BEWLEY LASSLEBEN & MILLER LLP

Legal Excellence Since 1888

13215 E. PENN STREET, SUITE 510, WHITTIER, CA 90602-1797 562.698.9771

MICHAEL T. LEBEAU

CALIFORNIA STATE AND LOCAL TAX GROUP

JOSEPH A VINATIERI JASON C. DEMILLE PATRICIA VERDUGO Leighton M. Anderson Michael T. Lebeau Benjamin K. Lee

March 5, 2025

VIA US MAIL AND E-MAIL (johanna.delong@lakecountyca.gov)

RECEIVED

County of Lake Local Board of Equalization c/o Clerk of the Board of Supervisors 255 N. Forbes St. Lakeport, CA 95453

MAR 0 , 2025

COUNTY COUNSEL

Re:

Donica, LLC Request for Reinstatement of

Assessment Appeal Application Nos. 02-2024 through 09-2024

Dear Honorable Chairman and Members of the Board,

We have been engaged by Donica, LLC ("Donica" or the "Applicant") in connection with Lake County Assessment Appeal Application Nos. 02-2024 through 09-2024 (the "Applications") recently heard by the Lake County Board of Supervisors sitting as the local board of equalization (the "Board" or "Local Board of Equalization").

Based on the enclosed e-mail message from Johanna DeLong dated February 28, 2025 (see, Exhibit A to this letter), we are informed that the Local Board of Equalization heard those Applications at its regularly scheduled hearing on February 25, 2025 and that the Board voted to deny the Applicant's timely written request to postpone the hearing.

It is the Applicant's contention that the Local Board of Equalization acted outside the scope of its authority under Property Tax Rule 323 when it denied Donica's timely written postponement request and asks that those Applications be immediately reinstated and rescheduled for hearing on or after May 23, 2025.

Facts & Background

- 1. Applicant Donica timely filed eight Assessment Appeal Applications with the Lake County Local Board of Equalization on or about March 7, 2024. (Copies enclosed as Exhibit B to this letter.)
- 2. On or about January 3, 2025 the Clerk of the Board for the County of Lake informed Applicant's agent Pacific Alliance Real Estate of the time, date, and place of the Applicant's hearing by mailing a "Notice of Hearing on Assessment Appeal." (Copy enclosed as Exhibit C to this letter.)

County of Lake Local Board of Equalization March 5, 2025 Page 2

- 3. On or about January 23, 2025 the Applicant completed and returned to the Clerk of the Board the required "Hearing Date Confirmation Notice" (the "Notice"). (Copy enclosed as Exhibit D to this letter.)
- 4. By checking the appropriate field on the Notice, Donica informed the Clerk of the Board that "I am unable to attend on the date specified. The request must be submitted at least 21 days prior to the hearing date and accompanied by the signed extension form below..." (Exhibit D, p. 1.) The request was accompanied by the required waiver. (*Id.*)
- 5. At its regularly scheduled hearing on February 25, 2025 and that the Board voted to deny the Applicant's timely written requests to postpone the hearings. (See, Exhibit A.)

Analysis

Was the Local Board of Equalization's denial of Donica's timely written postponement request within the scope of the Board's authority?

No. Property Tax Rule 323, as discussed in the State Board of Equalization's ("SBE") <u>Assessment Appeals Manual</u>, allows the Applicant a first-time postponement as a matter of right provided the request is submitted in writing more than 21 days in advance of the Board's hearing.

SBE Property Tax Rule 323 ("Rule 323"), subsection (a), provides in part:¹

The applicant and/or the assessor shall be allowed one postponement as a matter of right, the request for which must be made not later than 21 days before the hearing is scheduled to commence.

Rule 323 is discussed further in the SBE's Assessment Appeals Manual:

Rule 323 contains the provisions for hearing postponements. Rule 323, subsection (a), states in part:

The applicant and/or the assessor shall be allowed one postponement as a matter of right, the request for which must be made not later than 21 days before the hearing is scheduled to commence. If the applicant requests a postponement as a matter of right within 120 days of the

¹ Section 15606, subdivision (c), of the *Government Code* directs the SBE to prescribe rules and regulations governing local boards of equalization in the performance of their duties, and subdivision (f) provides that the SBE will issue instructions, such as those set forth in the *Assessment Appeals Manual*. Regulations adopted by the State Board of Equalization are binding on local boards of equalization and assessment appeals boards. (SBE, *Assessment Appeals Manual*, pp. i-ii.) A complete copy of SBE Property Tax Rule 323 is attached as Exhibit E.

County of Lake Local Board of Equalization March 5, 2025 Page 3

> expiration of the two-year limitation period provided in section 1604 of the Revenue and Taxation Code, the postponement shall be contingent upon the applicant's written agreement to extend and toll indefinitely the twoyear period subject to termination of the agreement by 120 days written notice by the applicant. The assessor is not entitled to a postponement as a matter of right if the request is made within 120 days of the expiration of the two-year period, but the board, in its discretion, may grant such a request. Any subsequent requests for a postponement must be made in writing, and good cause must be shown for the proposed postponement. A stipulation by an applicant and the assessor shall be deemed to constitute good cause, but shall result in extending and tolling indefinitely the twoyear limitation period subject to termination of the agreement by 120 days written notice by the applicant....

As stated above the Applicant "shall be allowed" one postponement "as a matter of right" provided that request is made no fewer than 21 days before the hearing.

In this case, the Applicant submitted its reply to the Board Clerk's Notice on or about January 23, 2025, more than one month before the hearing scheduled before the Local Board of Equalization. (Exhibit D.) Furthermore, the Applicant's reply also included the waiver demanded by the Clerk of the Board in the Notice. (*Id.*) By submitting the written Notice with the required request for a postponement and waiver to the Lake County Clerk of the Board more than 21 days in advance of the February 25 hearing, Donica was entitled to its postponement "as a matter of right." Because Donica's postponement request was as a "matter of right" the Board lacked the discretion necessary for any vote to deny that request.

Based on the above-described evidence and analysis, we respectfully request that the Lake County Clerk of the Board immediately reinstate Assessment Appeals Application Nos. 02-2024 through 09-2024. Furthermore, the Applicant requests that the Board re-schedule such hearings no sooner than May 23, 2025 due to a pre-planned vacation.

Please telephone if you have any questions or comments whatsoever.

Very truly yours,

MICHAEL T. LEBEAU

Direct Line: 949.678.9177 Direct Fax: 949.203.6308

e-mail: mikel@bewlevlaw.com

From: Johanna DeLong < johanna.delong@lakecountyca.gov>

Date: February 28, 2025 at 2:43:00 PM PST

To: mattriveras@wealthinspirationnetwork.com

Cc: Carolyn Purdy <Carolyn:Purdy@lakecountyca.gov>

Subject: Assessment Appeals 02-2024 through 09-2024

Dear Mr. Riveras,

Your request for continuance was included as agenda item 8.3 on February 25,2025 meeting. The Board of Supervisors sitting as the Local Board of Equalization voted unanimously to deny appeal number 02-2024 through 09-2024. The appeals are officially closed and there is no further action that will be taken.

Best, Johanna



Johanna DeLong
Assistant Clerk of the Board of Supervisors
Administrative Office
255 N. Forbes St.
Lakeport, CA 95453

Phone: (707) 263-2580 Fax: (707) 263-1012

Email: johanna.delong@lakecountyca.gov

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.



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 applicatio | | | APPLICATION NUMBER: Clerk Use Only | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|---------------------------------------------------|--|--|--|
| 1. APPLICANT INFORMATION - PLEASE F | 02-2024 | | | | | | |
| NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL). BUS Donica, LLC | INESS, OR TRUST NAME | | EMAIL ADDRESS | | | | |
| MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF PO box 2063 | R.P. O. BOX) | | | | | | |
| CITY Windsor | CA 95492 | DAYTIME TELEPHONE | ALTERNATE TELEPHO | NE FAX TELEPHONE | | | |
| 2. CONTACT INFORMATION - AGENT, ATT | TORNEY, OR RELATIVE OF | APPLICANT if ap | plicable - (REPRESE | NTATION IS OPTIONAL) | | | |
| NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST. FIRST. Matthew Eshoo | MIDDLE INITIAL) | | EMAIL ADDRESS | | | | |
| COMPANY NAME Pacific Alliance Real Estate | | | | | | | |
| CONTACT PERSON IF OTHER THAN ABOVE (LAST. FIRST, | MIDDLE INΠTAL) | | | | | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. | | | | | | | |
| CITY Rohnert Park | STATE ZIP CODE I | OAYTIME TELEPHONE | ALTERNATE TELEPHO | NE FAX TELEPHONE | | | |
| attorney as indicated in the Certification a applicant is a business entity, the agent's The person named in Section 2 above is h enter in stipulation | authorization must be sig | ned by an officer of my agent in this a | or authorized emplo application, and may | yee of the business. inspect assessor's records, | | | |
| SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED E | MPLOYEE | Managing Mem | ber | DATE March 7, 2024 | | | |
| ASSESSOR'S PARCEL NUMBER 025-472-050-000 | ASSESSMENT NUMBER | | FEE NUMBER | - | | | |
| ACCOUNT NUMBER | 025-472-050-000 TAX BILL NUMBER | | | | | | |
| ACCOUNT NOWIBER | TAX BILL NOWIBER | | | | | | |
| PROPERTY ADDRESS OR LOCATION 818 Lakeport Bivd., Lakeport, CA 95453 | | | DOING BUSINESS AS (DBA), if appropriate | | | | |
| PROPERTY TYPE 🗹 | 10000000 00000000000000000000000000000 | | | | | | |
| SINGLE-FAMILY/CONDOMINIUM/TOWN | NHOUSE / DUPLEX | AGRICULTURAL | □ P | OSSESSORY INTEREST | | | |
| MULTI-FAMILY/APARTMENTS: NO, OF UN | NITS | MANUFACTURED | HOME U | ACANT LAND | | | |
| COMMERCIAL/INDUSTRIAL | | WATER CRAFT | | AIRCRAFT | | | |
| BUSINESS PERSONAL PROPERTY/FIXTO | URES | OTHER: | | | | | |
| I. VALUE | A VALUE ON ROLL | B APPLICANT'S | OPINION OF VALUE | C APPEALS BOARD USE ONLY | | | |
| LAND | 1,110, | 691 (,)) | 0.691 | | | | |
| IMPROVEMENTS/STRUCTURES | 3,179, | 017 | 828,061 | | | | |
| FIXTURES | | | | | | | |
| PERSONAL PROPERTY (see instructions) | | | | | | | |
| MINERAL RIGHTS | | | | | | | |
| TREES & VINES | | | | | | | |
| OTHER | | | | | | | |
| TOTAL | 4,289, | 708 | 1,938,752 | | | | |
| PENALTIES (amount or percent) | | 110 | | | | | |

