in stipulati		ct as my ag	ent in this applicati	on, and may in	spect assessor's records		
SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED		Πħ	E		DATE		
Manker A. (Sure	as	Ma	naging Member		March 7, 2024		
ENTER APPLICABLE NUMBER FROM Y ASSESSOR'S PARCEL NUMBER 025-472-050-000	ASSESSMENT NUMB 025-472-050-000	ER	FEE NU	MBER			
ACCOUNT NUMBER	TAX BILL NUMBER						
PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453			DOING	BUSINESS AS (DB	A), if appropriate		
PROPERTY TYPE							
SINGLE-FAMILY / CONDOMINIUM / TOV	NNHOUSE / DUPLEX	☐ AGRI	CULTURAL	☐ POS	SESSORY INTEREST		
MULTI-FAMILY/APARTMENTS: NO. OF U	JNITS	☐ MANU	FACTURED HOME	☐ VAC	ANT LAND		
COMMERCIAL/INDUSTRIAL		☐ WATE	R CRAFT	☐ AIR	CRAFT		
BUSINESS PERSONAL PROPERTY/FIX	TURES	OTHE	R:				
. VALUE	A VALUE ON ROLL	В	APPLICANT'S OPINION	OF VALUE	C APPEALS BOARD USE ONLY		
LAND	1,	132,904		1,132,904			
IMPROVEMENTS/STRUCTURES	3,	242,597		844,622			
FIXTURES							
PERSONAL PROPERTY (see instructions)							
MINERAL RIGHTS							
TREES & VINES							
OTHER							
TOTAL	4,375,501	209,706		1,977,526			
PENALTIES (amount or percent)							

BOE-305-AH (P2) REV. 11 (05-22)		
5. TYPE OF ASSESSMENT BEING APPEALED M Check only one. S	ee instructions for filing	periods
REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF TH		
☐ SUPPLEMENTAL ASSESSMENT		
*DATE OF NOTICE: ROLL YEAR: _		
	MITY REASSESSMENT	☐ PENALTY ASSESSMENT
		narate application
6. REASON FOR FILING APPEAL (FACTS) If you are uncertain of which item to check, please check "I. OTHER" an The reasons that I rely upon to support requested changes in value are A. DECLINE IN VALUE ☐ The assessor's roll value exceeds the market value as of Jani B. CHANGE IN OWNERSHIP ☐ 1. No change in ownership occurred on the date of ☑ 2. Base year value for the change in ownership established of C. NEW CONSTRUCTION ☐ 1. No new construction occurred on the date of ☐ 2. Base year value for the completed new construction establi ☐ 3. Value of construction in progress on January 1 is incorrect. D. CALAMITY REASSESSMENT ☐ Assessor's reduced value is incorrect for property damaged be BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's val. ☐ 1. All personal property/fixtures. ☐ 2. Only a portion of the personal property/fixtures. Attach descended the property assessment is not justified. G. CLASSIFICATION/ALLOCATION ☐ 1. Classification of property is incorrect (e.g., between latent approach to the property is incorrect (e.g., between latent approach to the property is incorrect (e.g., between latent approach approach approach is incorrect. ☐ 2. Assessment of other property of the assessee at the location of the property of the assessee at the location of the property of the assessee at the location of the property of the assessee at the location of the property is incorrect. ☐ 2. Assessment of other property of the assessee at the location of the property is incorrect. ☐ 2. Assessment of other property of the assessee at the location of the property is incorrect. ☐ 2. Assessment of other property of the assessee at the location of the property is incorrect. ☐ 2. Assessment of other property of the assessee at the location of the property is incorrect.	as follows: uary 1 of the current year the date of Jan 11, 2011 shed on the date of y misfortune or calamity. ue of personal property a cription of those items.	this section. on of your reasons for filing this application is incorrect. is incorrect. ind/or fixtures exceeds market value.
7. WRITTEN FINDINGS OF FACTS (\$ per)		
Are requested. Are not requested.		
8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND S Yes No		
CERTIFIC		
I certify (or declare) under penalty of perjury under the laws of the State of accompanying statements or documents, is true, correct, and complete to property or the person affected (i.e., a person having a direct economic into agent authorized by the applicant under item 2 of this application, or (3) a Number, who has been retained by the applicant an	the best of my knowledge a prest in the payment of taxe in attorney licensed to prac	and belief and that I am (1) the owner of th es on that property – "The Applicant"), (2) a tice law in the State of California, State Ba
SIGNATURE (Use Blue Pen - Original signature required on paper-filed application)	SIGNED AT (CITY, STATE) Windsor, CA	DATE March 7, 2024
NAME (Please Print) Matthew J. Riveras, Managing Member		
FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)		
OWNER GAGENT ATTORNEY SPOUSE REGISTER	ED DOMESTIC PARTNER	CHILD PARENT PERSON AFFECTE
CORPORATE OFFICER OR DESIGNATED EMPLOYEE		



Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223 Lakeport, Ca 95453 (707) 263-2302

NOTICE OF PROPOSED ESCAPED ASSESSMENT

DONICA, LLC 114 PIERCE ST SANTA ROSA CA 95404

ASMT: 025-472-050-000

FEE#: 025-472-050-000

BASE ASMT: 025-472-050-000

SECURED

Date: January 16, 2024

SITUS: 818 LAKEPORT BLVD LAKEPORT CA

THIS NOTICE IS TO INFORM YOU OF A CORRECTION TO THE ASSESSMENT ROLL CAUSED BY:

Failure to report LEOP Change in Ownership

THIS CORRECTION IS MADE UNDER REVENUE AND TAXATION CODE SECTION(S):

75.54

THIS WILL INCREASE THE TAXABLE VALUE TO THE FIGURES SHOWN BELOW IN THE NEW VALUE COLUMN FOR THE FISCAL YEAR AFFECTED.

NET TAXABLE	1,132,904	4,375,501	3,242,597
LESS: EXEMPTIONS			
TOTAL	1,132,904	4,375,501	3,242,597
PERSONAL PROPERTY			
FIXTURES	1		
PP MOBILE HOME			
GROWING IMPROVS.			
STRUCTURE		3,242,597	3,242,597
LAND	1,132,904	1,132,904	
VALUE SUMMARY YEAR 2017 - 2018	OLD VALUE	NEW VALUE	NET CHANGE

ASR70-3020-010 ardavids

01/16/2024

EF-FC03-R01-0314-17000070-1 Form CAA-F03 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453 Assessor's Office Phone: 707-2

Assessor's Office Phone: 707-263-2302 Recorder's Office Phone: 707-263-2293

Fax: 707-263-3703

FOR ASSESSOR'S OFFICE USE ONLY.

The Assessment Appeals Board is a separate agency from that of the Office of the Assessor and a separate agent authorization is required for assessment appeals. Contact the Clerk of the Board at (XXX) XXX-XXXX.

✓ AUTHORIZATION OF AGENT	DESIGI	NATION (OF CALIF	ORNIA ATTORNE	, STATE BAR NO.	
The below named person is hereby authorize applicable, on the attached list, which are ow						listed below and, if
AGENT NAME Matthew Eshoo COMPANY NAME Pacific Alliance Real Estate				<u> </u>		
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106					EMAILADDRESS	
Rohnert Park		2IP CODE 94928	Į Q	YTIME TELEPHONE	ALTERNATE TELEPHONE	FAX TOLEPHONE
REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000			PERSON	IAL PROPERTY: ACCO	UNT/ASSESSMENT NUMBER	7
A list consisting of additional and/or the account/assessment number for					arcel Number for each pa	arcel of real property
AUTHORITY					7	
This agent is delegated full authority to he materials that would be available to the understand the control of	ndersign	ed.		with your office. Age		all information and
This authorization is valid until (date): This authorization is valid for the calendar This authorization is valid for a period of unless revoked in writing or terminated by	no more	than two	only.	from the date of e	xecution of this authoriza	ation as indicated below,
***************************************		С	ERTIFIC	ATION		
The undersigned certifies that they own, poss to designate an agent to act on behalf of a designated agent and retains full responsit acknowledges they may be required to furningent.	all of the	owners o	of said pro all actions	perty. The undersig this egent makes	med acknowledges deleg on behalf of the owne	getion of authority to the r. The undersigned also
SIGNATURE OF OWNER, PARTNER OF OFFICER	as			TELEPHONE NUM	MBER	
PRINT NAME Matthew J. Riveras				Managing M	lember for Donica, Ll	rc
EMAIL ADDRESS matt@wealthinspirationnetwork.com				DATE Feb. 13, 202	in in in it	7, 20:24



18/19

RECEIVED

BOE-305-AH (P1) REV 11 (05-22)

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. **Do not attach hearing evidence to this application.**

Non-refundable processing fee to be paid at time of filing. \$35.00 for residential property up to three (3) units \$100.00 for all other property types

