

**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 for residential property up to three (3) units**

**\$100 for all other property types**

**RETURN TO:**

**COUNTY OF LAKE  
CLERK OF THE BOARD  
255 N. FORBES STREET  
LAKEPORT, CA 95453**

NOV 13 2018

COUNTY OF LAKE  
BOARD OF SUPERVISORS

APPLICATION NUMBER: Clerk Use Only

19-2018

**1. APPLICANT INFORMATION - PLEASE PRINT**

NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSINESS, OR TRUST NAME

DOLGEN CALIFORNIA, LLC (DOLLAR GENERAL)

EMAIL ADDRESS

MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX)

100 MISSION RIDGE

CITY GOODLETTSVILLE	STATE TN	ZIP CODE 37072	DAYTIME TELEPHONE ( ) ( ) ( )	ALTERNATE TELEPHONE ( ) ( ) ( )	FAX TELEPHONE ( ) ( ) ( )
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**2. CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT if applicable - (REPRESENTATION IS OPTIONAL)**

NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, MIDDLE INITIAL)

FROHLING, KIM E

EMAIL ADDRESS

COMPANY NAME

CTMT, LLC

CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, MIDDLE INITIAL)

MAILING ADDRESS (STREET ADDRESS OR P. O. BOX)

2202 SOUTH FIGUEROA ST, #320

CITY LOS ANGELES	STATE CA	ZIP CODE 90007	DAYTIME TELEPHONE (213) 797-5652	ALTERNATE TELEPHONE ( ) ( ) ( )	FAX TELEPHONE ( ) ( ) ( )
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**AUTHORIZATION OF AGENT**

☒ AUTHORIZATION ATTACHED

The following information must be completed (or attached to this application - see instructions) unless the agent is a licensed California attorney as indicated in the Certification section, or a spouse, child, parent, registered domestic partner, or the person affected. If the applicant is a business entity, the agent's authorization must be signed by an officer or authorized employee of the business.

The person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's records, enter in stipulation agreements, and otherwise settle issues relating to this application.

SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED EMPLOYEE

TITLE

DATE

**3. PROPERTY IDENTIFICATION INFORMATION**

☐ Yes ☒ No Is this property a single-family dwelling that is occupied as the principal place of residence by the owner?

**ENTER APPLICABLE NUMBER FROM YOUR NOTICE/TAX BILL**

ASSESSOR'S PARCEL NUMBER 006-029-280-000	ASSESSMENT NUMBER	FEE NUMBER
ACCOUNT NUMBER	TAX BILL NUMBER	

PROPERTY ADDRESS OR LOCATION

13090 E STATE HIGHWAY 20, CLEAR OAKS, CA

DOING BUSINESS AS (DBA), if appropriate

DOLLAR GENERAL

**PROPERTY TYPE** ☒

☐ SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX

☐ AGRICULTURAL

☐ POSSESSORY INTEREST

☐ MULTI-FAMILY/APARTMENTS: NO. OF UNITS \_\_\_\_\_

☐ MANUFACTURED HOME

☐ VACANT LAND

☒ COMMERCIAL/INDUSTRIAL

☐ WATER CRAFT

☐ AIRCRAFT

☐ BUSINESS PERSONAL PROPERTY/FIXTURES

☐ OTHER: \_\_\_\_\_

**4. VALUE**

	A. VALUE ON ROLL	B. APPLICANT'S OPINION OF VALUE	C. APPEALS BOARD USE ONLY
LAND	1,092,420	820,000	
IMPROVEMENTS/STRUCTURES	1,460,592	1,327,350	
FIXTURES			
PERSONAL PROPERTY (see instructions)			
MINERAL RIGHTS			
TREES & VINES			
OTHER			
TOTAL	2,553,012	2,147,350	
PENALTIES (amount or percent)			

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION

**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 ☐ CALAMITY REASSESSMENT ☐ PENALTY ASSESSMENT

\*DATE OF NOTICE: \_\_\_\_\_ \*\*ROLL YEAR: \_\_\_\_\_

*\*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 3-10-2016 is incorrect.**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 \_\_\_\_\_ is incorrect.☐ 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 ( \$ 00.00 per \_\_\_\_\_ )**☐ Are requested. ☒ Are not requested.**8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND** *See instructions.*☒ Yes ☐ No**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 Number \_\_\_\_\_, 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)

DATE

NAME (Please Print)

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

Dear County of Lake Clerk of the Board,

This Real Property appeal application is submitted by CTMI, LLC on behalf of the applicant Dolgen California, LLC (doing business as Dollar General). Dollar General is the lessee, leasing from the owner PLS Holdings, LLC.

Enclosed:

- The appeals application from CTMI, LLC (Kim Frohling) on behalf of applicant Dolgen California, LLC.
- A copy of the lease from CD DG Clearlake Oaks LLC to Dolgen California, LLC (Dollar General).
- A copy of the deed from CD DG Clearlake Oaks, LLC to PLS Holdings, LLC.
- Agent Authorization letter from Dollar General to authorize CTMI, LLC to act as its agent.