| 6 N 5 S AH (FD) REV 31 (05/20) | • | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. TYPE OF ASSESSMENT BEING APPEALED 📝 Check only o | ne. See Instructions for filing p | periods |
| [] REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 | OF THE CURRENT YEAR | |
| ☐ SUPPLEMENTAL ASSESSMENT | | |
| ADATE OF MOTIOE | 1.5 | |
| ill pour oursies. E | AR | [7] |
| *DATE OF NOTICE Jan 16, 2024 **ROLL YE | AR 2016-2017 | ☐ PENALTY ASSESSMENT |
| *Must attach copy of notice or bill, where applicable | "Each roll year requires a sep | parate application |
| If you are uncertain of which item to check, please check "I OTHE The reasons that I rely upon to support requested changes in value A DECLINE IN VALUE The assessor's roll value exceeds the market value as of B CHANGE IN OWNERSHIP 1 No change in ownership occurred on the date of 2 Base year value for the change in ownership establish. C NEW CONSTRUCTION 1 No new construction occurred on the date of 2 Base year value for the completed new construction of 3 Value of construction in progress on January 1 is inco D CALAMITY REASSESSMENT Assessor's reduced value is incorrect for property damage BUSINESS PERSONAL PROPERTY/FIXTURES Assessor 1 All personal property/fixtures 2 Only a portion of the personal property/fixtures Attach PENALTY ASSESSMENT Penalty assessment is not justified G CLASSIFICATION/ALLOCATION 1 Classification of property is incorrect (e.g., between the personal property of the assesse at the legal to the property of the assesse at the legal to the personal correct (e.g., between the personal property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other property of the assesse at the legal to other proper | e are as follows If January 1 of the current year and on the date of Jan 11, 2011 Instablished on the date of Interect If you want to be a seen on the date of Interect If you want to be a seen of the seen of the seen land and improvements of the seen land a | is incorrect is incorrect is incorrect |
| | | |
| | TIFICATION | |
| certify (or declare) under penalty of pagury under the laws of the St ccompanying statements or documents, is true, correct, and comple roperty or the person affected (i.e., a person having a direct econom- gent authorized by the applicant under item 2 of this application, or lumber who has been retained by the applica rout the tuse that Pen-Onglan against regylited on pages titled application) | te to the best of my knowledge ar ic interest in the payment of taxes (3) an attorney licensed to practi nt and has been authonzed by the SIGNEDAT (CITY STATE) | nd belief and that I am (1) the owner of to son that property – "The Applicant"), (2) ce law in the State of California State E at person to file this application |
| Mooder & Guerras Matthew J Riveras Managing Member | Windsor, CA | March 7, 2024 |
| LING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1) | | |
| OMIER AGENT ATTORNEY SPOUSE PEG | ISTERED DOMESTIC PARTILER [] | CHILD PARENT PERSONAFFECT |
| M copposite depices of designated exist over | | _ |



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 |
|-----------------------------------|-----------|-----------|------------|
| 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

•: -) 4-50) - 0314-17000070-1 Form CAA-FB3 (P1) (03-14)

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

Lake County Courtnoise 255 North Forbes Street Lakeport, CA 95453 Assessor's Office Phone 707-263-2302 Recorder's Office Phone 707-263-2293 Fax 707-263-3700

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 bolow named person is here applicable, on the attached list, i | | | | | ty listed below and, if | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------|--|
| AGENT NAME Matthew Eshoo | | | vy NAME c Alliance Real Estate | | | |
| WAIL NG ADDRESS (STALET MOORES) 3040 Commerce Blvd. #10 | жов о 9 до д 3 | | | EMAIL ADDRESS PT | | |
| Ronnert Park | STATE Z | P COO€ 14928 | DAYTIME TELEPHONE | ALIEPHATETELLI HUNG PARTICLE PHONE | | |
| REAL PROPERTY ASSESSOR'S PA 025-472-050-000 | RCEL NUMBER | 1 | PERSONAL PROPERTY: ACCO | INT/ASSESSMENT NUMBE | ER | |
| A list consisting ofand/or the account/assessm | | | | arcel Number for each p | parcel of real property | |
| AUTHORITY | | | | | | |
| DURATION OF AUTHORITY This authorization is valid to the suthorization is valid for the suthorization is valid for the suthorization is valid for unless revoked in writing of | or the calendar year 201 | han two (2 | only I wears from the date of e | xecution of this authon | zation as indicated below | |
| | | CER | TIFICATION | | | |
| The undersigned certifies that to designate an agent to act designated agent and ratems asimply(edges they may be reagent. | on behalf of all of the club for a full responsibility for a quited to lumish eddillo | ny and all | aid property. The undersy actions this agent makes ion which the Assassor m | mod acknowledges del on bohalf of the own by request directly from | egation of authority to thice. The undersigned als | |
| Mother 1. | Buenas | | 7 | <u></u> | | |
| Matthew J. Riveras | | | Managing I | Member for Donica, I | LLC | |
| | | | | | | |

PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS



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. 1. APPLICANT INFORMATION - PLEASE PRINT | | | 1 | APPLICATION NUMBER: Clerk Use Only | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------|-----------------------------------------|-----------------------------------------|------------------|-----------------------|----------------------|--|
| | | | | 03-2024 | | | | |
| NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BU Donica, LLC | JSINESS, OR TRUST NAME | | E | EMAIL ADDRESS | | | | |
| MAILING ADDRESS OF APPLICANT (STREET ADDRESS PO box 2063 | OR P. O. BOX) | | | | | | | |
| CITY Windsor | STATE ZIP CODE CA 95492 | | ALTERNATE TELEP | HONE FA | х тегерно | PVE | | |
| 2. CONTACT INFORMATION - AGENT, A | ITORNEY, OR RELATIVE | OFAP | PLICANT'II appli | cable - (RE | PRESE | NTATIC | N IS OPTIONAL) | |
| NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRE Matthew Eshoo | ST. MIDDLE INITIAL) | | E | MAIL ADDRES | S | | | |
| 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. | | | | | | | | |
| | | | | ALTERNATE | TELEPHON | E | AX 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 | 's authorization must be | e signed ct as my | t by an officer or agent in this app | authorized olication, a | employ nd may | ee of t | he business. | |
| SIGNATURE OF APPLICANT, OFFICER, OR AUGHORIZED | | | TITLE DATE | | | DATE March 7, 2024 | | |
| ENTER APPLICABLE NUMBER FROM Y | | | | | | | | |
| ASSESSOR'S PARCEL NUMBER 025-472-050-000 | ASSESSMENT NUMB 025-472-050-000 | ER | F | FEE NUMBER | | | | |
| ACCOUNT NUMBER | TAX BILL NUMBER | | | | | | | |
| PROPERTY ADDRESS OR LOCATION 818 Lakeport Bivd., Lakeport, CA 95453 | | - | C | DOING BUSINESS AS (DBA), if appropriate | | | | |
| PROPERTY TYPE | | | | | | | 7/2 | |
| SINGLE-FAMILY / CONDOMINIUM / TOV | VNHOUSE / DUPLEX | □ A | GRICULTURAL | | □ PC | DSSES: | SORY INTEREST | |
| MULTI-FAMILY/APARTMENTS: NO. OF U | JNITS | | ANUFACTURED H | OME | □ VA | CANT | LAND | |
| COMMERCIAL/INDUSTRIAL | | □ w | ATER CRAFT | | AI | RCRAF | т | |
| BUSINESS PERSONAL PROPERTY/FIX | TURES | O1 | THER: | | | | | |
| . VALUE | A VALUE ON ROLL | | B APPLICANT'S O | PINION OF V | ALUE | C AP | PEALS BOARD USE ONLY | |
| LAND | 1, | 132,904 | | 1,1 | 32,904 | | | |
| IMPROVEMENTS/STRUCTURES | 3, | 242,597 | | 8 | 44,522 | | | |
| FIXTURES | | | | | | | | |
| PERSONAL PROPERTY (see instructions) | | | | | | | | |
| MINERAL RIGHTS | | | | | | | | |
| TREES & VINES | | | | | | | | |
| OTHER | See in discourance of | **** | | | 1 | | | |
| TOTAL | 4.375,501 - | 289,706 | | 1,9 | 77,526 | | | |
| 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 | | |
| ☐ ROLL CHANGE ☑ ESCAPE ASSESSMENT ☐ CAL *DATE OF NOTICE: Jan 16, 2024 **ROLL YEAR: | AMITY REASSESSMENT 2017-2018 | ☐ PENALTY ASSESSMENT |
| TOLE I LIVE | ach roll year requires a se | parate application |
| | ructions before completing | |
| 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 ar A. DECLINE IN VALUE | | on of your reasons for filing this application. |
| ☐ The assessor's roll value exceeds the market value as of Ja | nuary 1 of the current year | |
| B. CHANGE IN OWNERSHIP | nadiy , or allo odi, one you. | • |
| 1. No change in ownership occurred on the date of | | |
| 2. Base year value for the change in ownership established | | is incorrect. |
| C. NEW CONSTRUCTION | | |
| 1. No new construction occurred on the date of | | |
| 2. Base year value for the completed new construction estal | olished on the date of | is incorrect. |
| 3. Value of construction in progress on January 1 is incorrec | Ł | |
| D. CALAMITY REASSESSMENT | | |
| Assessor's reduced value is incorrect for property damaged | • | |
| E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's v | alue of personal property a | nd/or fixtures exceeds market value. |
| 1. All personal property/fixtures. | acciation of those items | |
| 2. Only a portion of the personal property/fixtures. Attach de F. PENALTY ASSESSMENT | scription of those items. | |
| 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 I | • | |
| H. APPEAL AFTER AN AUDIT. Must include description of each pi | operty, issues being appea | aled, and your opinion of value. |
| ☑ 1. Amount of escape assessment is incorrect. ☐ 2. Assessment of other preparty of the assessment at the least | ion io incorract | |
| 2 Assessment of other property of the assessee at the local OTHER | ion is incorrect. | |
| Explanation (attach sheet if necessary) | | |
| 7. WRITTEN FINDINGS OF FACTS (\$ per) | | |
| Are requested. Are not requested. | | |
| 8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND | See instructions | |
| ✓ Yes No | see mad dodona. | |
| | | |
| | | |
| | | |
| | | |
| CERTIFIC | CATION | |
| I certify (or declare) under penalty of periury under the laws of the State | of California that the foregoir | ng and all information hereon, including any |
| accompanying statements or documents, is true, correct, and complete to | the best of my knowledge a | and belief and that I am (1) the owner of the |
| 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 a | | |
| SIGNATURE (Use Blue Fen - Original signatural equired on paper-filed application) March 1 Surface | SIGNED AT (CITY, STATE) Windsor, CA | DATE March 7, 2024 |
| NAME (Picase Pant) Matthew J., Riveras, Managing Member | | |
| FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1) | · | |
| n/ | COUR COMECTIO DADTA INC. | |
| | RED DOMESTIC PARTNER | CHILD PARENT PERSON AFFECTED |
| ✓ CORPORATE OFFICER OR DESIGNATED EMPLOYEE | | |

4

. . . .