RETURN TO: COUNTY OF LAKE CLERK OF THE BOARD 255 N.FORBES STREET LAKEPORT, CA. 95453 COUNTY OF LAKE BOARD OF SUPERVISORS ADMINISTRATIVE OFFICE



attach hearing evidence to this applicati	APPLICA	APPLICATION NUMBER: Clerk Use Only					
1. APPLICANT INFORMATION - PLEASE	PRINT			04-2024			
NAME OF APPLICANT <i>(LAST, FIRST: MIDDLE INITIAL), BU</i> Donica, LLC	JSINESS, OR TRUST NAME		EMAILADDR	EMAILADDRESS			
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF BOOK 2063	OR P. O. BOX)						
CITY Windsor	STATE ZIP CODE CA 95492	DAYTIME TELE	PHONE ALTERNA	TE TELEPHONE	FAX TELEPHONE		
2. CONTACT INFORMATION - AGENT, AT	TTORNEY, OR RELATIV	E OF APPLICA	NT if applicable - (I	REPRESENTA	TION IS OPTIONAL)		
NAME OF AGENT, ATTORNEY, OR RELATIVE (<i>LAST. FIRS</i> Matthew Eshoo	ST, MIDDLE INITIAL)		200		<u> </u>		
COMPANY NAME Pacific Alliance Real Estate							
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRS	T, MIDDLE INTITAL)						
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd.							
city Rohnert Park	STATE ZIP CODE CA 94928	DAYTIME TELE	PHONE ALTERNA	TE TELEPHONE	FAX TELEPHONE		
The following information must be comp attorney as indicated in the Certification applicant is a business entity, the agent The person named in Section 2 above is	n section, or a spouse, o 's authorization must b s hereby authorized to a	child, parent, re e signed by an ct as my agent	egistered domestic officer or authoriz in this application	e partner, or the ed employee of and may ins	ne person affected. If the of the business. pect assessor's records		
and the state of t	on agreements, and oth		ssues relating to th	us application			
SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED	EMPLOYEE	Manag	ing Member		March 7, 2024		
ASSESSOR'S PARCEL NUMBER 025-472-050-000	ASSESSMENT NUME 025-472-050-000	BER	FEE NUME	ER			
ACCOUNT NUMBER	TAX BILL NUMBER						
PROPERTY ADDRESS OR LOCATION			DOING BU	SINES S AS (DBA) if appropriate		
818 Lakeport Blvd., Lakeport, CA 95453			DOING BO	SINESS AS (DBA	ј, парргорнате		
PROPERTY TYPE ☐ SINGLE-FAMILY / CONDOMINIUM / TOV ☐ MULTI-FAMILY/APARTMENTS: NO, OF U ☐ COMMERCIAL/INDUSTRIAL ☐ BUSINESS PERSONAL PROPERTY/FIX	JNITS	☐ AGRICUI ☐ MANUFAI ☐ WATER C ☐ OTHER:	CTURED HOME	☐ POSS ☐ VACAI			
. VALUE	A VALUE ON ROLL		LICANT'S OPINION OF		APPEALS BOARD USE ONLY		
LAND		,155,562		1,155,562			
IMPROVEMENTS/STRUCTURES	3	,307,448		861,514			
FIXTURES							
PERSONAL PROPERTY (see instructions)							
MINERAL RIGHTS							
TREES & VINES							
OTHER	il 111 2 4	-984-772		0.017.076			
TOTAL	4,463,010	; 289;70 8		2,017,076			
DENALTIES (amount or percent)							

BOE-305-AH (P2) REV 11 (05-22)		
5. TYPE OF ASSESSMENT BEING APPEALED 🗹 Check only one. Se	e Instructions for filing	periods
REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF TH	E CURRENT YEAR	
SUPPLEMENTAL ASSESSMENT		
*DATE OF NOTICE: ROLL YEAR: _		
☐ ROLL CHANGE ☑ ESCAPE ASSESSMENT ☐ CALAM	ITY REASSESSMENT	☐ PENALTY ASSESSMENT
*DATE OF NOTICE: Jan 16, 2024 **ROLL YEAR: 2014 *Must attach copy of notice or bill, where applicable **Factors	018-2019	
	h roll year requires a se	
If you are uncertain of which item to check, please check "I, OTHER" and The reasons that I rely upon to support requested changes in value are at A. DECLINE IN VALUE The assessor's roll value exceeds the market value as of Janu. B. CHANGE IN OWNERSHIP 1. No change in ownership occurred on the date of 2. Base year value for the change in ownership established or C. NEW CONSTRUCTION 1. No new construction occurred on the date of 2. Base year value for the completed new construction establistic of the complete of the construction of the property damaged by E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's value of 1. All personal property/fixtures. 2. Only a portion of the personal property/fixtures. Attach described of the personal property/fixtures. Att	ary 1 of the current year the date of Jan 11, 2011 the date of Jan 11, 2011 when the date of armsfortune or calamity, the of personal property aription of those items. In a distribution of those items. The dand improvements in the date of personal property are of personal property are of personal property are of personal property are of personal property.	on of your reasons for filing this application. is incorrect. is incorrect. and/or fixtures exceeds market value.
CERTIFICA	TION	
I certify (or declare) under penalty of perjury under the laws of the State of accompanying statements or documents, is true, correct, and complete to t property or the person affected (i.e., a person having a direct economic inte agent authorized by the applicant under item 2 of this application, or (3) are Number, who has been retained by the applicant and	he best of my knowledge rest in the payment of taxon attorney licensed to prac	and belief and that I am (1) the owner of es on that property – "The Applicant"), (2) tice law in the State of California, State I
SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) NAME (Please Print) Matthew J. Riveras, Managing Member	SIGNED AT (CITY, STATE) Windsor, CA	DATE March 7, 2024
FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)		
OWNER AGENT ATTORNEY SPOUSE REGISTER	ED DOMESTIC PARTNER	CHILD PARENT PERSON AFFEC
CORPORATE OFFICER OR DESIGNATED EMPLOYEE		

COMMENT DATE



Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223 Lakeport, Ca 95453 (707) 263-2302

NOTICE OF PROPOSED ESCAPED ASSESSMENT

DONICA, LLC 114 PIERCE ST SANTA ROSA CA 95404

ASMT: 025-472-050-000

FEE#: 025-472-050-000

BASE ASMT: 025-472-050-000

SECURED

Date: January 16, 2024

SITUS: 818 LAKEPORT BLVD LAKEPORT CA

THIS NOTICE IS TO INFORM YOU OF A CORRECTION TO THE ASSESSMENT ROLL CAUSED BY:

Failure to report LEOP Change in Ownership

THIS CORRECTION IS MADE UNDER REVENUE AND TAXATION CODE SECTION(S):

75.54

THIS WILL INCREASE THE TAXABLE VALUE TO THE FIGURES SHOWN BELOW IN THE NEW VALUE COLUMN FOR THE FISCAL YEAR AFFECTED.

VALUE SUMMARY YEAR 2018 - 2019	OLD VALUE	NEW VALUE	NET CHANGE
LAND	1,155,562	1,155,562	
STRUCTURE		3,307,448	3,307,448
GROWING IMPROVS.		1	
PP MOBILE HOME			
FIXTURES		1	
PERSONAL PROPERTY			
TOTAL	1,155,562	4,463,010	3,307,448
LESS: EXEMPTIONS			
NET TAXABLE	1,155,562	4,463,010	3,307,448

ASR70-3020-010 ardavids

01/16/2024

EF-FC03-R01-0314-17000070-1 Form CAA-F03 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453 Assessor's Office Phone: 70

Assessor's Office Phone: 707-263-2302 Recorder's Office Phone: 707-263-2293

Fax: 707-263-3703

FOR ASSESSOR'S OFFICE USE ONLY.

The Assessment Appeals Board is a separate agency from that of the Office of the Assessor and a separate agent authorization is required for assessment appeals. Contact the Clerk of the Board at (XXX) XXX-XXXX.

AUTHORIZATION OF AGENT	DESIGNATION	OF CALIFOR	NIA ATTORNE	Y, STATE BAR NO.	
The below named person is hereby aut applicable, on the attached list, which a					listed below and, if
AGENT NAME Matthew Eshoo		COMPANY NAME Pacific Alliance	Real Estate		
MAILING ADDRESS (STREET ADDRESS OR P. 0 6040 Commerce Blvd, #106	. BOX)	-		EMAIL ADDRESS	
сіту Rohлert Park	CA STATE ZIP COL		IE TELEPHONE	ALTERNATE TELEPHONE ()	FAX TELEPHONE
REAL PROPERTY: ASSESSOR'S PARCEL NU 025-472-050-000	MBER	PERSONAL F	PROPERTY: ACCO	UNT/ASSESSMENT NUMBE	R
A list consisting of add and/or the account/assessment nur				arcel Number for each pa	arcel of real property
AUTHORITY					
Other (please specify) DURATION OF AUTHORITY					
This authorization is valid until (date		n's cl			
This authorization is valid for the ca This authorization is valid for a <u>per</u> unless revoked in writing or termina	od of no more than s	WD (2) years fro	m the date of e	xecution of this authoriz	ration as indicated below
		CERTIFICATI	ON		
The undersigned certifies that they own to designate an agent to act on behadesignated agent and retains full resacknowledges they may be required to agent.	If of all of the owners ponsibility for any an	s of said propert d all actions thi	y. The undersigns agent makes	gned acknowledges dele s on behalf of the owns	gation of authority to ther. The undersigned als
SIGNATURE OF OWNER, PARTNER, OR OF	FICER		TELEPHONE NU	MBER	
PRINT NAME Matthew J. Riveras			TITLE Managing I	Member for Donica, L	LC
EMAIL ADDRESS matt@wealthinspirationnetwork.com	com		DATE Feb. 13; 20	inanzin	7, 20:24



19/20

BOE-305-AH (P1) REV_11 (05-22)

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.