Please call with any questions

Thank You,

Kim



RECORDING REQUESTED BY  
Fidelity National Title Insurance Company

AND WHEN RECORDED MAIL TO

PLS Holdings, LLC  
20 Main Street  
Roslyn, NY 11576

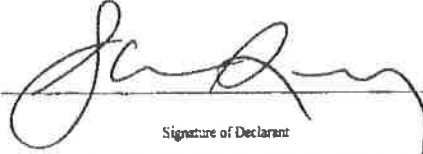
006-029-23; 006-029-28  
FSNX-T0150168ZL

Doc # 2016003027  
Page 1 of 3  
Date: 3/10/2016 01:03P  
Filed by: FIDELITY NATIONAL TITLE  
Filed & Recorded in Official Records  
of COUNTY OF LAKE  
RICHARD A. FORD  
COUNTY RECORDER  
Fee: \$2654.85

GRANT DEED

The undersigned declares that the DOCUMENTARY TRANSFER TAX is  
\$ 2,621.85 and is SEPARATE TAX  
STATEMENT FILED

☒ X computed on the full value of the interest or property conveyed; OR IS  
computed on the full value less value of liens or encumbrances remaining  
thereon at the time of sale.

  
Signature of Declarant

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CD DG Clearlake Oaks, LLC, a Texas limited liability company, Grantor,

hereby grants to PLS Holdings, LLC, a New York limited liability company, Grantee,

the real property located in the City of Clearlake Oaks, Lake County, California, more particularly described as follows:

see Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2015 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above described property against the lawful claims of persons whomsoever, subject to the exceptions set forth herein.



FS NNN

(July, 2013 Version)

*L. Lease*  
*Clearlake Oaks, CA*  
*# 15401*

## LEASE

THIS LEASE is entered into as of the Effective Date (as defined herein), by and between CD DG Clearlake Oaks, LLC, a limited liability company, as Landlord (the "Landlord"), and Dolgen California, LLC, a Tennessee limited liability company, 100 Mission Ridge, Goodlettsville, Tennessee 37072, as Tenant (the "Tenant").

### 1. BASIC LEASE PROVISIONS.

- 1.1 Effective Date of Lease: December 19, 2013. The "Effective Date" of the Lease shall be the date this Lease has been signed by both Landlord and Tenant and the last party so signing shall fill in such Effective Date; provided further that the last party to sign this Lease shall deliver a fully executed counterpart of this Lease to the other party within five (5) business days after signing.

- 1.2 Name of Landlord and mailing address of Landlord for legal notices:

CD DG Clearlake Oaks, LLC  
6617 Village Springs Drive  
Plano, TX 75024  
Attention: Steve Rumsey

Landlord's facsimile number is 214-556-1110 and its telephone number is 214-614-8252.

Mailing address for payments of rent:

CD DG Clearlake Oaks, LLC  
6617 Village Springs Drive  
Plano, TX 75024  
Attention: Steve Rumsey

Landlord's Tax Identification Number:

Landlord's Federal Tax Identification Number is 61-1726169.

- 1.3 Name of Tenant and mailing address of Tenant for legal notices:

Dolgen California, LLC  
100 Mission Ridge  
Goodlettsville, TN 37072  
Attention: Vice President of Lease Administration

Tenant's facsimile number is (615) 855-4663 and its telephone number is (615) 855-4000.

- 1.4 Name of Guarantor and mailing address of Guarantor:

Dollar General Corporation  
100 Mission Ridge  
Goodlettsville, TN 37072  
Attention: Vice President of Lease Administration

## DOLLAR GENERAL

Dollar General Corporation  
100 Mission Ridge  
Goodlettsville, TN 37072

This letter is to authorize CTMI, LLC and its employees to act on behalf of, and as agents, in matters pertaining to the taxation of both real and personal property owned by us or our subsidiaries or under our control.

This authorization will remain in effect until such time as otherwise notified in writing.

Signed: Angie Fisher

Title: Lease Audit Administrator

Before me, Kathryn Laird, a notary public, on this day personally appeared Angie Fisher, known to me to be the person whose name is subscribed to the foregoing statement and acknowledged to me that he/she executed with same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 22<sup>nd</sup> day of January, 2018.



Notary: Kathryn Laird

My commission expires: \_\_\_\_\_

County of Lakeport, CA

Department:

Received of

One

Detail of Deposit

**ctmi**  
Recover Your Lost Profits

Kim Frohling  
kfrohling@ctmi.com  
office: 213.797.5652  
cell: 714.353.7643

CTMI, LLC  
2202 South Figueroa Street  
Suite 320  
Los Angeles, CA 90007  
main: 800.888.4165

Receipt No. 1354653

Date 11/13/18

\$ 100.00

Dollars

Application

CASH ☐

CHECK ☒ 32690

OTHER ☐

By

JLB

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

CTMI, LLC  
12720 Hillcrest Road Suite 1010  
Dallas, Texas 75230  
469-206-4210

Ciera Bank  
WWW.CIERABANK.COM  
88-522/1119

32690

9/27/2018

PAY TO THE  
ORDER OF

County of Lake Clerk of the Board

\$ \*\*100.00

One Hundred and 00/100

DOLLARS

PROTECTED AGAINST FRAUD

County of Lake Clerk of the Board  
255 N Fordes St  
Lakeport, CA 95453

*[Signature]*

MEMO

VAB Petition Filing Fee

⑈032690⑈ ⑆111905227⑆ ⑈0004106170⑈

County of Lake  
Lakeport, California

Department: 1012

Receipt No. 1354653

Date 11/13/18

Received of

CTMI, LLC

\$ 100.00

One Hundred & 00/100

Dollars

Detail of Deposit

Assessment Appeal Application

#006-029-280-000

CASH ☐

CHECK ☒ 32690

OTHER ☐

By

JLB