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

ASR70-3020-010 ardavids

01/16/2024

wRCNoticePrint.rpt 2.6.000

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 [] | 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 | | | | | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106 | | ! | | | EMAILADDRESS | |
| оту Rohnert Park | STATE | 21P CODE 94928 | DAYTIME | TELEPHONE | ALTERNATE TELEPHONE | FAX TELEPHONE () |
| REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000 | | | PERSONAL PR | OPERTY: ACCO | UNT/ASSESSMENT NUMBER | |
| A list consisting of additional and/or the account/assessment number for | | | | | arcel Number for each pa | rcel of real property |
| AUTHORITY | | | | | | |
| 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 <u>period of r</u> unless revoked in writing or terminated by | o mors | than two | | the date of e | xocution of this authoriza | ation as indicated below |
| | | CE | RTIFICATIO | ON | | |
| The undersigned certifies that they own, posset to designate an agent to act on behalf of all designated agent and retains full responsible acknowledges they may be required to furnisagent. | l of the | owners of eny and e | said property II actions this | The undersig egent makes | med acknowledges deleg on behalf of the owner | gation of authority to the |
| SIGNATURE OF OWNER, PARTNER OF OFFICER | es | | | TELEPHONE NUI | MBER | |
| PRINT N/ME Matthew J. Riveras | | | | TITLE Managing N | Member for Donica, Li | -c |
| EMAIL ADDRESS matt@wealthinspirationnetwork.com | | | | DATE Feb. 13, 20 | MAN CH | 7. 20:24 |

PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS



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

| Ci | 166 | / C. | 1410 | | |
|----|-----|-------|---------------|-------------|----|
| D. | OF | AVIV. | Javis E G. | 075 2.01 | WH |

| attach hearing evidence to this applicati | APPLICATION NUMBER: Clerk Use Only 04 - 2024 | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|--|
| 1. APPLICANT INFORMATION - PLEASE PRINT | | | | | | | |
| NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BU DONICA, LLC | | | | EMAILADDRESS | | | |
| MAILING ADDRESS OF APPLICANT (STREET ADDRESS O PO box 2063 | DRP.O BOX) | | | | | | |
| CITY Windsor | STATE ZIP CODE CA 95492 | DAYT | IME TELEPHONE | ALTERNATE TELEPHON | FAX TELEPHONE | | |
| 2. CONTACT INFORMATION - AGENT, AT | TTORNEY, OR RELATIV | E OF AP | PLICANT if app | licable - (REPRESE | NTATION IS OPTIONAL) | | |
| NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRS Matthew Eshoo | ST, MIDDLE INITIAL) | | | , . v. v. | | | |
| 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 | CA 94928 | DAYTI | METELEPHONE | ALTERNATE TELEPHON | 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, 's authorization must b hereby authorized to a | child, pa e signed act as my | rent, registered by an officer o agent in this a | d domestic partner, or ar authorized employ pplication, and may | or the person affected. If the ree of the business. inspect assessor's records, | | |
| enter in supulation SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED | on agreements, and oth | nerwise s | TITLE | lating to this applica | DATE | | |
| Marke 2 Rive | 12 | | Managing Memb | per | March 7, 2024 | | |
| ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 | e-family dwelling that is occupantly over the common occupant of the common occupant | | | FEE NUMBER | | | |
| ACCOUNT NUMBER | TAX BILL NUMBER | | | | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | |
| PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453 | | | | DOING BUSINESS AS (DBA), if appropriate | | | |
| PROPERTY TYPE 🗹 | | | | | | | |
| SINGLE-FAMILY/CONDOMINIUM/TOV | VNHOUSE / DUPLEX | ☐ A | GRICULTURAL | □ PC | OSSESSORY INTEREST | | |
| \square MULTI-FAMILY/APARTMENTS: NO. OF L | JNITS | □ M/ | ANUFACTURED | HOME VA | ACANT LAND | | |
| COMMERCIAL/INDUSTRIAL | | □ w | ATER CRAFT | ☐ A | IRCRAFT | | |
| BUSINESS PERSONAL PROPERTY/FIXT | TURES | TO [| THER: | | | | |
| I. VALUE | A VALUE ON ROLL | | B APPLICANT'S | OPINION OF VALUE | C 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 | | | | | | | |
| TOTAL | 4,463,010 | ¢, 289,70 8 | | 2,017,076 | | | |
| PENALTIES (amount or percent) | | | | | | | |

BOE-305-AH (P2) REV, 11 (05-22) 5, TYPE OF ASSESSMENT BEING APPEALED \(\subseteq \text{Check only one. See Instructions for filing periods} \) ☐ REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF THE CURRENT YEAR ☐ SUPPLEMENTAL ASSESSMENT *DATE OF NOTICE: ROLL YEAR: ☐ ROLL CHANGE ☑ ESCAPE ASSESSMENT ☐ CALAMITY REASSESSMENT ☐ PENALTY ASSESSMENT *DATE OF NOTICE: Jan 16, 2024 **ROLL YEAR: 2018-2019 *Must attach copy of notice or bill, where applicable **Each roll year requires a separate application 6. 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 application. 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 _ 2. Base year value for the change in ownership established on the date of Jan 11, 2011 C. NEW CONSTRUCTION 1. No new construction occurred on the date of _ 2. Base year value for the completed new construction established on the date of 3. Value of construction in progress on January 1 is incorrect. D. CALAMITY REASSESSMENT Assessor's reduced value is incorrect for 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. 2. Only a portion of the personal property/fixtures. Attach description of those items 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 land and improvements). H. APPEAL AFTER AN AUDIT. Must include description of each property, issues being appealed, and your opinion of value. 1. Amount of escape assessment is incorrect. 2. Assessment of other property of the assessee at the location is incorrect. I. OTHER ☐ Explanation (attach sheet if necessary) 7. WRITTEN FINDINGS OF FACTS (\$___ Are requested Are not requested. 8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See instructions. ✓ Yes CERTIFICATION I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner of the property or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property - "The Applicant"), (2) an agent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California. State Bar who has been retained by the applicant and has been authorized by that person to file this application. SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) SIGNED AT (CITY, STATE) Marke March 7, 2024 MAME (Please Prim) Matthew J. Riveras, Managing Member FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1) ☐ AGENT ☐ ATTORNEY ☐ SPOUSE ☐ REGISTERED 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.

| OLD VALUE I | NEW VALUE I | NET CHANGE |
|-------------|-------------|---------------------------------------------------------------|
| - OLD VALUE | WEW VALUE | TALT OFFATOL |
| 1,155,562 | 1,155,562 | |
| | 3,307,448 | 3,307,448 |
| | | |
| | | |
| | 1 | |
| | | |
| 1,155,562 | 4,463,010 | 3,307,448 |
| | | |
| 1,155,562 | 4,463,010 | 3,307,448 |
| | 1,155,562 | 1,155,562 1,155,562 3,307,448 1,155,562 4,463,010 |

ASR70-3020-010 ardavids

01/16/2024

wRCNoticePrint.rpt 2.6.000

1/16/2024

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

AGENT AUTHORIZATION



Richard Ford County Assessor-Recorder

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

Lake County Courthouse

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 CALIFORNIA | ATTORNEY, | STATE | BAR NO. | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------|-------------------------------|-----------------|------------------------------------|----------------------|----------------------------------------|
| The below named person is hereby authorications applicable, on the attached list, which are o | | | | | | listed be | elow and, if |
| AGENT NAME Matthew Eshoo | | ompany name Pacific Alliance Re | eal Estate | | | | |
| MAILING ADDRESS IS TREET ADDRESS OR P. O. BO. 6040 Commerce Blvd. #106 | ×9 | | | EMAIL A | DORESS | | |
| спу Rohлert Park | CA 94928 | | B.EPHONE | ALTERN | ATE TELEPHONE | FAX TEL | EPHONE) |
| REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000 | ₹ | PERSONAL PROF | PERTY: ACCOUN | T/ASSE | SSMENT NUMBER | | |
| A list consisting of addition and/or the account/assessment number | • • | ached. Include the A name and address. | | el Nur | nber for each pa | rcel of r | eal property |
| AUTHORITY | | | | | | | |
| Other (please specify) DURATION OF AUTHORITY This authorization is valid until (date): | | | | | | | |
| This authorization is valid for the calend This authorization is valid for a period of unless revoked in writing or terminated | of no more than be | n (2) years from th | ne date of exe | cution | of this authoriza | ation as | indicated below, |
| | | CERTIFICATION | | | | | |
| The undersigned certifies that they own, po to designate an agent to act on behalf or designated agent and retains full respon- acknowledges they may be required to ful agent. | f all of the owners sibility for any end | of said property. T | he undersigne gent makes o | ed ack n beh | nowledges deleg alf of the owne | gation o r. The i | f authority to the undersigned also |
| SIGNATURE OF OWNER, PARTNER OR OFFICE | | TE | LEPHONE NUMB | ER | | | |
| PRINT NAME Matthew J. Riveras | | 2.00 | rLE lanaging M e | mber | for Donica, Ll | _C | |
| EMAIL ADDRESS matt@wealthinspirationnetwork.com | | | eb: 13, 202 4 | 元 | iMAnii 4H | 7, 2 | 0.24 |

PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS



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 GURERVISORS / ADDITION TAXIVE CEPTOR



| attach hearing evidence to this applicati | | | | | | R: Clerk Use Only | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------|---------------------------------------|--------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. APPLICANT INFORMATION - PLEASE PRINT | | | | 05-2024 | | | |
| NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BU Donica, LLC | SINESS. OR TRUST NAME | | | EMAIL ADDRESS | | | |
| MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF PO box 2063 | OR P. O. BOX) | | | | | | |
| CITY Windsor | CA 95492 | DAY | IME TELEPHONE | ALTERNATE TE | LEPHONE | FAX TELEPHONE | |
| 2. CONTACT INFORMATION - AGENT, AT | TORNEY, OR RELATIV | E OF AF | PLICANT if ap | plicable - (REP | RESENTA | ATION IS OPTIONAL) | |
| NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRS Matthew Eshoo | T, MIDDLE INITIAL) | | | EMAIL ADORESS pcappiaisal@e | arthlink,ne | t | |
| COMPANY NAME Pacific Alliance Real Estate | | | | | | | |
| CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST | T, MIDDLE INTITAL) | | | | | The same of the sa | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. | | | | | | | |
| CITY Rohnert Park | STATE Z IPCOB CA 9492 8 | CAY | NAE TELEPHONE | ALTERNATE TE | LEPHONE | FAX TELEPHONE | |
| The second secon | hereby authorized to a on agreements, and ot | act as m | y agent in this a settle issues re | application, and | may ins | pect assessor's records, n. | |
| SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED | ENDLOYEE | | nne Managing Mem | ber | | March 7, 2024 | |
| ASSESSOR'S PARCEL NUMBER 025-472-050-000 | ASSESSMENT NUM 025-472-050-000 | | | FEE NUMBER | | | |
| ACCOUNT NUMBER | TAX BILL NUMBER | | | | | | |
| PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453 | | | | DOING BUSINE | SS AS (DBA | A), if appropriate | |
| PROPERTY TYPE | | | | - | | | |
| SINGLE-FAMILY / CONDOMINIUM / TOV | VNHOUSE / DUPLEX | | GRICULTURAL | | Poss | SESSORY INTEREST | |
| MULTI-FAMILY/APARTMENTS: NO. OF U | JNITS | □ N | MANUFACTURE | HOME | ☐ VACA | NT LAND | |
| ☑ COMMERCIAL/INDUSTRIAL | | □ v | VATER CRAFT | | ☐ AIRC | RAFT | |
| BUSINESS PERSONAL PROPERTY/FIX | TURES | | THER: | | | | |
| 4. VALUE | A VALUE ON ROL | L | B APPLICANT'S | OPINION OF VAL | UE C | APPEALS BOARD USE ONLY | |
| LAND | | 1,178,673 | | 1,178 | 673 | | |
| IMPROVEMENTS/STRUCTURES | | 3,373,596 | | 878 | ,745 | | |
| FIXTURES | | | | | | | |
| PERSONAL PROPERTY (see instructions) | | | | | | | |
| MINERAL RIGHTS | | | | | | | |
| TREES & VINES | | | | | | | |
| OTHER | | 1106 | | | | | |
| TOTAL | 4,552,269 | 4,209,700 | | 2,057 | ,415 | | |
| PENALTIES (amount or percent) | ** | | | | | | |

BOE-305-AH (P2) REV. 11 (05-22) 5. TYPE OF ASSESSMENT BEING APPEALED V 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: __ ☐ ROLL CHANGE ☑ ESCAPE ASSESSMENT ☐ CALAMITY REASSESSMENT ☐ PENALTY ASSESSMENT *DATE OF NOTICE: Jan 16, 2024 **ROLL YEAR: 2019-2020 *Must attach copy of notice or bill, where applicable **Each roll year requires a separate application See instructions before completing this section. 6. REASON FOR FILING APPEAL (FACTS) If you are uncertain of which item to check, please check "I. OTHER" and provide a brief explanation of your reasons for filing this application. 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 _ 2. Base year value for the change in ownership established on the date of Jan 11, 2011 C. NEW CONSTRUCTION 1. No new construction occurred on the date of 2. Base year value for the completed new construction established on the date of _______ ☐ 3. Value of construction in progress on January 1 is incorrect. D. CALAMITY REASSESSMENT Assessor's reduced value is incorrect for 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. 2. Only a portion of the personal property/fixtures. Attach description of those items. F. PENALTY ASSESSMENT Penalty assessment is not justified. G. CLASSIFICATION/ALLOCATION 1. Classification of property is incorrect. \square 2. Allocation of value 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. 1. Amount of escape assessment is incorrect. 2. Assessment of other property of the assessee at the location is incorrect. I. OTHER ☐ Explanation (attach sheet if necessary) 7. WRITTEN FINDINGS OF FACTS (\$____ Are requested. Are not requested. 8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See instructions. ✓ Yes CERTIFICATION I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner of the property or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property - "The Applicant"), (2) an agent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State Bar who has been retained by the applicant and has been authorized by that person to file this application. SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) SIGNED AT (CITY, STATE) Martin J. Riveros Windsor, CA March 7, 2024 MAKE (Please Print) Matthew J. Riveras, Managing Member FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1) ✓ OWNER ☐ AGENT ☐ ATTORNEY ☐ SPOUSE ☐ REGISTERED 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 2019 - 2020 | OLD VALUE | NEW VALUE | NET CHANGE |
|-----------------------------------|-----------|-----------|------------|
| LAND | 1,178,673 | 1,178,673 | |
| STRUCTURE | 1, | 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

01/16/2024

ardavids wRCNotice

wRCNoticePrint.rpt 2.6.000

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 authorized applicable, on the attached list, which are own | | | | listed below and, if |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| agent name Matthew Eshoo | | APANY NAME Cific Alliance Real Estate | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106 | | | EMAIL ADORESS | |
| city Rohnert Park | STATE ZIP CODE CA 94928 | DAYTIME TELEPHONE | ALTERNATE TELEPHONE () | FAX TELEPHONE |
| REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000 | | PERSONAL PROPERTY: ACCO | DUNT/ASSESSMENT NUMBER | 7 |
| A list consisting of additional and/or the account/assessment number for | • • | hed. Include the Assessor's F ame and address. | arcel Number for each pa | arcel of real property |
| AUTHORITY | | | | |
| materials that would be available to the un | ndersigned. | nt matters with your office. Ag | | all information and |
| | year 20 | only. | | |
| 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 period of a | year 20 than two operation of law. | only. | | |
| 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 period of a | year 20 person of law. Compared to the owners of lifty for any and in the owners of lifty for any and in the owners of the owne | only. (2) years from the date of one of the control of the property referenced in the control of said property. The understable actions this egent makes | n this authorization and the gned acknowledges dele | ation as indicated below that they have the author gation of authority to to the indication of authority to the control of authority to the control of authority and a second of a second of authority and a second of authority and a second of authority and a second of a secon |
| 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 unless revoked in writing or terminated by The undersigned certifies that they own, possite designate an egent to act on behalf of a designated agent and retains full responsible acknowledges they may be required to fumis | year 20 per two operation of law. Class, control or man all of the owners of ility for any and is additional information. | only. (2) years from the date of one of the control of the property referenced in the control of said property. The understable actions this egent makes | n this authorization and the gned acknowledges deless on behalf of the owners request directly from | ation as indicated below that they have the author gation of authority to to the indication of authority to the control of authority to the control of authority and a second of a second of authority and a second of authority and a second of authority and a second of a secon |
| 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 period of unless revoked in writing or terminated by The undersigned certifies that they own, posset to designate an agent to act on behalf of a designated agent and retains full responsible acknowledges they may be required to fumisegent. SIGNATURE OF OWNER, PARTNER, 29 OFFICER | year 20 per two operation of law. Class, control or man all of the owners of ility for any and is additional information. | only. (2) years from the date of of the control of the property referenced if said property. The undersial actions this agent makes the inetion which the Assessor makes the control of the Con | n this authorization and the gned acknowledges deless on behalf of the owners request directly from | ation as indicated below that they have the author gation of authority to to the owner or through to |

PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS



20/21

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



M

| attach hearing evidence to this applicati | APPLICATION NUMBER: Clerk Use Only | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------|--|--|
| 1. APPLICANT INFORMATION - PLEASE PRINT | | | | 06-2024 | | | |
| NAME OF APPLICANT <i>(LAST, FIRST, MIDDLE INITIAL). BU</i> Donica, LLC | ISINESS, OR TRUST NAME | | | EMAIL ADDRESS | | | |
| MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF PO box 2063) | | | | | | | |
| CITY Windsor | CA 95492 | DAYI | TIME TELEPHONE | ALTERNATE TELEPHON | FAX TELEPHONE | | |
| 2. CONTACT INFORMATION - AGENT, AT | TORNEY, OR RELA | TIVE OF AF | PPLICANT if appl | licable - (REPRESE | NTATION IS OPTIONAL) | | |
| NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRS Matthew Eshoo | ST. MIDDLE INITIAL) | | | EMAIL AODRESS T | | | |
| COMPANY NAME Pacific Alliance Real Estate | | | | - | | | |
| CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST | T, MIDDLE INTITAL) | | | | | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. | | | | | | | |
| city Rohneit Park | STATE ZIP CODE CA 94928 | | | ALTERNATE TELEPHON | E 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 stipulation | 's authorization mus | at be signed to act as my | d by an officer or y agent in this ap | authorized employ oplication, and may | ee of the business. inspect assessor's records, | | |
| | | | TITLE | | DATE | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single | ATION 2-family dwelling that is o | | Managing Membe | | March 7, 2024 | | |
| 3. PROPERTY IDENTIFICATION INFORM ☐ Yes ☑ No Is this property a single ENTER APPLICABLE NUMBER FROM YO ASSESSOR'S PARCEL NUMBER | ATION e-family dwelling that is of OUR NOTICE/TAX BI ASSESSMENT N | ILL UMBER | Managing Membe | | | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single ENTER APPLICABLE NUMBER FROM YO | ATION e-family dwelling that is o | UMBER | Managing Membe | residence by the owne | | | |
| 3. PROPERTY IDENTIFICATION INFORM ☐ Yes ☑ No Is this property a single ENTER APPLICABLE NUMBER FROM YO ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION | ATION e-family dwelling that is of the common of the commo | UMBER | Managing Membe | residence by the owne | 7? | | |
| 3. PROPERTY IDENTIFICATION INFORM ☐ Yes ☑ No Is this property a single ENTER APPLICABLE NUMBER FROM YO ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453 PROPERTY TYPE ☑ ☐ SINGLE-FAMILY / CONDOMINIUM / TOW ☐ MULTI-FAMILY/APARTMENTS: NO. OF U | ATION e-family dwelling that is of DUR NOTICE/TAX BI ASSESSMENT N 025-472-050-000 TAX BILL NUMBE | UMBER | Managing Membe | FEE NUMBER DOING BUSINESS AS (| 7? | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION B18 Lakeport Blvd., Lakeport, CA 95453 PROPERTY TYPE SINGLE-FAMILY / CONDOMINIUM / TOW MULTI-FAMILY/APARTMENTS: NO. OF USE COMMERCIAL/INDUSTRIAL | ATION e-family dwelling that is of DUR NOTICE/TAX BI ASSESSMENT N 025-472-450-000 TAX BILL NUMBE | R A | Managing Members of the principal place of th | FEE NUMBER DOING BUSINESS AS (| DBA), if appropri d e DSSESSORY INTEREST ACANT LAND | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION B18 Lakeport Blvd., Lakeport, CA 95453 PROPERTY TYPE NO SINGLE-FAMILY / CONDOMINIUM / TOWN MULTI-FAMILY/APARTMENTS: NO. OF UNITY COMMERCIAL/INDUSTRIAL BUSINESS PERSONAL PROPERTY/FIXT | ATION e-family dwelling that is of DUR NOTICE/TAX BI ASSESSMENT N 025-472-450-000 TAX BILL NUMBE | ILL UMBER R A M W OLL | Managing Members of the principal place of th | FEE NUMBER DOING BUSINESS AS (HOME | DBA), if appropri d e DSSESSORY INTEREST ACANT LAND | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION B18 Lakeport Blvd., Lakeport, CA 95453 PROPERTY TYPE NO SINGLE-FAMILY / CONDOMINIUM / TOW MULTI-FAMILY/APARTMENTS: NO. OF USE COMMERCIAL/INDUSTRIAL BUSINESS PERSONAL PROPERTY/FIXTEL LAND | ATION e-family dwelling that is of DUR NOTICE/TAX BI ASSESSMENT N 025-472-050-000 TAX BILL NUMBE WHOUSE / DUPLEX JINITS | LL | Managing Members of the principal place of th | FEE NUMBER DOING BUSINESS AS (HOME VALUE 1,202,246 | DBA), if appropri d e DSSESSORY INTEREST ACANT LAND IRCRAFT | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION B18 Lakeport Blvd., Lakeport, CA 95453 PROPERTY TYPE NO SINGLE-FAMILY / CONDOMINIUM / TOWN MULTI-FAMILY/APARTMENTS: NO. OF UNITY COMMERCIAL/INDUSTRIAL BUSINESS PERSONAL PROPERTY/FIXTOR IN CONDOMINIUM / TOWN COMMERCIAL/INDUSTRIAL BUSINESS PERSONAL PROPERTY/FIXTOR IN CALLED LAND | ATION e-family dwelling that is of DUR NOTICE/TAX BI ASSESSMENT N 025-472-050-000 TAX BILL NUMBE WHOUSE / DUPLEX JINITS | ILL UMBER R A M W OLL | Managing Members of the principal place of th | FEE NUMBER DOING BUSINESS AS (HOME | DBA), if appropri d e DSSESSORY INTEREST ACANT LAND IRCRAFT | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION B18 Lakeport Blvd., Lakeport, CA 95453 PROPERTY TYPE SINGLE-FAMILY / CONDOMINIUM / TOW MULTI-FAMILY/APARTMENTS: NO. OF USE COMMERCIAL/INDUSTRIAL BUSINESS PERSONAL PROPERTY/FIXTEL LAND IMPROVEMENTS/STRUCTURES | ATION e-family dwelling that is of DUR NOTICE/TAX BI ASSESSMENT N 025-472-050-000 TAX BILL NUMBE WHOUSE / DUPLEX JINITS | LL | Managing Members of the principal place of th | FEE NUMBER DOING BUSINESS AS (HOME VALUE 1,202,246 | DBA), if appropri d e DSSESSORY INTEREST ACANT LAND IRCRAFT | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION B18 Lakeport Blvd., Lakeport, CA 95453 PROPERTY TYPE SINGLE-FAMILY / CONDOMINIUM / TOW MULTI-FAMILY/APARTMENTS: NO. OF USE COMMERCIAL/INDUSTRIAL BUSINESS PERSONAL PROPERTY/FIXTEL LAND IMPROVEMENTS/STRUCTURES | ATION e-family dwelling that is of DUR NOTICE/TAX BI ASSESSMENT N 025-472-050-000 TAX BILL NUMBE WHOUSE / DUPLEX JINITS | LL | Managing Members of the principal place of th | FEE NUMBER DOING BUSINESS AS (HOME VALUE 1,202,246 | DBA), if appropri d e DSSESSORY INTEREST ACANT LAND IRCRAFT | | |
| 3. PROPERTY IDENTIFICATION INFORM Yes No Is this property a single ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 ACCOUNT NUMBER PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453 PROPERTY TYPE NO SINGLE-FAMILY / CONDOMINIUM / TOW MULTI-FAMILY/APARTMENTS: NO. OF U COMMERCIAL/INDUSTRIAL BUSINESS PERSONAL PROPERTY/FIXT VALUE LAND IMPROVEMENTS/STRUCTURES FIXTURES | ATION e-family dwelling that is of DUR NOTICE/TAX BI ASSESSMENT N 025-472-050-000 TAX BILL NUMBE WHOUSE / DUPLEX JINITS | LL | Managing Members of the principal place of th | FEE NUMBER DOING BUSINESS AS (HOME VALUE 1,202,246 | DBA), if appropri d e DSSESSORY INTEREST ACANT LAND IRCRAFT | | |
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| ee instructions for filing p | periods |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IE CURRENT YEAR | |
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| | ☐ PENALTY ASSESSMENT |
| | parate application |
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| | on of your reasons for filing this application |
| ions 1 of the current year | |
| lary for the current year. | |
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| THIO GOLO OI | io inicoli coci |
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| | is incorrect. |
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| misfortune or calamity. | • |
| ue of personal property a | nd/or fixtures exceeds market value. |
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| ription of those items. | х |
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| perty, issues being appea | aled, and your opinion of value. |
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| ATION | |
| California that the foregoin | ng and all information hereon, including an |
| he best of my knowledge a | and belief and that I am (1) the owner of the |
| rest in the payment of taxe a aftornev licensed to prac | is on that property — The Applicant), (2) al tice law in the State of California, State Ba |
| | nat person to file this application. |
| SIGNED AT (CITY, STATE) | DATE 7 2024 |
| vvindsor, CA | March 7, 2024 |
| | |
| | |
| ED DOMESTIC PARTNER | CHILD PARENT PERSON AFFECTE |
| _ | _ |
| | ch roll year requires a sections before completing diprovide a brief explanation as follows: Lary 1 of the current year. In the date of Jan 11, 2011 Ished on the date of |

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* **



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

ASR70-3020-010 ardavids

01/16/2024

wRCNoticePrint.rpt 2.6.000

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: 7

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

Fax: 707-263-3703

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 CALIFORN | A ATTORNEY, STATE BA | AR NO. | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|----------------------------------------------------|-------------------------------|-------------------------------------------------------|
| The below named person is hereby authorized applicable, on the attached list, which are own | | | | the property | listed below and, if |
| AGENT NAME Matthew Eshoo | coi Pa | MPANY NAME acific Alliance | Real Estate | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106 | | | EMAIL ADDR | RESST | |
| City Rohnert Park | CA STATE ZIP CODE 94928 | DA | ALTERNATE | TELEPHONE | FAX TELEPHONE |
| REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000 | | PERSONAL PR | OPERTY: ACCOUNT/ASSESSI | IENT NUMBER | |
| A list consisting of additional and/or the account/assessment number to | | | | r for each pa | rcel of real property |
| AUTHORITY | | | | | |
| Other (please specify) DURATION OF AUTHORITY This authorization is valid until (date): | | | | | |
| This authorization is valid for the calendar | year 20(tar. no. | | the date of execution of | this authorism | ation on indicated to low |
| This authorization is valid for a <u>parted of re</u> unless revoked in writing or terminated by | | 121 vegis from | the tiets of exocution of | ons aumonzs | auon as indicated delow, |
| | С | 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 furnisagent. | l of the owners of ility for any and | of said property ell actions this | The undersigned acknow agent makes on behalf of | riedges deleg of the owner | getion of authority to the r. The undersigned also |
| SIGNATURE OF OWNER, PARTNER OF OFFICER Wather L. Suren | es | | TELEPHONE NUMBER | | |
| PRINT NUME Matthew J. Riveras | | | TIME Managing Member for | Donica, Ll | _C |
| EMAIL ADDRESS matt@wealthinspirationnetwork.com | | | DATE Feb. 13, 2024 W | ARC 4H | 7, 20:24 |

PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS



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 | | not | | | IMBER: Clerk Use Only |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|--------------------------------------------|---------------------------------------|---------------------------------------------------------|
| 1. APPLICANT INFORMATION - PLEASE (| | | | 07 | - 2024 |
| NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUS Donica, LLC | | RUST NAME | | EMAIL ADDRESS | |
| MAILING ADDRESS OF APPLICANT (STREET ADDRESS OF PO box 2063 | R.P. O. BOX) | | | | |
| CITY Windsor | | 95492 GAY | TIME TELEPHONE | ALTERNATE TELEPI | HONE FAX TELEPHONE |
| 2. CONTACT INFORMATION - AGENT, ATT | ORNEY, | OR RELATIVE OF A | PPLICANT if app | licable - (REPRES | SENTATION IS OPTIONAL) |
| NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, Matthew Eshoo | MIDDLE INI | TIAL) | | | |
| COMPANY NAME Pacific Alliance Real Estate | | | | | |
| CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST. | MIDDLE INT | TAL) | | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. | | | | | |
| CITY Rohnert Park | STATE | ZIP CODE 94928 | -4 5 | ALTERNATE TELEPI | HONE PAX TECEPHONE |
| 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 stinulatio | authoriz nereby a | ration must be signe | ed by an officer of ny agent in this ap | rauthorized empl oplication, and m | loyee of the business. ay inspect assessor's records |
| SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED E | | iena, wa outermoe | TITLE | uning to this appli | DATE |
| Mander J. Rice | erra | | Managing Memb | er | March 7, 2024 |
| ENTER APPLICABLE NUMBER FROM YO ASSESSOR'S PARCEL NUMBER 025-472-050-000 | ASS | ESSMENT NUMBER | | FEE NUMBER | |
| ACCOUNT NUMBER | | BILL NUMBER | | | |
| PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd , Lakeport, CA 95453 | | | | DOING BUSINESS A | S (DBA), if appropriate |
| PROPERTY TYPE | | | | | |
| SINGLE-FAMILY/CONDOMINIUM/TOWN | NHOUSE. | DUPLEX | AGRICULTURAL | | POSSESSORY INTEREST |
| MULTI-FAMILY/APARTMENTS: NO. OF U | VITS | | MANUFACTURED | номе 🗌 | VACANT LAND |
| COMMERCIAL/INDUSTRIAL | | | WATER CRAFT | | AIRCRAFT |
| BUSINESS PERSONAL PROPERTY/FIXT | URES | | OTHER: | | |
| . VALUE | Α.\ | /ALUE ON ROLL | B APPLICANT'S | OPINION OF VALUE | C APPEALS BOARD USE ONL' |
| LAND | | 1,214,70 | 1 | 1,214,70 | 1 |
| IMPROVEMENTS/STRUCTURES | | 3,476,71 | 6 | 914,24 | 5 |
| FIXTURES | | | 1 | | |
| PERSONAL PROPERTY (see instructions) | | | I | | |
| MINERAL RIGHTS | | | | | |
| TREES & VINES | | | I | | |
| OTHER | | | r | | |
| TOTAL | | 4,691,41 | 7 | 2,128,94 | 7 |
| PENALTIES (amount or percent) | | | | | |