Non-refundable processing fee to be paid at time of filing. \$35.00 for residential property up to three (3) units \$100.00 for all other property types

RETURN TO: COUNTY OF LAKE CLERK OF THE BOARD 255 N.FORBES STREET LAKEPORT, CA. 95453

COUNTY OF LAKE BOARD OF SUPERVISORS / ADMINISTRATIVE OFFICE



MALIDADRESS OF APPLICANT (STREET ADDRESS OR P.O. BOX) PO BOX 2063 STATE ZIP CODE DAYTIME TELEPHONE ALTERNATE TELEPHONE FAX TELEPHONE PAX TELEPHONE	attach hearing evidence to this application.					APPLICATION NUMBER: Clerk Use Only			
Donica, LLC MINISTADDRESS OF APPLICANT (STREET ADDRESS OR P O BOX) PO box 2003 STATE 72P CODE DATTIME TELEPHONE ALTERNATE TELEPHONE CAN TELEPHONE	1. APPLICANT INFORMATION - PLEASE	PRINT				05-2024			
PO DOX 2003 CITY MINDSON STATE ZIP CODE DAYTIME TELEPHONE ALTERNATE TELEPHONE S5492 DAYTIME TELEPHONE DAYTIME TELEPHONE S5492 DAYTIME TELEPHONE S5492		JSINESS. OR T	RUST NAME			EMAIL ADD	RĒSS		
Andsor CA 95492 (CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT if applicable - (REPRESENTATION IS OPTION/WHILE OF ACENT, ATTORNEY, OR RELATIVE (LAST, PIRST, MIDDLE MITTML) MARCHA CACRIT, ATTORNEY, OR RELATIVE (LAST, PIRST, MIDDLE MITTML) MALINA ADDRESS, STREET ADDRESS OR P.O. BOX) 3004 Commerce Blvd. 3004 Commerce Blvd. 3107 Park 3104 State 2 1 PCC08 3104 State 3 4052 8 ANTHME TERPHONE ALTERNATE TELEPHONE PARTELEPHONE		OR P. O. BOX)							
EMAIL ADDRESS PARCEL NUMBER PROPERTY DENTIFICATION INFORMATION	city Mindsor			DAYT	IME TELEPHONE	ALTERN)	FAX TELEPHONE	
Matthew Eshoo pcappraisal@earthlink net	2. CONTACT INFORMATION - AGENT, A	TTORNEY,	OR RELATIVE	OF AP	PLICANT if ap	plicable -	(REPRESENT	ATION IS OPTIONAL)	
TAXABLE AUGUSTAN OF AGENT PARTICLEPHONE ALTERNATE TELEPHONE ALTERNATE TELEPHONE PAX TELEPHON	IAME OFAGENT, ATTORNEY, OR RELATIVE (<i>LAST, FIR:</i> Matthew Eshoo	ST, MIDDLE INI	TIAL)			pcapprais	RESS sal@earthlink.ne	et	
AUTHORIZATION OF AGENT STATE Z IPCOB	COMPANY NAME Pacific Alliance Real Estate								
STATE Z IDCOD CANTIME TELEPHONE ATTEMPANE TELEPHONE CANTIME TELEPHONE TELEPHONE CANTIME TELEPHONE TELEPHONE CANTIME TELEPHONE TELE	CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRS	T, MIDDLE INT	TAL)						
Authorization of Agent Interpretation of Interpretation of Agent Interpretation of Interpretation Interpretation of Interpretation Interpretation of Interpretation Interpretatio									
The following information must be completed (or attached to this application - see instructions) unless the agent is a licensed Catachrey as indicated in the Certification section, or a spouse, child, parent, registered domestic partner, or the person affected applicant is a business entity, the agent's authorization must be signed by an officer or authorized employee of the business. The person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's menter in stipulation agreements, and otherwise settle issues relating to this application. Person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's menter in stipulation agreements, and otherwise settle issues relating to this application. Person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's menter in stipulation agreements, and otherwise settle issues relating to this application. Person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's menter in stipulation agreements, and otherwise settle issues relating to this application. Person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's menter in stipulation. Person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's menter in stipulation. Person named in Section 2 above is hereby authorized to act as my agent in this application. Person named in Section 2 above is hereby authorized to act as my agent in this application. Person named in Section 2 above is hereby authorized to act as my agent in this application. Person named in Section 2 above is hereby authorized to act as my agent in this application. Person named in Section 2 above is hereby authorized to act as my agent in this application. Person named in Sectio		STATE	Z IPCOB 9492 8	DAYTI	INE LÉFÉ PHONE	ALTERN	ATE TELEPHONE	FAX TELEPHONE	
BIGNATURE OF APPLICANT. OFFICER, OR AUTURIZED EMPLOYEE TITLE Managing Member TITLE Managing Member TITLE Managing Member TITLE Managing Member TATE Managing Member TAT TAT ASSESSORY TAT TAT TAT TAT TAT TAT TAT TA	applicant is a business entity, the agent The person named in Section 2 above is	t's authoriz hereby au	ation must be otherized to act	signed t as my	by an officer agent in this	or authori: application	zed employee n, and may in:	of the business. spect assessor's records,	
B. PROPERTY IDENTIFICATION INFORMATION Yes			orracy and ours	, ,,,,,,,	TITLE				
ACCOUNT NUMBER TAX BILL NUMBER DOING BUSINESS AS (DBA), if appropriate DOIN		ASS	ESSMENT NUMBE	ER .		FEE NUM	BER	-	
PROPERTY ADDRESS OR LOCATION 118 Lakeport, CA 95453 PROPERTY TYPE SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX MULTI-FAMILY/APARTMENTS: NO. OF UNITS MANUFACTURED HOME VACANT LAND COMMERCIAL/INDUSTRIAL WATER CRAFT BUSINESS PERSONAL PROPERTY/FIXTURES OTHER: VALUE A VALUE ON ROLL B APPLICANT'S OPINION OF VALUE C APPEALS BOARD U LAND 1,178,673 MPROVEMENTS/STRUCTURES 3,373,596 PERSONAL PROPERTY (see instructions) MINERAL RIGHTS FIXTURES									
AS Lakeport Bivd., Lakeport, CA 95453 PROPERTY TYPE SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX AGRICULTURAL POSSESSORY INTERES MULTI-FAMILY/APARTMENTS: NO. OF UNITS MANUFACTURED HOME AIRC RAFT BUSINESS PERSONAL PROPERTY/FIXTURES OTHER: LAND A VALUE ON ROLL B APPLICANT'S OPINION OF VALUE C APPEALS BOARD U LAND 1,178,673 MPROVEMENTS/STRUCTURES 3,373.596 PERSONAL PROPERTY (see instructions) MINERAL RIGHTS TREES & VINES	NOGOSKI NOMBEK	1700	SIZE IVOIMBEIX						
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MULTI-FAMILY/APARTMENTS: NO. OF UNITS MANUFACTURED HOME VACANT LAND COMMERCIAL/INDUSTRIAL WATER CRAFT AIRC RAFT BUSINESS PERSONAL PROPERTY/FIXTURES OTHER: .VALUE A VALUE ON ROLL B APPLICANT'S OPINION OF VALUE C APPEALS BOARD U LAND 1,178,673 1,178,673 MPROVEMENTS/STRUCTURES 3,373,596 878,745 FIXTURES PERSONAL PROPERTY (see instructions) MINERAL RIGHTS ITREES & VINES		WNHOUSE	/ DUPLEX		SRICIII TURAI			PECCODY INTEREST	
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AND 1,178,673 1,178,673 MPROVEMENTS/STRUCTURES 3,373,596 878,745 EXTURES PERSONAL PROPERTY (see instructions) MINERAL RIGHTS TREES & VINES		TURES							
MPROVEMENTS/STRUCTURES 3,373.596 878,745 ERSONAL PROPERTY (see instructions) MINERAL RIGHTS FREES & VINES	VALUE	Α)			B APPLICANT'S	S OPINION C		C APPEALS BOARD USE ONLY	
IXTURES PERSONAL PROPERTY (see instructions) MINERAL RIGHTS PREES & VINES	AND								
ERSONAL PROPERTY (see instructions) IINERAL RIGHTS REES & VINES	MPROVEMENTS/STRUCTURES		3,3	73,596			878,745		
INERAL RIGHTS REES & VINES	XTURES								
REES & VINES	ERSONAL PROPERTY (see instructions)								
	IINERAL RIGHTS								
THER	REES & VINES								
	THER								
TOTAL 4,552,269 +,289,708 2,057,418	TOTAL	4,550	269 42	209,708			2,057,418		

BOE-305-AH (P2) REV 11 (05-22)		
5. TYPE OF ASSESSMENT BEING APPEALED 🗹 Check only one	e. See instructions for filina :	periods
REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OI		-
☐ SUPPLEMENTAL ASSESSMENT		
*DATE OF NOTICE: ROLL YEA	R:	
☐ ROLL CHANGE ☐ ESCAPE ASSESSMENT ☐ CA	LAMITY REASSESSMENT	☐ PENALTY ASSESSMENT
ROLL FEA	R: <u>2019-2020</u> *Each roll year requires a se j	
If you are uncertain of which item to check, please check "I. OTHER The reasons that I rely upon to support requested changes in value at A. DECLINE IN VALUE The assessor's roll value exceeds the market value as of a B. CHANGE IN OWNERSHIP 1. No change in ownership occurred on the date of 2. Base year value for the change in ownership established. C. NEW CONSTRUCTION 1. No new construction occurred on the date of 2. Base year value for the completed new construction est. 3. Value of construction in progress on January 1 is incorred. D. CALAMITY REASSESSMENT Assessor's reduced value is incorrect for property damage. B. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's 1. All personal property/fixtures. 2. Only a portion of the personal property/fixtures. Attach d. F. PENALTY ASSESSMENT Penalty assessment is not justified. G. CLASSIFICATION/ALLOCATION 1. Classification of property is incorrect. 2. Allocation of value of property is incorrect (e.g., between H. APPEAL AFTER AN AUDIT. Must include description of each p. I. Amount of escape assessment is incorrect. 2. Assessment of other property of the assessee at the local of the complex of the personal persona	are as follows: lanuary 1 of the current year. d on the date of Jan 11, 2011 ablished on the date of ct. d by misfortune or calamity. value of personal property ar escription of those items. land and improvements). property, issues being appeal ation is incorrect.	on of your reasons for filing this application of your reasons for
AFRYIE	CATION	
CERTIFICATION CONTINUES OF THE CONTINUES		
certify (or declare) under penalty of perjury under the laws of the State ccompanying statements or documents, is true, correct, and complete troperty or the person affected (i.e., a person having a direct economic in gent authorized by the applicant under item 2 of this application, or (3)	of California that the foregoing o the best of my knowledge an nterest in the payment of taxes an attorney licensed to practic	d belief and that I am (1) the owner of th on that property – "The Applicant"), (2) a se law in the State of California, State Ba
certify (or declare) under penalty of perjury under the laws of the State ccompanying statements or documents, is true, correct, and complete troperty or the person affected (i.e., a person having a direct economic in gent authorized by the applicant under item 2 of this application, or (3) humber who has been retained by the applicant of GNATURE (Use Blue Pen - Original signature required on paper-filed application)	of California that the foregoing o the best of my knowledge an nterest in the payment of taxes an attorney licensed to practic	d belief and that I am (1) the owner of th on that property – "The Applicant"), (2) a se law in the State of California, State Ba
certify (or declare) under penalty of perjury under the laws of the State ccompanying statements or documents, is true, correct, and complete to roperty or the person affected (i.e., a person having a direct economic in gent authorized by the applicant under item 2 of this application, or (3) fumber who has been retained by the applicant of the second	of California that the foregoing of the best of my knowledge an atterest in the payment of taxes an attorney licensed to practice and has been authorized by tha	d belief and that I am (1) the owner of the on that property — "The Applicant"), (2) are law in the State of California, State Batt person to file this application. DATE
certify (or declare) under penalty of perjury under the laws of the State ccompanying statements or documents, is true, correct, and complete troperty or the person affected (i.e., a person having a direct economic in gent authorized by the applicant under item 2 of this application, or (3) lumber who has been retained by the applicant of GNATURE (Use Blue Pen - Original signature required on paper-filed application) AME (Please Pini) latthew J. Riveras, Managing Member	of California that the foregoing of the best of my knowledge an atterest in the payment of taxes an attorney licensed to practice and has been authorized by tha	d belief and that I am (1) the owner of the on that property — "The Applicant"), (2) are law in the State of California, State Batt person to file this application. DATE
certify (or declare) under penalty of perjury under the laws of the State ccompanying statements or documents, is true, correct, and complete troperty or the person affected (i.e., a person having a direct economic in gent authorized by the applicant under item 2 of this application, or (3) number who has been retained by the applicant of GNATURE (Use Blue Pen - Original signature required on paper-filed application) AME (Please Pinit) latthew J. Riveras, Managing Member LING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)	of California that the foregoing of the best of my knowledge an interest in the payment of taxes an attorney licensed to practice and has been authorized by that SIGNED AT (CITY, STATE) Windsor, CA	d belief and that I am (1) the owner of the on that property — "The Applicant"), (2) are law in the State of California, State But person to file this application. DATE



Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223 Lakeport, Ca 95453 (707) 263-2302

NOTICE OF PROPOSED ESCAPED ASSESSMENT

DONICA, LLC 114 PIERCE ST SANTA ROSA CA 95404

ASMT: 025-472-050-000

FEE#: 025-472-050-000

BASE ASMT: 025-472-050-000

SECURED

Date: January 16, 2024

SITUS: 818 LAKEPORT BLVD LAKEPORT CA

THIS NOTICE IS TO INFORM YOU OF A CORRECTION TO THE ASSESSMENT ROLL CAUSED BY:

Failure to report LEOP Change in Ownership

THIS CORRECTION IS MADE UNDER REVENUE AND TAXATION CODE SECTION(S):

75.54

THIS WILL INCREASE THE TAXABLE VALUE TO THE FIGURES SHOWN BELOW IN THE NEW VALUE COLUMN FOR THE FISCAL YEAR AFFECTED.

VALUE SUMMARY YEAR 2019 - 2020	OLD VALUE	NEW VALUE	NET CHANGE
LAND	1,178,673	1,178,673	-
STRUCTURE		3,373,596	3,373,596
GROWING IMPROVS.			
PP MOBILE HOME			
FIXTURES			
PERSONAL PROPERTY			
TOTAL	1,178,673	4,552,269	3,373,596
LESS: EXEMPTIONS			
NET TAXABLE	1,178,673	4,552,269	3,373,596

ASR70-3020-010 ardavids

01/16/2024

BF-FC03-R01-0314-17000070-1 Form CAA-F03 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453

Assessor's Office Phone: 707-263-2302 Recorder's Office Phone: 707-263-2293

Fax: 707-263-3703

FOR ASSESSOR'S OFFICE USE ONLY.

The Assessment Appeals Board is a separate agency from that of the Office of the Assessor and a separate agent authorization is required for assessment appeals. Contact the Clerk of the Board at (XXX) XXX-XXXX.

AUTHORIZATION OF AGENT	DESIG	NATION O	F CALIFORN	IA ATTORNE	Y, STATE BAR NO	
The below named person is hereby authorized applicable, on the attached list, which are own						listed below and, if
AGENT NAME Matthew Eshoo			MPANY NAME Cific Alliance	Real Estate		
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106					EMAILADORESS	
CITY Rohnert Park	STATE	2IP CODE 94928	DAYTIM (E TELEPHONE	ALTERNATE TELEPHONE ()	FAX TELEPHONE
REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000			PERSONAL PI	ROPERTY: ACCO	UNT/ASSESSMENT NUMBE	ę
A list consisting of additional and/or the account/assessment number for					arcel Number for each pa	arcel of real property
AUTHORITY						
materials that would be available to the un Other (please specify) DURATION OF AUTHORITY	•					
This authorization is valid until (date): This authorization is valid for the calendar This authorization is valid for a neriod of unless revoked in writing or terminated by	year 20	e than two	only.	i the date of c	xecution of this authoriz	ation as indicated below,
		CI	ERTIFICATION	ON		
The undersigned certifies that they own, posse to designate an agent to act on behalf of all designated agent and retains full responsible acknowledges they may be required to furnise agent.	ll of the	eny and a	f said property	The undersigned agent makes	ned acknowledges dele on behalf of the owns	gation of authority to the er. The undersigned also
SIGNATURE OF OWNER, PARTNER OF OFFICER	es			TELEPHONE NU		
PRINT NAME Matthew J. Riveras				Managing N	Member for Donica, L	LC
EMAILADDRESS matt@wealthinspirationnetwork.com				DATE Feb. 13, 20	insi insi ch	7, 2024



BOE-305-AH (P1) REV 11 (05-22)

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. **Do not attach hearing evidence to this application.**

Non-refundable processing fee to be paid at time of filing. \$35.00 for residential property up to three (3) units \$100.00 for all other property types

RETURN TO: COUNTY OF LAKE CLERK OF THE BOARD 255 N.FORBES STREET LAKEPORT, CA. 95453

COUNTY OF LAKE BOARD OF SUPERVISORS ADMINISTRATIVE OFFICE



attach hearing evidence to this application.					APPLICATION NUMBER: Clerk Use Only			
1. APPLICANT INFORMATION - PLEASE	PRINT			DIG-2024 EMAIL ADDRESS				
NAME OF APPLICANT <i>(LAST, FIRST, MIDDLE INITIAL). BUS</i> Do <mark>nica, LL</mark> C	SINESS, OR T	RUSTNAME						
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF BOOK 2063)	R P. O. BOX)							
CITY Windsor	STATE		TIME TELEPHONE	ALTERNA	TE TELEPHONE	FAX TELEPHONE		
2. CONTACT INFORMATION - AGENT, AT	TORNEY,	OR RELATIVE OF A	PPLICANT if ap	plicable - (F	REPRESENTA	TION IS OPTIONAL)		
NAME OF AGENT, ATTORNEY, OR RELATIVE (<i>LAST, FIRS)</i> Matthew Eshoo	. MIDDLE IN/	TIAL)		EMAIL ADDR	ess t			
COMPANY NAME Pacific Alliance Real Estate								
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST,	MIDDLE INTI	TAL)				2.		
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd.								
CITY Rohnert Park	STATE	ZIP CODE 94928		ALTERNA	TE TELEPHONE	FAX TELEPHONE		
attorney as indicated in the Certification applicant is a business entity, the agent's The person named in Section 2 above is enter in stipulatio	s authoriz hereby au	ation must be signe	d by an officer o	or authorize application,	ed employee and may ins	of the business. pect assessor's records,		
SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED E	MPLOYEE		TITLE Managing Memi	ber		March 7, 2024		
ASSESSOR'S PARCEL NUMBER O25-472-050-000	ASS	CE/TAX BILL ESSMENT NUMBER 72-050-000		FEE NUMB	ER			
ACCOUNT NUMBER	-	BILL NUMBER						
PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453				DOING BUS	SINESS AS (DBA), if appropri a e		
PROPERTY TYPE SINGLE-FAMILY / CONDOMINIUM / TOWN MULTI-FAMILY / APARTMENTS: NO. OF UI COMMERCIAL/INDUSTRIAL BUSINESS PERSONAL PROPERTY/FIXT	NITS		AGRICULTURAL MANUFACTURED VATER CRAFT DTHER:) HOME	_	ESSORY INTEREST NT LAND RAFT		
. VALUE	A, V	ALUE ON ROLL	B APPLICANT'S			APPEALS BOARD USE ONLY		
LAND		1,202,246	7	1	,202,246			
IMPROVEMENTS/STRUCTURES		3,441,076	3		896,319			
FIXTURES								
PERSONAL PROPERTY (see instructions)								
MINERAL RIGHTS								
TREES & VINES								
OTHER								
TOTAL	4,64	3,322 4,280,70	•	2	,098,565			
PENALTIES (amount or percent)								

NAME (Please Print) Matthew J. Riveras, Managing Member Filing status (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1) OWNER AGENT ATTORNEY SPOUSE REGIST	TERED DOMESTIC PARTNER	HILD PARENT PERSON AFFECTE
NAME (Please Print) Matthew J. Riveras Managing Member		
	Patriosof, CA	Maio111, 2024
SIGNATURE (Use Blue Pen - Original signature required on paper-filed application)	SIGNED AT (CITY, STATE) Windsor, CA	DATE March 7, 2024
certify (or declare) under penalty of perjury under the laws of the State accompanying statements or documents, is true, correct, and complete property or the person affected (i.e., a person having a direct economic agent authorized by the applicant under item 2 of this application, or (3 Number, who has been retained by the applicant	to the best of my knowledge an interest in the payment of taxes i) an attorney licensed to practic	d belief and that I am (1) the owner of th on that property – "The Applicant"), (2) a e law in the State of California, State Ba
CERTIF	FICATION	
E les _ No		
B. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND Yes	See instructions.	
7. WRITTEN FINDINGS OF FACTS (\$		
☐ Explanation (attach sheet if necessary)		
 2. Assessment of other property of the assessee at the loc I. OTHER 	ation is incorrect.	
1. Amount of escape assessment is incorrect. 2. Assessment of other property of the assessment at the least term.	otion in incorrect	
H. APPEAL AFTER AN AUDIT. Must include description of each		ed, and your opinion of value.
 1. Classification of property is incorrect, 2. Allocation of value of property is incorrect (e.g., between 	land and improvements)	
G_CLASSIFICATION/ALLOCATION		
Penalty assessment is not justified.		
 2. Only a portion of the personal property/fixtures. Attach d F. PENALTY ASSESSMENT 	escription of those items.	
1. All personal property/fixtures.		
E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's	value of personal property and	d/or fixtures exceeds market value,
☐ Assessor's reduced value is incorrect for property damage	d by misfortune or calamity.	•
D. CALAMITY REASSESSMENT	SCL.	
 2. Base year value for the completed new construction est 3. Value of construction in progress on January 1 is incorre 		is incorrect.
1. No new construction occurred on the date of 2. Base year value for the completed new construction estimates.		is incorrect
C. NEW CONSTRUCTION		
$ ot\!$	d on the date of Jan 11, 2011	is incorrect.
1. No change in ownership occurred on the date of		
B. CHANGE IN OWNERSHIP		
☐ The assessor's roll value exceeds the market value as of J	anuary 1 of the current year.	
A. DECLINE IN VALUE	are as follows.	
If you are uncertain of which item to check, please check "I. OTHER" The reasons that I rely upon to support requested changes in value a		of your reasons for filing this application
REASON FOR FILING APPEAL (FACTS) See ins	tructions before completing t	his section.
TOLE TEAT	R: 2020 -2021 Each roll year requires a sepa	arate application
	LAMITY REASSESSMENT	☐ PENALTY ASSESSMENT
*DATE OF NOTICE: ROLL YEAR	₹:	
☐ SUPPLEMENTAL ASSESSMENT		
	THE CURRENT YEAR	
REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF		
5. TYPE OF ASSESSMENT BEING APPEALED Check only one REGULAR ASSESSMENT – VALUE AS OF JANUARY 1 OF		riods



Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223 Lakeport, Ca 95453 (707) 263-2302

NOTICE OF PROPOSED ESCAPED ASSESSMENT

DONICA, LLC 114 PIERCE ST SANTA ROSA CA 95404

ASMT: 025-472-050-000

FEE#: 025-472-050-000

BASE ASMT: 025-472-050-000

SECURED

Date: January 16, 2024

SITUS: 818 LAKEPORT BLVD LAKEPORT CA

THIS NOTICE IS TO INFORM YOU OF A CORRECTION TO THE ASSESSMENT ROLL CAUSED BY:

Failure to report LEOP Change in Ownership

THIS CORRECTION IS MADE UNDER REVENUE AND TAXATION CODE SECTION(S)

75.54

THIS WILL INCREASE THE TAXABLE VALUE TO THE FIGURES SHOWN BELOW IN THE NEW VALUE COLUMN FOR THE FISCAL YEAR AFFECTED.

VALUE SUMMARY YEAR 2020 - 2021	OLD VALUE	NEW VALUE	NET CHANGE
LAND	1,202,246	1,202,246	
STRUCTURE		3,441,076	3,441,076
GROWING IMPROVS.			
PP MOBILE HOME			
FIXTURES			
PERSONAL PROPERTY			
TOTAL	1,202,246	4,643,322	3,441,076
LESS: EXEMPTIONS		W	
NET TAXABLE	1,202,246	4,643,322	3,441,076

ASR70-3020-010

01/16/2024

ardavids

BF-FC03-R01-0314-17000070-1 Form CAA-F03 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453

Assessor's Office Phone: 707-263-2302 Recorder's Office Phone: 707-263-2293

Fax: 707-263-3703

FOR	ASSESS	PIG	OFFICE	IIGE	OMIV
	MODEL		OFFICE	USE	OIL.

The Assessment Appeals Board is a separate agency from that of the Office of the Assessor and a separate agent authorization is required for assessment appeals. Contact the Clerk of the Board at (XXX) XXX-XXXX.

The below named person is hereby authorized applicable, on the attached list, which are own				erty listed below and, if
AGENT NAME Matthew Eshoo		MPANY NAME acific Alliance	Real Estate	1.
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106			EMAIL ADDRESS T	
Rohnert Park	CA STATE ZIP CODE 94928	DA	ALTERNATE TELEPHO	NE FAX TELEPHONE ()
REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000		PERSONAL PR	OPERTY: ACCOUNT/ASSESSMENT NUM	IBER .
A list consisting of additional and/or the account/assessment number for				h parcel of real property
AUTHORITY				
DURATION OF AUTHORITY				17
☐ This authorization is valid until (date): This authorization is valid for the calendar		only.		
This authorization is valid for a period of n unless revoked in writing or terminated by	o more than two		the date of execution of this author	orization as indicated below,
	C	ERTIFICATION	N	
The undersigned certifies that they own, posse to designate an agent to act on behalf of all designated agent and retains full responsible acknowledges they may be required to furnis agent.	l of the owners	of said property all actions this	The undersigned acknowledges of agent makes on behalf of the or	lelegetion of authority to the wner. The undersigned also
SIGNATURE OF OWNER, PARTNER, OR OFFICER	is		TELEPHONE NUMBER	
PRINT NAME Matthew J. Riveras			nne Managing Member for Donica	, LLC
EMAIL ADDRESS			DATE	



BOE-305-AH (P1) REV 11 (05-22)

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.

Non-refundable processing fee to be paid at time of filing. \$35.00 for residential property up to three (3) units \$100.00 for all other property types

RETURN TO: COUNTY OF LAKE CLERK OF THE BOARD 255 N.FORBES STREET LAKEPORT, CA. 95453





attach hearing evidence to this application		APPLICATION NUMBER: Clerk Use Only					
1. APPLICANT INFORMATION - PLEASE F	PRINT			07-2024			
NAME OF APPLICANT <i>(LAST, FIRST, MIDDLE INITIAL), BUS</i> Donica, LLC	INESS, OR 1	RUST NAME		EMAIL ADDRESS			
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF PO box 2063	R.P. O. BOX)						
city Windsor	CA	ZIP CODE DAY	TIME TELEPHONE	ALTERNATE TELEP	HONE FAX TELEPHONE		
2. CONTACT INFORMATION - AGENT, ATT	ORNEY,	OR RELATIVE OF AF	PPLICANT if appl	icable - (REPRES	SENTATION IS OPTIONAL)		
NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, Malthew Eshoo	MIDDLE IN	TIAL)		1			
COMPANY NAME Pacific Alliance Real Estate							
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST,	MIDDLE INT	ITAL)					
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd.							
CITY Rohnert Park	STATE	ZIP CODE 94928	3.30	ALTERNATE TELEP	HONE FAX TELEPHONE		
attorney as indicated in the Certification : applicant is a business entity, the agent's The person named in Section 2 above is l enter in stipulatio	authoriz nereby au	ration must be signe	d by an officer or y agent in this ap	authorized emp	loyee of the business. ay inspect assessor's records,		
SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED E		iena, aid otherwise	TITLE Managing Member		DATE March 7, 2024		
ENTER APPLICABLE NUMBER FROM YO ASSESSOR'S PARCEL NUMBER 025-472-050-000	ASS	ESSMENT NUMBER 172-050-000		FEE NUMBER			
ACCOUNT NUMBER		BILL NUMBER					
PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453				DOING BUSINESS A	AS (DBA), if appropriate		
PROPERTY TYPE							
SINGLE-FAMILY/CONDOMINIUM/TOWN	NHOUSE	/ DUPLEX	GRICULTURAL	П	POSSESSORY INTEREST		
 ☐ MULTI-FAMILY/APARTMENTS: NO. OF UN	NITS	Пм	MANUFACTURED H	HOME \Box	VACANT LAND		
COMMERCIAL/INDUSTRIAL		_	VATER CRAFT		AIRCRAFT		
BUSINESS PERSONAL PROPERTY/FIXTO	JRES	_ 0	THER:				
. VALUE	Α.\	ALUE ON ROLL	B APPLICANT'S C	PINION OF VALUE	C APPEALS BOARD USE ONLY		
LAND		1,214,701		1,214,70	1		
IMPROVEMENTS/STRUCTURES		3,476,716		914,24	6		
FIXTURES							
PERSONAL PROPERTY (see instructions)							
MINERAL RIGHTS							
TREES & VINES							
OTHER							
TOTAL		4,691,417		2,128,94	7		
PENALTIES (amount or percent)							

BOE-305-AH (P2) REV, 11 (05-22)		
5. TYPE OF ASSESSMENT BEING APPEALED & Check only one.	See instructions for filing	periods
REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF	THE CURRENT YEAR	
☐ SUPPLEMENTAL ASSESSMENT		
*DATE OF NOTICE: ROLL YEAR		
	AMITY REASSESSMENT	☐ PENALTY ASSESSMENT
	ach roll year requires a se	eparate application
6. REASON FOR FILING APPEAL (FACTS) If you are uncertain of which item to check, please check "I. OTHER" a The reasons that I rely upon to support requested changes in value are A. DECLINE IN VALUE ☐ The assessor's roll value exceeds the market value as of Jab. B. CHANGE IN OWNERSHIP ☐ 1. No change in ownership occurred on the date of ☑ 2. Base year value for the change in ownership established C. NEW CONSTRUCTION ☐ 1. No new construction occurred on the date of ☐ 2. Base year value for the completed new construction esta ☐ 3. Value of construction in progress on January 1 is incorred. ☐ Assessor's reduced value is incorrect for property damaged. E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's value of property/fixtures. ☐ 2. Only a portion of the personal property/fixtures. Attach defended to the property of the property of the construction of value of property is incorrect. ☐ 2. Allocation of value of property is incorrect (e.g., between the property of the assessee at the local of the property of the assessee at the local	e as follows: nuary 1 of the current year on the date of Jan 11, 2011 Dished on the date of t. by misfortune or calamity, alue of personal property a scription of those items. and and improvements). roperty, issues being appeation is incorrect.	on of your reasons for filing this application is incorrect. is incorrect. and/or fixtures exceeds market value.
CERTIFI	CATION	
I certify (or declare) under penalty of perjury under the laws of the State		ing and all information hereon, including on
accompanying statements or documents, is true, correct, and complete to property or the person affected (i.e., a person having a direct economic in agent authorized by the applicant under item 2 of this application, or (3) Number, who has been retained by the applicant at	o the best of my knowledge terest in the payment of taxo an attorney licensed to prac	and belief and that I am (1) the owner of the es on that property ~ "The Applicant"), (2) ar tice law in the State of California, State Ba
SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) Marriar J. Lucius NAME (Please Print)	SIGNED AT (CITY, STATE) Windsor, CA	DATE March 7, 2024
Matthew J. Riveras, Managing Member		
FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)		
OWNER GAGENT ATTORNEY SPOUSE REGISTS	RED DOMESTIC PARTNER	CHILD PARENT PERSON AFFECTED
CORPORATE OFFICER OR DESIGNATED EMPLOYEE		



Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223 Lakeport, Ca 95453 (707) 263-2302

NOTICE OF PROPOSED ESCAPED ASSESSMENT

DONICA, LLC 114 PIERCE ST SANTA ROSA CA 95404

ASMT: 025-472-050-000

FEE#: 025-472-050-000

BASE ASMT: 025-472-050-000

SECURED

Date: January 16, 2024

SITUS: 818 LAKEPORT BLVD LAKEPORT CA

THIS NOTICE IS TO INFORM YOU OF A CORRECTION TO THE ASSESSMENT ROLL CAUSED BY:

Failure to report LEOP Change in Ownership

THIS CORRECTION IS MADE UNDER REVENUE AND TAXATION CODE SECTION(S):

75.54

THIS WILL INCREASE THE TAXABLE VALUE TO THE FIGURES SHOWN BELOW IN THE NEW VALUE COLUMN FOR THE FISCAL YEAR AFFECTED.

VALUE SUMMARY YEAR 2021 - 2022	OLD VALUE	NEW VALUE	NET CHANGE
LAND	1,214,701	1,214,701	
STRUCTURE		3,476,716	3,476,716
GROWING IMPROVS.			
PP MOBILE HOME			
FIXTURES			
PERSONAL PROPERTY			
TOTAL	1,214,701	4,691,417	3,476,716
LESS: EXEMPTIONS			
NET TAXABLE	1,214,701	4,691,417	3,476,716

ASR70-3020-010 ardavids

01/16/2024

EF-FC03-R01-0314-17000070-1 Form CAA-F03 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453

Assessor's Office Phone: 707-263-2302 Recorder's Office Phone: 707-263-2293

Fax: 707-263-3703

FOR ASSESSOR'S OFFICE USE ONLY.

The Assessment Appeals Board is a separate agency from that of the Office of the Assessor and a separate agent authorization is required for assessment appeals. Contact the Clerk of the Board at (XXX) XXX-XXXX.

✓ AUTHORIZATION OF AGENT [DESIGNATIO	ON OF C	ALIFORNU	A ATTORNE	EY, STATE BAR NO.	
The below named person is hereby authorized applicable, on the attached list, which are own						/ listed below and, if
AGENT NAME Matthew Eshoo		COMPANT		Real Estate	9	
MAILING ADDRESS (STRUCT ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106					EMAIL ADDRESS T	
CITY Rohnert Park	STATE ZIP C CA 949		DAYTIME	TELEPHONE) ALTERNATE TELEPHONE	FAX TELEPHONE
REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000				SMENT I	NUMBER	
A list consisting of additional and/or the account/assessment number for					Parcel Number for each p	arcel of real property
AUTHORITY						
DURATION OF AUTHORITY This authorization is valid until (date):	dersigned.	701			gent shall have access to	all information and
This authorization is valid for the calendar This authorization is valid for a period of nunless revoked in writing or terminated by	o more than	(Wo (2)	only.	the date of	execution of this authoria	nation as indicated below,
		CERT	TFICATIO	N		
The undersigned certifies that they own, posse to designate an agent to act on behalf of all designated agent and reteins full responsible acknowledges they may be required to furnisher.	l of the owner	ers of sai	d property.	The unders	igned acknowledges dele is on behalf of the own	gation of authority to the er. The undersigned also
SIGNATURE OF OWNER, PARTNER, OR OFFICER Mather L. Kruera	es			TELEPHONE N 707-		
PRINT NAME Matthew J. Riveras				Managing	Member for Donica, L	LC
EMAIL ADORESS matt@wealthinspirationnetwork.com				CATE Feb. 13, 2(me insuch	7, 20:24



BOE-305-AH (P1) REV 11 (05-22)

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.

Non-refundable processing fee to be paid at time of filing. \$35.00 for residential property up to three (3) units \$100.00 for all other property types

RETURN TO: COUNTY OF LAKE CLERK OF THE BOARD 255 N.FORBES STREET LAKEPORT, CA. 95453





continuance of the hearing or denial of the a	ppeal. Vo	not		•				
attach hearing evidence to this application.					APPLICATION NUMBER: Clerk Use Only			
1. APPLICANT INFORMATION - PLEASE PRINT					08-2024			
NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BU Donica, LLC	SINESS, OR T	RUST NAME			EMAIL ADDRESS			
MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF PO box 2063	OR P. O. BOX)							
CITY Windsor	STATE	ZIP CODE 95492		DAYTI	ALTERNATE TELEPHO	ONE FAX	TELEPHONE)	
2. CONTACT INFORMATION - AGENT, AT	TORNEY,	OR RELATIVI	E OF AP	PLICANT if ap	plicable - (REPRESI	NTATION	IS OPTIONAL)	
NAME OF AGENT: ATTORNEY, OR RELATIVE (LAST, FIRS Matthew Eshoo	T, MIDDLE INI	TIAL)			EMAIL ADDRESS	50%		
COMPANY NAME Pacific Alliance Real Estate					-			
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST	, MIDDLE INT	ITAL)				_		
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd.								
CITY Rohnert Park	STATE	ZIP CODE 94928	DAYT	TME TELEPHONE 8	ALTERNATE TELEPHO	NE FAX	TELEPHONE)	
AUTHORIZATION OF AGENT		₩ AUTH	IODIZAT	TION ATTACHE	:n	- 1		
The following information must be comp		ttached to this	s applic	ation - see inst	ructions) unless the			
attorney as indicated in the Certification applicant is a business entity, the agent								
The person named in Section 2 above is	hereby au	thorized to a	ct as my	agent in this	application, and ma	inspect a		
enter in stipulation SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED	-	ents, and oth	erwise .	settle issues re	alating to this applic	ation.	DATE	
Wank Rin	2 A CO			Managing Mem	ber		March 7, 2024	
☐ Yes ☑ No Is this property a single ENTER APPLICABLE NUMBER FROM YO	•		pied as th	ne principal place	of residence by the own	er?		
ASSESSOR'S PARCEL NUMBER 025-472-050-000		ESSMENT NUME 172-050-000	BER		FEE NUMBER			
ACCOUNT NUMBER	TAX	BILL NUMBER						
PROPERTY ADDRESS OR LOCATION					DOING BUSINESS AS	(DBA), if app	propriate	
B18 Lakeport Blvd., Lakeport, CA 95453								
PROPERTY TYPE								
SINGLE-FAMILY / CONDOMINIUM / TOW	NHOUSE	DUPLEX	∐ A	GRICULTURAL	☐ F	OSSESSO	RY INTEREST	
MULTI-FAMILY/APARTMENTS: NO. OF U	NITS	_	□ M	IANUFACTURED	HOME \	ACANT LA	ND	
COMMERCIAL/INDUSTRIAL			□ w	ATER CRAFT		AIRCRAFT		
BUSINESS PERSONAL PROPERTY/FIXT	URES		☐ O	THER:				
. VALUE	Α, \	VALUE ON ROLL		B APPLICANT'S	OPINION OF VALUE	C APPE	ALS BOARD USE ONLY	
LAND		1,	,238,995		1,238,995			
MPROVEMENTS/STRUCTURES		3,	546,250		932,531			
FIXTURES								
PERSONAL PROPERTY (see instructions)								
MINERAL RIGHTS								
TREES & VINES								
OTHER								
TOTAL		4	,785,24 5		2,171,526			
DENALTIES (amount or percent)								