| BOE-305-AH (P2) REV. 11 (U5-22) | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------|
| 5. TYPE OF ASSESSMENT BEING APPEALED (Check only one. | See instructions for filing perio | ods |
| REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF | THE CURRENT YEAR | |
| ☐ SUPPLEMENTAL ASSESSMENT | | |
| *DATE OF NOTICE: ROLL YEAR | | |
| ☐ ROLL CHANGE ☑ ESCAPE ASSESSMENT ☐ CAL *DATE OF NOTICE: Jan 16, 2024 ***ROLL YEAR | | PENALTY ASSESSMENT |
| | - Each roll year requires a separa | nte application |
| 6. REASON FOR FILING APPEAL (FACTS) See inst | ructions before completing this | s section. |
| If you are uncertain of which item to check, please check "I. OTHER" of The reasons that I rely upon to support requested changes in value ar A, DECLINE IN VALUE | and provide a brief explanation of e as follows: | f your reasons for filing this application. |
| The assessor's roll value exceeds the market value as of Ja | nuary 1 of the current year. | |
| B. CHANGE IN OWNERSHIP | madiy i or bio dantone your. | |
| 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 | | |
| 2. Base year value for the completed new construction esta | | is incorrect. |
| 3. Value of construction in progress on January 1 is incorred | | |
| D. CALAMITY REASSESSMENT | | |
| Assessor's reduced value is incorrect for property damaged | | |
| E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's v | ralue of personal property and/o | or fixtures exceeds market value. |
| 1. All personal property/fixtures. | | |
| 2. Only a portion of the personal property/fixtures. Attach de | escription of those items. | |
| 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 | roperty, issues being appealed, | and your opinion of value. |
| ☑ 1. Amount of escape assessment is incorrect. | | |
| 2. Assessment of other property of the assessee at the local | ition is incorrect. | |
| I, OTHER | | |
| ☐ Explanation (attach sheet if necessary) | | |
| 7. WRITTEN FINDINGS OF FACTS (\$ | | |
| | | |
| 8, THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND | See instructions. | |
| ☑ Yes ☐ No | | |
| | | |
| | | |
| | | |
| CERTIFI | ICATION | |
| I certify (or declare) under penalty of perjury under the laws of the State | | nd all information berson, including any |
| accompanying statements or documents, is true, correct, and complete t | to the best of my knowledge and I | belief and that I am (1) the owner of the |
| property or the person affected (i.e., a person having a direct economic in | nterest in the payment of taxes on | i that property ~ "The Applicant"), (2) an |
| agent authorized by the applicant under item 2 of this application, or (3) Number who has been retained by the applicant a | | |
| SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) | SIGNED AT (CITY, STATE) | DATE |
| March J. Briera | Windsor, CA | March 7, 2024 |
| NAME (Please Print) Matthew J. Riveras, Managing Member | | and our Ambiguographic spraightenin |
| | | |
| FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1) | | |
| M GOWNER AGENT ATTORNEY SPOUSE REGIST | ERED DOMESTIC PARTNER CHI | ILD PARENT PERSON AFFECTED |
| CORPORATE OFFICER OR DESIGNATED EMPLOYEE | | |

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(*)[#



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

ASR70-3020-010 ardavids

01/16/2024

wRCNoticePrint,rpt 2.6.000

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.

| The below named person is hereby authorized applicable, on the attached list, which are owner. | | | | listed below and, if |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------|
| AGENT NAME Matthew Eshoo | | NY NAME ic Alliance Real Estate | | |
| MAILING ACCRESS (STREET ACCRESS OR P. O. 80X) 6040 Commerce Blvd. #106 | | | EMAIL ADORESS T | |
| Rohnert Park | STATE ZIP CODE CA 94928 | DAYTIME TELEPHONE |) ALTERNATE TELEPHONE | FAX TELEPHONE |
| REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000 | West and the second | SMENT | ÛMBER | *************************************** |
| A list consisting of additional pand/or the account/assessment number for | • | d. Include the Assessor's P e and address. | arcel Number for each pa | rcel of real property |
| AUTHORITY | | | | |
| This agent is delegated full authority to har materials that would be available to the uncomplete (please specify) DURATION OF AUTHORITY | dersigned. | natters with your office. Ag | | all information and |
| This authorization is valid until (date): This authorization is valid for the calendar. This authorization is valid for a period of numbers revoked in writing or terminated by | year 20 than two 12 | | xecution of this authoria | ation as indicated below, |
| | CER | RTIFICATION | | |
| 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 furnis agent. | l of the owners of s lity for any end eli | eid property. The undersign actions this agent makes | gned ecknowledges deleg on behalf of the owne | getion of euthority to the r. The undersigned also |
| SIGNATURE OF OWNER, PARTNER, OR OFFICER | is | TELÉPHONE NU 707- | MBER | |
| PRINT NAME Matthew J. Riveras | | Managing M | Member for Donica, Ll | _C |
| | | | | |

PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS



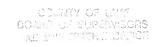
BOE-305-AH (P1) REV 11 (05-22)

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 08 - 2024 | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------|---------------------------------------|---------------------------------------------------------|-----------------------|------------------------------------------------|
| 1, APPLICANT INFORMATION - PLEASE P | | | | | | |
| NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSI Donica, LLC | NESS, OR TRUST NAME | | | EMAIL ADDRESS | | |
| MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR PO box 2063 | P. O. BOX) | | | | | |
| CITY Windsor | CA 95492 | | DAYTI | ALTERNATE TEL | EPHONE | FAX TELEPHONE |
| 2. CONTACT INFORMATION - AGENT, ATT | ORNEY, OR RELATIV | VE OF AP | PLICANT if app | olicable - (REPF | RESENTA | TION IS OPTIONAL) |
| NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST. FIRST, Mathew Eshoo | MIDDLE INTIAL) | | | EMAIL ADDRESS | | |
| COMPANY NAME Pacific Alliance Real Estate | | | | | | |
| CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, I | VIDDLE INTITAL) | | | | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. | | | | | | |
| CITY Rohnert Park | STATE ZIP CODE CA 94928 | DAYT | TIME TELEPHONE | ALTERNATE TEL | EPHONE | FAX TELEPHONE |
| AUTHORIZATION OF AGENT The following information must be comple attorney as indicated in the Certification s applicant is a business entity, the agent's | eted (or attached to the section, or a spouse, authorization must i | nis applica , child, pa be signed | arent, registere I by an officer o | ructions) unless d domestic part or authorized er | ner, or th nployee | ne person affected. If the of the business. |
| The person named in Section 2 above is h enter in stipulation | ereby authorized to a nagreements, and of | | | | | |
| SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED EN | APLOYEE | | TITLE Managing Memi | ber | | DATE March 7, 2024 |
| ASSESSOR'S PARCEL NUMBER 025-472-050-000 | ASSESSMENT NUN 025-472-050-000 | | | FEE NUMBER | | |
| ACCOUNT NUMBER | TAX BILL NUMBER | | | | | |
| PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453 | | - | | DOING BUSINES | S AS (DBA |), if appropriate |
| PROPERTY TYPE SINGLE-FAMILY/CONDOMINIUM/TOWN | IHOUSE / DUPLEX | | GRICULTURAL | | poss | ESSORY INTEREST |
| MULTI-FAMILY/APARTMENTS: NO. OF UN | ITS | □м | IANUFACTURED | HOME | ☐ VACAI | NT LAND |
| COMMERCIAL/INDUSTRIAL | | □w | ATER CRAFT | | AIRC | RAFT |
| BUSINESS PERSONAL PROPERTY/FIXTU | IRES | □ o | THER: | | | |
| s. VALUE | A VALUE ON ROL | .L | B APPLICANT'S | OPINION OF VALU | JE C | APPEALS BOARD USE ONL' |
| LAND | | 1,238,995 | | 1,238 | 995 | |
| IMPROVEMENTS/STRUCTURES | | 3,546,250 | | 932 | 531 | |
| FIXTURES | | | | | J | |
| PERSONAL PROPERTY (see instructions) | | | | | | |
| MINERAL RIGHTS | | | | | _1_ | |
| TREES & VINES | | | | | | |
| OTHER | | | | 4-4-4-4 | | |
| TOTAL | | 4,785,245 | | 2,171 | 526 | |
| PENALTIES (amount or percent) | | | | | | |

| BOE-305-AH (P2) REV 11 (05-22) | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 5. TYPE OF ASSESSMENT BEING APPEALED V Check only one. | See instructions for filing | periods | |
| REGULAR ASSESSMENT - VALUE AS OF JANUARY 1 OF 1 | HE CURRENT YEAR | | |
| ☐ SUPPLEMENTAL ASSESSMENT | | | |
| | | | |
| _ | MITY REASSESSMENT | PENALTY ASSES | SSMENT |
| NOLE I DIC | ach roll year requires a se | parate application | |
| | uctions before completing | | |
| 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 Jal | e as follows: | | ng this application. |
| B. CHANGE IN OWNERSHIP | | | |
| 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 | | | |
| 2. Base year value for the completed new construction established | lished on the date of | is inc | orrect. |
| 3. Value of construction in progress on January 1 is incorrect | | | |
| D. CALAMITY REASSESSMENT | | | |
| Assessor's reduced value is incorrect for property damaged | by misfortune or calamity. | | |
| E, BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's va | alue of personal property a | nd/or fixtures exceeds r | market value. |
| 1. All personal property/fixtures. | | | |
| 2. Only a portion of the personal property/fixtures. Attach des | scription of those items. | | |
| 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 language). | and and improvements) | | |
| H. APPEAL AFTER AN AUDIT. Must include description of each pr | | aled and your opinion o | f value. |
| ☑ 1, Amount of escape assessment is incorrect. | aharah mama akkan | -10-, -111-, 1-11 -p | |
| 2. Assessment of other property of the assessee at the locat | ion is incorrect | | |
| I. OTHER | | | |
| Explanation (attach sheet if necessary) | | | |
| 7. WRITTEN FINDINGS OF FACTS (\$ | | | |
| Are requested. | | | |
| 8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND | See instructions. | | |
| ☑ Yes ☐ No | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| CERTIFIC | CATION | | |
| I certify (or declare) under penalty of penalty under the laws of the State | of California that the foregoing | na and all information her | reon. includina anv |
| 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 a | the best of my knowledge a terest in the payment of taxe an attorney licensed to prac | and belief and that I am (* es on that property ~ "The tice law in the State of C | 1) the owner of the Applicant"), (2) an alifomia, State Bar |
| SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) | SIGNED AT (CITY, STATE) | | DATE |
| March J. River | Windsor, CA | | 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 REGISTE | RED DOMESTIC PARTNER | CHILD PARENT | PERSON AFFECTED |
| CORPORATE OFFICER OR DESIGNATED EMPLOYEE | | | |