MALE (Please Print) atthew J. Riveras, Managing Member Ling Status (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)		E OF ASSESSMENT BEING APPEALED 🗹 Check only one. Se	ee instructions for filing	periods
POLITION PROBLEM SIZES SECAPE ASSESSMENT		REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF TH	E CURRENT YEAR	
POLITION PROBLEM SIZES SECAPE ASSESSMENT		SUPPLEMENTAL ASSESSMENT		
□ ROLICHANGE □ SCAPE ASSESSMENT □ CALAMITY REASSESSMENT □ PENALTY ASSESSMENT "DATE OF NOTICE.¹ Jan 16, 2024 "ROLL YEAR. 2022 - 2023 "Must attach copy of notice or bill, where applicable "ROLL YEAR. 2022 - 2023 "Must attach copy of notice or bill, where applicable "ROLL YEAR. 2022 - 2023 "Back Training of which feem to check, please check." I OTHER* and provide a brief explanation of your reasons for filing this applic. The reasons that I rely upon to support requested changes in value are as follows: A DECLINE IN VALUE □ The assessor's roll value exceeds the market value as of January 1 of the current year. B. CHANGE IN OWNERSHIP □ 1. No change in ownership occurred on the date of □ 1. Portion occurred on the date of □ 1. Repair of the completed new construction established on the date of □ 1. Shape of construction in progress on January 1 is incorrect. C. NEW CONSTRUCTION □ 1. No new construction occurred on the date of □ 1. Shapes of construction in progress on January 1 is incorrect. D. CALAMITY REASSESSMENT □ 1. All personal property distures of the property damaged by misfortune or calamity. E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's value of personal property and/or fixtures exceeds market value. □ 1. All personal property/fixtures. P. PENALTY ASSESSMENT □ 2. Alloy a portion of the personal property/fixtures. Attach description of those items. F. PENALTY ASSESSMENT □ 2. Alloy a portion of the personal property is incorrect. □ 2. Allocasina of value of property is incorrect. □ 2. Assessment is not justified. G. CLASSIFICATIONIALLOCATION □ 1. Classification of property is incorrect. D. Assessment of other property of the assesses at the location is incorrect. D. Assessment of other property of the assesses at the location is incorrect. CERTIFICATION CERTIFICATION For requested. □ Are not requested. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See instructions. Pyles □ No Note that the foregoing and all information hereon, including companying statements or documents, is				
**Each roll year requires a separate application REASON FOR FILING APPEAL (FACTS) See Instructions before completing this section. If you are uncertain of which item to check, please check "I. OTHER" and provide a brief explanation of your reasons for filing this applic. The reasons that I rely upon to support requested changes in value are as follows. A DECLINE IN VALUE The assessor's roll value exceeds the market value as of January 1 of the current year. CHANGE IN COWNERSHIP 1. No change in ownership occurred on the date of 2. Base year value for the change in ownership established on the date of Jan 11, 2011 is incorrect. C. NEW CONSTRUCTION 1. No new construction occurred on the date of jan 11, 2011 is incorrect. C. NEW CONSTRUCTION 1. No new construction in progress on January 1 is incorrect. D. CALMINTY REASSESSMENT Assessor's reduced value is incorrect for property damaged by misfortune or calamity. B. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's value of personal property and/or fixtures exceeds market value of personal property and/or fixtures exceeds market value of pensonal property and/or fixtures exceeds market value of CLASSIFICATIONALLOCATION 1. Classification of the personal property/fixtures. Attach description of those items. F. PENALTY ASSESSMENT Penalty assessment is not justified. G. CLASSIFICATIONALLOCATION 1. Classification of property is incorrect (e.g., between land and improvements). H. APPEAL AFTER AN AUDIT. Must include description of each property, issues being appealed, and your opinion of value. 2. Assessment of other property of the assessee at the location is incorrect. 2. Aniocation of value of property is incorrect. 3. Around of escape assessment is incorrect. 4. Appeal AFTER AN AUDIT. Must include description of each property, is being appealed, and your opinion of value. 3. This APPEAL AFTER AN AUDIT. Must include description of each property in the person of the		ROLL CHANGE 🗹 ESCAPE ASSESSMENT 🗌 CALAM	MITY REASSESSMENT	☐ PENALTY ASSESSMENT
If you are uncertain of which item to check, please check "I, OTHER" and provide a brief explanation of your reasons for filing this applic The reasons that I rely upon to support requested changes in value are as follows: A DECLINE IN VALUE The assessor's roll value exceeds the market value as of January 1 of the current year. B. CHANCE IN OWNERSHIP 1. No change in ownership occurred on the date of	,			parate application
certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including companying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner reporty or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property — "The Applicant"), gent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, Statumber who has been retained by the applicant and has been authorized by that person to file this application. GNATURE (Use Blue Pen - Original signature required on paper-filed application) SIGNED AT (CITY, STATE) Windsor, CA March 7, 2024 MALE (Please Print) atthew J. Riveras, Managing Member	If you The r A. D C. A. D C. D. C. D	are uncertain of which item to check, please check "I. OTHER" and reasons that I rely upon to support requested changes in value are as ECLINE IN VALUE The assessor's roll value exceeds the market value as of January HANGE IN OWNERSHIP 1. No change in ownership occurred on the date of 2. Base year value for the change in ownership established or IEW CONSTRUCTION 1. No new construction occurred on the date of 2. Base year value for the completed new construction establication and the construction in progress on January 1 is incorrect. ALAMITY REASSESSMENT Assessor's reduced value is incorrect for property damaged by USINESS PERSONAL PROPERTY/FIXTURES. Assessor's value 1. All personal property/fixtures. 2. Only a portion of the personal property/fixtures. Attach descended assessment is not justified. LASSIFICATION/ALLOCATION 1. Classification of property is incorrect. 2. Allocation of value of property is incorrect (e.g., between lar PPEAL AFTER AN AUDIT. Must include description of each property. Assessment of other property of the assessee at the location THER Explanation (attach sheet if necessary) TTEN FINDINGS OF FACTS (\$	d provide a brief explanations follows: uary 1 of the current year in the date of Jan 11, 2011 shed on the date of y misfortune or calamity. The personal property a cription of those items. and and improvements). perty, issues being appearant is incorrect.	on of your reasons for filing this applica is incorrect is incorrect. nd/or fixtures exceeds market value.
companying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner reports or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property — "The Applicant"), gent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State umber who has been retained by the applicant and has been authorized by that person to file this application. GNATURE (Use Blue Pen - Original signature required on paper-filed application) SIGNED AT (CITY, STATE) Windsor, CA DATE March 7, 2024 MILE (Please Print) latthew J. Riveras, Managing Member		CERTIFICA	ATION	
GNATURE (Use Blue Pen - Original signature required on paper-filed application) SIGNED AT (CITY, STATE) Windsor, CA March 7, 2024 March 7, 2024 March 7, 2024 Ling Status (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)	accomp property	or (or declare) under penalty of perjury under the laws of the State of conying statements or documents, is true, correct, and complete to the yor the person affected (i.e., a person having a direct economic integrathorized by the applicant under item 2 of this application, or (3) are	California that the foregoing the best of my knowledge at the rest in the payment of taxes attorney licensed to prace	and belief and that I am (1) the owner o is on that property – "The Applicant"), (2 tice law in the State of California, State
LING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)			SIGNED AT (CITY, STATE)	
	Number ignatur > フ	youth J. Kurias		
7 Cours C	Number Signatur トン	v J. Riveras, Managing Member		
ILLIOWNER LILAGENT LIATTORNEY LISPOUSE LIREGISTERED DOMESTIC PARTNER LICHILD LIPARENT [LPERSON AFFI	IGNATUR IGNATUR IAME (PROMATHE)			
	GNATUR GNATUR AME (Picatthey		ED DOMESTIC PARTNER	CHILD PARENT PERSON AFFE



Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223 Lakeport, Ca 95453 (707) 263-2302

NOTICE OF PROPOSED ESCAPED ASSESSMENT

DONICA, LLC 114 PIERCE ST SANTA ROSA CA 95404

ASMT: 025-472-050-000

FEE#: 025-472-050-000

BASE ASMT: 025-472-050-000

SECURED

Date: January 16, 2024

SITUS: 818 LAKEPORT BLVD LAKEPORT CA

THIS NOTICE IS TO INFORM YOU OF A CORRECTION TO THE ASSESSMENT ROLL CAUSED BY:

Failure to report LEOP Change in Ownership

THIS CORRECTION IS MADE UNDER REVENUE AND TAXATION CODE SECTION(S):

75.54

THIS WILL INCREASE THE TAXABLE VALUE TO THE FIGURES SHOWN BELOW IN THE NEW VALUE COLUMN FOR THE FISCAL YEAR AFFECTED.

NET TAXABLE	1,238,995	4,785,245	3,546,250
LESS: EXEMPTIONS			
TOTAL	1,238,995	4,785,245	3,546,250
PERSONAL PROPERTY			
FIXTURES		-	
PP MOBILE HOME		1	
GROWING IMPROVS.			
STRUCTURE		3,546,250	3,546,250
LAND	1,238,995	1,238,995	
VALUE SUMMARY YEAR 2022 - 2023	OLD VALUE	NEW VALUE	NET CHANGE

ASR70-3020-010 ardavids

01/16/2024

BF-FC03-R01-0314-17000070-1 Form CAA-F03 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453 Assessor's Office Phone: 707-263-2302

Assessor's Office Phone: 707-263-2302 Recorder's Office Phone: 707-263-2293

Fax: 707-263-3703

FOR ASSESSOR'S OFFICE USE ONLY. The Assessment Appeals Board is a separate agency from that of the Office of the Assessor and a separate

agent authorization is required for assessment appeals. Contact the Clerk of the Board at (XXX) XXX-XXXX.

The below named person is hereby authorized applicable, on the attached list, which are owner.						listed below and, if
AGENT NAME Matthew Eshoo			MPANY NAME Cific Alliance	Real Estate		
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106					EMAIL ADDRESS	
CITY Rohnert Park	STATE 2 CA 9	19 CODE 4928	DAYTIME	TELEPHONE (ALTERNATE TELEPHONE	FAX TELEPHONE
REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000	11_		PERSONAL PR	OPERTY: ACCO	UNT/ASSESSMENT NUMBER	R
A list consisting of additional part and/or the account/assessment number for	•				arcel Number for each pa	arcel of real property
AUTHORITY						
DURATION OF AUTHORITY This authorization is valid until (date): This authorization is valid for the calendar y This authorization is valid for a period of municipal control of the calendar y This authorization is valid for a period of municipal control of the calendar y This authorization is valid for a period of municipal control of the calendar y	o more ti	nan two	only.	the date of e	x <u>ecution</u> of this authoriz	ation as indicated below,
		CE	ERTIFICATIO	N		
The undersigned certifies that they own, possest to designate an agent to act on behalf of all designated agent and retains full responsibilistic acknowledges they may be required to furnish agent.	of the or	wners of	f said property. all actions this	The undersig	ned acknowledges dele on behalf of the owne	gation of authority to the or. The undersigned also
SIGNATURE OF OWNER, PARTNER, OR OFFICER	2			TELEPHONE NUM	ABER	
PRINT NAME Matthew J. Riveras				Managing M	lember for Donica, L	LC
EMAIL ADDRESS matt@wealthinspirationnetwork.com				DATE Feb. 13, 202	24 MAN-CH	7 20:24



23/24

BOE-305-AH (P1) REV: 11 (05-22)

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. Do not attach hearing evidence to this application.