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

ASR70-3020-010

01/16/2024

ardavids

wRCNoticePrint.rpt 2.6.000

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

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 [] | ESIGN | ATION C | F CALIFORN | A ATTORNE | Y, STATE BAR NO | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------|--------------------------------------|---------------------------|---------------------------------------------------------|-------------------------------------------------------|
| The below named person is hereby authorized applicable, on the attached list, which are owner. | | | | | | listed below and, if |
| AGENT NAME Matthew Eshoo COMPANY NAME Pacific Alliance Real Estate | | | | | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Blvd. #106 | | | | | EMAILADORESS | |
| Rohnert Park | STATE | 21P CODE 94928 | DAYTIME | TELEPHONE (| ALTERNATE TELEPHONE | () |
| REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000 | | | PERSONAL PR | OPERTY: ACCO | UNT/ASSESSMENT NUMBER | ? |
| A list consisting of additional pand/or the account/assessment number for | | | | | arcel Number for each pa | arcel of real property |
| AUTHORITY | | | | | | |
| ✓ This agent is delegated full authority to han materials that would be available to the uncompared of the uncompared o | dersigne | d. | | | | all Information and |
| This authorization is valid until (date): This authorization is valid for the calendar y This authorization is valid for a noticed of n unless revoked in writing or terminated by | o more | than feed | | the date of e | xecution of this authoriz | ation as indicated below, |
| | | С | ERTIFICATIO | ON . | | |
| The undersigned certifies that they own, posse to designate an agent to act on behalf of all designated agent and retains full responsibil acknowledges they may be required to furnish agent. | of the | owners o | of said property all actions this | The undersign agent makes | gned acknowledges dele on behalf of the ow ne | gation of authority to the r. The undersigned also |
| SIGNATURE OF OWNER PARTNER OF OFFICER | ·s | | | TELEPHONE NU | MBER | |
| PRINT NAME Matthew J. Riveras | | | | mile Managing M | Member for Donica, L | LC |
| EMAIL ADDRESS matt@wealthinspirationnetwork.com | | | | DATE Feb. 13, 20 | 24 inanch | 7, 2024 |

PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS



23/24

ADDITION ALLIMPED: Clock Use Only

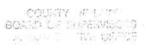
BOE-305-AH (P1) REV 11 (05-22)

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



WH

| attach hearing evidence to this applicati | on. | | | (250) | | Clerk Ose Offly |
|----------------------------------------------------------------------------------------|-----------------------------------------------|---------------|----------------------------------------|------------------|------------|--------------------------|
| 1. APPLICANT INFORMATION - PLEASE | | 09-2024 | | | | |
| NAME OF APPLICANT (LAST, FIRST, MIDDLEINITIAL), BUSINESS, OR TRUST NAME Donica, LLC | | | | EMAILADDRESS | | |
| mailing <mark>addres</mark> s of applicant <i>(street address o</i> PO box 2063 | ORPO BOX) | | | | | |
| CITY Windsor | STATE ZIP CODE CA 95492 | (| IME TELEPHONE | ALTERNATE TELE | | FAX TELEPHONE |
| 2. CONTACT INFORMATION - AGENT, AT | | VE OF AF | | | SENTA | TION IS OPTIONAL) |
| NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRS Matthew Eshoo | ST, MIDDLE INITIAL) | | | EMAIL ADDRESS (| | |
| COMPANY NAME Pacific Alliance Real Estate | | | | | | |
| CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST | T, MIDDLE INTITAL) | | | | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. BOX) 6040 Commerce Bivd. | | | | | | |
| CITY Rohnert Park | STATE ZIP CODE CA 94928 | DAYT | IME TELEPHONE | ALTERNATE TELE | PHONE | FAX TELEPHONE |
| | hereby authorized to on agreements, and or | act as my | agent in this ap settle issues rela | plication, and i | nay insp | oect assessor's records, |
| SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED | EMPLOYEE | | TITLE Managing Membe | er | | March 7, 2024 |
| ENTER APPLICABLE NUMBER FROM YOU ASSESSOR'S PARCEL NUMBER 025-472-050-000 | ASSESSMENT NUM | 1917-11 | 1 | FEÉ NUMBER | | |
| ACCOUNT NUMBER | 025-472-050-000 TAX BILL NUMBER | | | | | |
| PROPERTY ADDRESS OR LOCATION 818 Lakeport Blvd., Lakeport, CA 95453 | | | | DOING BUSINESS | AS (DBA |), if appropriate |
| PROPERTY TYPE M | - | | | | | |
| SINGLE-FAMILY/CONDOMINIUM/TOW | NHOUSE / DUPLEX | □ A | GRICULTURAL | ۲ | POSS | ESSORY INTEREST |
| MULTI-FAMILY/APARTMENTS: NO. OF U | INITS | □м | ANUFACTURED H | HOME F | - TACAI | NT LAND |
| O COMMERCIAL/INDUSTRIAL | | □ w | ATER CRAFT | _ | a Airce | RAFT |
| BUSINESS PERSONAL PROPERTY/FIXT | TURES . | _ o | THER: | _ | | |
| 3. VALUE | A VALUE ON ROL | L | B APPLICANT'S C | OPINION OF VALUE | С | APPEALS BOARD USE ONLY |
| LAND | | 1,263,774 | | 1,263,7 | 74 | |
| IMPROVEMENTS/STRUCTURES | | 3,617,175 | | 951,1 | 81 | |
| FIXTURES | | | | | | |
| PERSONAL PROPERTY (see instructions) | | | | | | |
| MINERAL RIGHTS | | | | | | |
| TREES & VINES | | | | | | |
| OTHER | | ************* | | | | |
| TOTAL | | 4,880,949 | | 2,214,9 | 55 | |
| PENALTIES (amount or percent) | | | | | | |

| BUE-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 TH | CURRENT YEAR | |
| ☐ SUPPLEMENTAL ASSESSMENT *DATE OF NOTICE: ROLL YEAR: | | |
| <u> </u> | TY REASSESSMENT PENALTY AS: | SESSMENT |
| | roll year requires a separate application | |
| | tions before completing this section. | |
| 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 as A. DECLINE IN VALUE The assessor's roll value exceeds the market value as of Janua B. CHANGE IN OWNERSHIP 1. No change in ownership occurred on the date of | ory 1 of the current year. | · filing this application. |
| ☑ 2. Base year value for the change in ownership established on | | ect |
| C. NEW CONSTRUCTION 1. No new construction occurred on the date of | | |
| 2. Base year value for the completed new construction establis | ned on the date of is | incorrect. |
| ☐ 3. Value of construction in progress on January 1 is incorrect. | | |
| D. CALAMITY REASSESSMENT | minfort top or palamity | |
| Assessor's reduced value is incorrect for property damaged by | <u>-</u> | da markat valua |
| E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's valu 1. All personal property/fixtures. | e of personal property and/or fixidles excee | us market value. |
| | ation of those items | |
| 2. Only a portion of the personal property/fixtures. Attach descr | ption of those items. | |
| 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 land | and improvements) | |
| H. APPEAL AFTER AN AUDIT. Must include description of each prop | | n of value. |
| ☑ 1. Amount of escape assessment is incorrect. | ,, , , , , , , , , , , , , , , , , , , , | |
| 2. Assessment of other property of the assessee at the location | is incorrect | |
| I. OTHER | | |
| ☐ Explanation (attach sheet if necessary) | | |
| 7. WRITTEN FINDINGS OF FACTS (\$) | | |
| Are requested. Are not requested | | |
| 8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND See | inetriolione | |
| | inisu ucuons. | |
| ☑ Yes ☐ No | | |
| | | |
| | | |
| | | |
| | | |
| CERTIFICA | TION | |
| I certify (or declare) under penalty of perjury under the laws of the State of the | California that the foregoing and all information | hereon, including any |
| accompanying statements or documents, is true, correct, and complete to the | e best of my knowledge and belief and that I a | m (1) the owner of the |
| property or the person affected (i.e., a person having a direct economic inten- agent authorized by the applicant under item 2 of this application, or (3) an | | |
| | has been authorized by that person to file this a | |
| SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) Matthu Mat | 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) | | |
| 7 | DOMESTIC PARTNER CHILD PARENT | T DEDGON ACCEPTED |
| | D DOMESTIC PARTNER CHILD PARENT | ☐ PERSON AFFECTED |
| VI CORPORATE OFFICER OR DESIGNATED EMPLOYEE | | |

41 6 1 7,5 1 3

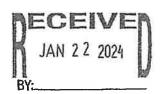


Richard A. Ford, Assessor-Recorder

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

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75.54

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| VALUE SUMMARY 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 |

ASR70-3020-010 ardavids

01/16/2024

wRCNoticePrint.rpt 2.6.000

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

AGENT AUTHORIZATION



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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

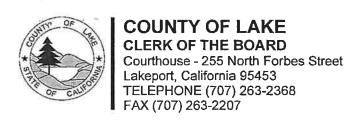
| FOR ASSESSOR'S OFFICE USE ONLY. | |
|---------------------------------------------------|---|
| The Assessment Appeals Board is a separate agence | y |

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. | | | | | | rty listed below and, if |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|--------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| AGENT NAME Matthew Eshoo | | | OMPANY NAME Pacific Alliance | Real Estate | | |
| MAILING ADDRESS (STREET ADDRESS OR P. O. 80%) 6040 Commerce Blvd, #106 | | | | | EMAIL ADDRESS | |
| CTY Rohnert Park | | ZIP CODI 94928 | | TELEPHONE | ALTERNATE TELEPHON | FAX TELEPHONE |
| REAL PROPERTY: ASSESSOR'S PARCEL NUMBER 025-472-050-000 | | | | | UNT/ASSESSMENT NUM | BER |
| A list consisting of additional pand/or the account/assessment number for | | | | | arcel Number for each | parcel of real property |
| AUTHORITY | | | | | | |
| materials that would be available to the uncontrol of the | | | | | | |
| This authorization is valid for the calendar | year 20i | war | only. | | | |
| This authorization is valid for a <u>period of n</u> unless revoked in writing or terminated by | o more operation | than te of law | o (2) years from | the date of e | xecution of this autho | rization as indicated below, |
| | | | | | | |
| | | | CERTIFICATIO |)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 lity for a | ol or mi owners | enage the property of said property I all actions this | y referenced in The undersigned agent makes | ned acknowledges de on behalf of the ow | d that they have the authority elegation of authority to the mer. The undersigned also |
| to designate an agent to act on behalf of all designated agent and retains full responsible acknowledges they may be required to furnis | l of the lity for a | ol or mi owners | enage the property of said property I all actions this | y referenced in The undersigned agent makes | gned acknowledges di on behalf of the ow ay request directly fro | d that they have the authority elagation of authority to the mer. The undersigned also |
| 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 lity for a | ol or mi owners | enage the property of said property I all actions this | y referenced in The undersity agent makes a Assessor m | gned acknowledges di on behalf of the ow ay request directly fro | d that they have the authority elegation of authority to the mer. The undersigned also m the owner or through the |

PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS





January 3, 2025

Matthew Eshoo Pacific Alliance Real Estate Rohnert Park, CA, 94928

RE: NOTICE OF HEARING ON ASSESSMENT APPEAL

APPLICATION NAME: Donica LLC APPLICATION NUMBER(S): 02-2024 through 09-2024 ASSESSOR'S PARCEL NUMBER(S): 025-472-050-000

YOU ARE HEREBY NOTIFIED that your application for a change in assessment will be heard by the Lake County Local Board of Equalization on February 25, 2025, at 10:00 a.m. in the Board of Supervisors Chambers, County Courthouse, 255 North Forbes Street, Lakeport, CA 95453.

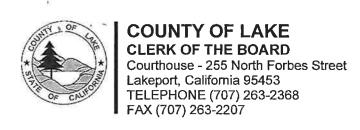
Several applications may be set for hearing at the same time and each will be considered as soon as possible in the order listed on the Clerk's agenda. If neither you nor your qualified representative appears, the Board must deny your application under Rule 316.

The Local Board of Equalization is required to find the full cash value of the property from the evidence presented at the hearing, and the value so found may exceed the full cash value determined by the Assessor with the result that your assessment may be raised rather than lowered. An application for a reduction in the assessment of a portion of an improved real property (e.g., land only or improvements only) or a portion of installations which are partly real property and partly personal property (e.g., only the improvement portion or only the personal property portion of machinery and equipment) may result in an increase in the unprotected assessment of the other portion or portions of the property, which increase will offset in whole or in part any reduction in the protested assessment.

It is requested that you return the enclosed letter confirming your intention to appear at the hearing at least 21 days prior to the date noted above. Your response should be received by February 4, 2025. If you have any questions, please contact the Clerk of the Local Board of Equalization.

Johanna DeLong, Assistant Clerk of the Board

Enclosure: Hearing Date Confirmation Notice



HEARING DATE CONFIRMATION NOTICE THIS PORTION MUST BE RETURNED

Application No(s): 02-2024 through 09-2024

Hearing Date: February 25, 2025 @10:00 A.M.

Assessee/Owner: Matthew Eshoo

APN(s): 005-014-250-000

YOU MUST COMPLETE AND RETURN THIS PORTION AT LEAST 21 DAYS PRIOR TO THE HEARING DATE

o Yes, I (or my agent) will be present for my scheduled hearing.

- o I am unable to attend on the date specified. The request must be submitted at least 21 days prior to the hearing date and accompanied by the signed extension form below. Upon receipt of the form below, the Clerk will contact you to reschedule your hearing.
- o Please withdraw my appeal(s). I do not intend to appear at my scheduled hearing.

| Signature: Owner/Agent | Date | Daytime Phone Number | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| IT IS IMPERATIVE THAT YOU CONFIRM YOUR INTENTION TO APPEAR. FAILURE TO APPEAR WITHOUT NOTICE MAY RESULT IN YOUR APPEAL BEING DENIED. (PLEASE RETURN WHOLE PAGE) | | | | | | |
| | LAKE COUNT BOARD OF EQU ON FOR TIME | ALIZATION | | | | |
| Application No(s): 02-2024 through 09-2024 Assessee/Owner: Matthew Eshoo | | Hearing Date: February 25, 2025 @10:00 A.M. APN(s): 005-014-250-000 | | | | |
| 1604c, the time for the hearing and determindefinitely; provided, however, that upon we period in which the Local Board of Equalization | nination of the a ritten notice of m on is required to c | ordance with Revenue and Taxation Code Section bove-referenced application(s) shall be extended intent to terminate such extension, the two-year onduct a hearing and make a final determination on till 120 days after delivery of such written notice on | | | | |
| Date signed | Pr | int Name of Applicant or Agent | | | | |
| Company/Firm Name (Agent's) | | gnature of Applicant/Agent | | | | |
| Mailing Address | | ty, State, ZIP | | | | |
| Daytime Phone Number | Ā | lternate Telephone Number | | | | |
| Please return this form to: LAKE CO | OUNTY OF THE BOARD | | | | | |

255 NORTH FORBES STREET LAKEPORT, CA 95453



HEARING DATE CONFIRMATION NOTICE THIS PORTION MUST BE RETURNED

Application No(s): 02-2024 through 09-2024

Hearing Date: February 25, 2025 @10:00 A.M.

Assesser/Owner: Matthew Eshoc

APN(s): 005-014-250-000

YOU MUST COMPLETE AND RETURN THIS PORTION AT LEAST 2. DAYS FREOR TO THE HEARING DAYS

o Yes, I (or my agent) will be present for my scheduled hearing.

I am unable to attend on the data specified. The request must be submitted at least 21 days prior to the hearing date and accompanied by the signed extension form below. Upon receipt of the form below, the Clerk will contact you to reschedule your hearing.

Please withdraw my appeal(s). I do not intend to appear at my whedpled hearing.

| Wanker J. Spiras | 1.23.25 | 707-486-3255 |
|-------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dignature: Owner Agrico | Date | Daytime Phone Number |
| VICE OF TRANSPORTS AND SET AND TRANSPORTS | PERMITENSIAN SECURITARIAN PROFESSIONALISTIC CARL | THE A PURPOSED AND THE PROPERTY AND THE PARTY AND THE PART |

IT IS IMPERATIVE THAT YOU CONFIRM YOUR INTENTION TO APPEAR FAITURE TO APPEAR
WITHOUT HOUNCE MAY RESULT IN YOUR APPEAL BEING DENNED,
(PLEASE RETURN WHOLE PAGE)

LAXE COUNTY
LOCAL BOARD OF EQUALIZATION
EXTENSION FOR TIME OF HEARING

Application No(s): 02-2024 through 09-2024

Assessed/Owner: Matthew Eshoo

Hearing Date: February 25, 2025 @10:00 A.M.

ATN(s): 005-014-250-000

I, WATHEW RIVERAS hereby agree that, in accordance with Revenue and Taxation Code Section 1804c, the time for the hearing and determination of the above-referenced application(s) shall be extended indefinitely; provided, however, that upon written notice of my intent to terminate such extension, the two-year period in which the Local Board of Equalization is required to conduct a hearing and make a final determination on the above-referenced application(s) shall not commence to run until 120 days after delivery of such written notice on the Clark of the Local Board of Equalization.

| 1-23-25 | DONICA, LIC / MATTHEW RIVERA |
|--------------------------------------------|--------------------------------------|
| Date signed | Print Name of Applicant or Agent |
| DONICA, LLC Company/Pion Name (Agent's) | Utanke J. Biveras |
| Company/Firm Name (Agent's) | Signature of Applican/Agent |
| P.O. Box 2063 | WINDSOR CA 95492 City, State, ZIF |
| Mailing Address | City, State, ZIP |
| 707-486-3255 Daytima Phone Number | |
| Daytine Phone Number | Alternate Telephone Number |
| | |

Please return this form to:

LAKE COUNTY CLERK OF THE BOARD 25 NORTH FORUS STREET LAKEFORT, CA 95-53

State of California

BOARD OF EQUALIZATION

PROPERTY TAX RULES

Division 1. State Board of Equalization-Property Tax

Chapter 3. Local Equalization
Article 1. Hearing by County Board

Rule 323. Postponements and Continuances.

Authority: Section 15606, Government Code.

Reference: Sections 1605.6 and 1606, Revenue and Taxation Code.

- (a) The applicant and/or the assessor shall be allowed one postponement as a matter of right, the request for which must be made not later than 21 days before the hearing is scheduled to commence. If the applicant requests a postponement as a matter of right within 120 days of the expiration of the two-year limitation period provided in section 1604 of the Revenue and Taxation Code, the postponement shall be contingent upon the applicant's written agreement to extend and toll indefinitely the two-year period subject to termination of the agreement by 120 days written notice by the applicant. The assessor is not entitled to a postponement as a matter of right if the request is made within 120 days of the expiration of the two-year period, but the board, in its discretion, may grant such a request. Any subsequent requests for a postponement by the applicant or the assessor must be made in writing, and good cause must be shown for the proposed postponement. A stipulation by an applicant and the assessor shall be deemed to constitute good cause, but shall result in extending and tolling indefinitely the two-year limitation period subject to termination of the agreement by 120 days written notice by the applicant. Any information exchange dates remain in effect based on the originally scheduled hearing date notwithstanding the hearing postponement, except as provided in regulation 305.1(d) of this subchapter.
- (b) A board of supervisors may delegate decisions concerning postponement to the clerk in accordance with locally adopted rules. Requests for postponement shall be considered as far in advance of the hearing date as is practicable.
- (c) At the hearing, the board or a hearing officer may continue a hearing to a later date. The board or hearing officer must make every reasonable effort to maintain continuous hearings. If either party requests a continuance, and the board or hearing officer grants it, the continuance should not exceed 90 days, unless the parties at the hearing stipulate to a longer continuance. However, a longer continuance may be granted by the board or hearing officer where reasonable cause for the continuance is established to the satisfaction of the board of hearing officer by the requesting party or where the reasonable needs of the county board of equalization or assessment appeals board or hearing officer dictate the necessity for a longer continuance. The reasons justifying the continuance shall be stated on the record. Notwithstanding the prior provisions of this subdivision (c), the board or hearing officer shall not, without reasonable cause, grant the assessor a continuance after the applicant has presented his or her case; however, the assessor shall be granted a continuance under section 441(h) of the Revenue and Taxation Code if the assessor. Likewise, the board or hearing officer shall not, without reasonable cause, grant the applicant a continuance after the assessor has presented his or her case; however, the applicant shall be granted a continuance under section 408(f)(3) of the Revenue and Taxation Code if the assessor has introduced information at the hearing which had previously been requested of the assessor by the applicant.
- (d) If the applicant requests a continuance within 90 days of the expiration of the two-year period specified in section 1604 of the Revenue and Taxation Code, the board may require a written extension signed by the applicant extending and tolling the two-year period indefinitely subject to termination of the agreement by 120 days written notice by the applicant. The clerk shall inform the applicant or the applicant's agent and the assessor in writing of the time and place of the continued hearing not less than 10 days prior to the new hearing date, unless the parties agree in writing or on the record to waive written notice.

History: Adopted May 11, 1967, effective June 11, 1967.

Amended May 21, 1968, effective June 26, 1968.

Amended November 20, 1968, effective November 22, 1968.

Amended October 6, 1999, effective April 22, 2000.

Amended December 12, 2018, effective January 1, 2020.