Non-refundable processing fee to be paid at time of filing \$35.00 for residential property up to three (3) units \$100.00 for all other property types

RETURN TO:
COUNTY OF LAKE
CLERK OF THE BOARD
255 N.FORBES STREET
LAKEPORT, CA. 95453





attach hearing evidence to this applicat	ion.				APPLIC	_	BER: Clerk Use Only	
1. APPLICANT INFORMATION - PLEASE PRINT					09-2024			
NAME OF APPLICANT (LAST, FIRST. MIDDLEINITIAL), BUSINESS, OR TRUST NAME Donica , LLC					EMAILADORESS			
MAILING ADDRESS OF APPLICANT (STREET ADDRESS PO box 2053	OR P. O. BOX)							
CITY Windsor	STATE	ZIP CODE 95492	DAY!	IME TELEPHONE	ALTER)	FAX TELEPHONE	
2. CONTACT INFORMATION - AGENT, A			OF AP	PLICANT if ap	•		TATION IS OPTIONAL)	
NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIR. Matthew Eshoo	ST, MIDDLE INI	TIAL)			EMAIL AD	DRESS 1	NAME OF THE PARTY	
COMPANY NAME Pacific Alliance Real Estate								
CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRS	T, MIDDLE IN Π	TAL)						
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd.								
CITY Rohnert Park	STATE	ZIP CODE 94928	DAYT	ME TELEPHONE	ALTER)	FAX TELEPHONE	
attorney as indicated in the Certification applicant is a business entity, the agent The person named in Section 2 above is enter in stipulati	t's authoriz s hereby au on agreem	ation must be othorized to ac	signed tas my	by an officer agent in this	or authoi applicatio	ized employe on, and may i	ee of the business. nspect assessor's records,	
SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED	EMPLOYEE			Managing Mem	ber		March 7, 2024	
ENTER APPLICABLE NUMBER FROM Y ASSESSOR'S PARCEL NUMBER	ASSE	ESSMENT NUMB	ER		FEE NU	MBER		
025-472-050-000	025-4	72-050-000						
ACCOUNT NUMBER	TAX	BILL NUMBER						
PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453					DOING E	BUSINESS AS (D	DBA), if appropriate	
PROPERTY TYPE								
SINGLE-FAMILY / CONDOMINIUM / TOV	VNHOUSE /	DUPLEX	A0	GRICULTURAL		П РО	SSESSORY INTEREST	
☐ MULTI-FAMILY/APARTMENTS: NO. OF U	JNITS		□ M/	ANUFACTURE	HOME		CANT LAND	
☑ COMMERCIAL/INDUSTRIAL			□ w.	ATER CRAFT		_	RCRAFT	
☐ BUSINESS PERSONAL PROPERTY/FIX	TURES		_ o1	THER:				
4. VALUE	AV	ALUE ON ROLL		B APPLICANT'S	OPINION	OF VALUE	C APPEALS BOARD USE ONLY	
LAND		1,:	263,774			1,263,774		
MPROVEMENTS/STRUCTURES		3,	617,17 5			951,181		
FIXTURES								
PERSONAL PROPERTY (see instructions)								
MINERAL RIGHTS								
TREES & VINES								
OTHER								
TOTAL		4,	880,949			2,214,955		
PENALTIES (amount or percent)								

3OE-305-AH (P2) REV, 11 (05-22)		
5. TYPE OF ASSESSMENT BEING APPEALED 🗹 Check only one.	. See instructions for filing p	periods
REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF	THE CURRENT YEAR	
☐ SUPPLEMENTAL ASSESSMENT		
*DATE OF NOTICE: ROLL YEAR	R:	
☐ ROLL CHANGE ☑ ESCAPE ASSESSMENT ☐ CAL *DATE OF NOTICE: Jan 16, 2024 **ROLL YEAR	AMITY REASSESSMENT	☐ PENALTY ASSESSMENT
	Each roll year requires a se	parate application
SREASON FOR FILING APPEAL (FACTS) If you are uncertain of which item to check, please check "I. OTHER" The reasons that I rely upon to support requested changes in value at A. DECLINE IN VALUE The assessor's roll value exceeds the market value as of J. B. CHANGE IN OWNERSHIP 1. No change in ownership occurred on the date of 2. Base year value for the change in ownership established. C. NEW CONSTRUCTION 1. No new construction occurred on the date of 2. Base year value for the completed new construction established. C. NEW CONSTRUCTION 1. No new construction in progress on January 1 is incorred. 3. Value of construction in progress on January 1 is incorred. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's 1. All personal property/fixtures. 2. Only a portion of the personal property/fixtures. Attach define Penalty assessment is not justified. G. CLASSIFICATION/ALLOCATION 1. Classification of property is incorrect. 2. Allocation of value of property is incorrect (e.g., between H. APPEAL AFTER AN AUDIT. Must include description of each purchase assessment is incorrect. 2. Assessment of other property of the assessee at the local purchase assessment is incorrect. 2. Assessment of other property of the assessee at the local purchase assessment is incorrect. 3. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND Are requested. 3. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND Are requested.	anuary 1 of the current year on the date of Jan 11, 2011 ablished on the date of ct. If the date of Jan 11, 2011 ablished on the date of ct. If the date of Jan 11, 2011 ablished on the date of ct. If the date of Jan 11, 2011 ablished on the date of ct. If the date of Jan 11, 2011 ablished on the date of ct. If the date of Jan 11, 2011 ablished on the date of ct. If the date of Jan 11, 2011 ablished on the date of ct.	on of your reasons for filing this application is incorrect is incorrect is incorrect is incorrect.
OFOTH	TO A TION	
	CATION	ag and all information barroon including
certify (or declare) under penalty of perjury under the laws of the State accompanying statements or documents, is true, correct, and complete property or the person affected (i.e., a person having a direct economic agent authorized by the applicant under item 2 of this application, or (3 Number, who has been retained by the applicant	to the best of my knowledge a interest in the payment of taxe) an attorney licensed to prac	nd belief and that I am (1) the owner of th s on that property – "The Applicant"), (2) a tice law in the State of California, State Ba
	SIGNED AT (CITY, STATE)	DATE
SIGNATURE (Use Blue Pan - Original signature required on paper-filed application) Matthu 2. Surerus	Windsor, CA	March 7, 2024
		March 7, 2024
Matthe J. Givers		March 7, 2024
Matthew J. Riveras, Managing Member	Windsor, CA	

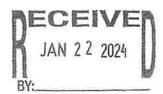


Richard A. Ford, Assessor-Recorder

255 N. Forbes Street, Room 223 Lakeport, Ca 95453 (707) 263-2302

NOTICE OF PROPOSED ESCAPED ASSESSMENT

DONICA, LLC 114 PIERCE ST SANTA ROSA CA 95404



ASMT: 025-472-050-000

FEE#: 025-472-050-000

BASE ASMT: 025-472-050-000

SECURED

Date: January 16, 2024

SITUS: 818 LAKEPORT BLVD LAKEPORT CA

THIS NOTICE IS TO INFORM YOU OF A CORRECTION TO THE ASSESSMENT ROLL CAUSED BY:

Failure to report LEOP Change in Ownership

THIS CORRECTION IS MADE UNDER REVENUE AND TAXATION CODE SECTION(S):

75.54

THIS WILL INCREASE THE TAXABLE VALUE TO THE FIGURES SHOWN BELOW IN THE NEW VALUE COLUMN FOR THE FISCAL YEAR AFFECTED.

YEAR 2023 - 2024	OLD VALUE	NEW VALUE	NET CHANGE
LAND	1,263,774	1,263,774	
STRUCTURE		3,617,175	3,617,175
GROWING IMPROVS.			
PP MOBILE HOME			
FIXTURES			
PERSONAL PROPERTY			
TOTAL	1,263,774	4,880,949	3,617,175
LESS: EXEMPTIONS			
NET TAXABLE	1,263,774	4,880,949	3,617,175

VALUE CUMMANDY

BF-FC03-R01-0314-17000070-1 Form CAA-F03 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453

Assessor's Office Phone: 707-263-2302 Recorder's Office Phone: 707-263-2293

Fax: 707-263-3703

FOR ASSESSOR'S OFFICE USE ONLY.

The Assessment Appeals Board is a separate agency from that of the Office of the Assessor and a separate agent authorization is required for assessment appeals. Contact the Clerk of the Board at (XXX) XXX-XXXX.

The below named person is hereby authorize applicable, on the attached list, which are over					listed below and, if
AGENT NAME Matthew Eshoo		Pacific	Y NAME C Alliance Real Estate		
MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106)			EMAILADDRESS	
Rohnert Park STATE ZIP CCA 9492			DAYTIME TELEPHONE	ALTERNATE TELEPHONE ()	FAX TELEPHONE ()
REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000	?	PI	ERSONAL PROPERTY: ACCO	UNT/ASSESSMENT NUMBER	
A list consisting of additional and/or the account/assessment number				arcel Number for each pa	rcel of real property
AUTHORITY					
Other (please specify) DURATION OF AUTHORITY					
This authorization is valid until (date):	er vear 20 Ma	froi-12	only.		
This authorization is valid for a period of unless revoked in writing or terminated by	no more than	two (2)		xecution of this authoriza	ation as indicated below,
	3.	CERT	TIFICATION		
				this authorization and th	
The undersigned certifies that they own, post to designate an agent to act on behalf of designated agent and retains full respons acknowledges they may be required to furnagent.	all of the owner bility for any a	ers of sa and ell a	id property. The undersign actions this agent makes	aned acknowledges deleg on behalf of the owne	getion of authority to the r. The undersigned also
to designate an agent to act on behalf of designated agent and retains full respons acknowledges they may be required to furn	all of the owner ibility for any a sistematical in a sistematical	ers of sa and ell a	id property. The undersign actions this agent makes	aned ecknowledges deleg on behalf of the owne ay request directly from t	getion of authority to the r. The undersigned also
to designate an agent to act on behalf of designated agent and retains full respons. acknowledges they may be required to furnagent. SIGNATURE OF OWNER, PARTNER, OR OFFICE	all of the owner ibility for any a sistematical in a sistematical	ers of sa and ell a	id property. The undersignations this agent makes on which the Assessor makes to the Ass	aned ecknowledges deleg on behalf of the owne ay request directly from t	gation of authority to the r. The undersigned also he awner or through the

