

**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.** TP 11:17am

**\$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**

**RECEIVED**

**NOV 19 2019**

**COUNTY OF LAKE  
BOARD OF SUPERVISORS**

**APPLICATION NUMBER: Clerk Use Only**

35-2019

**1. APPLICANT INFORMATION - PLEASE PRINT**

NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSINESS, OR TRUST NAME  
Dolgen California, LLC (Dollar General) Lessee

EMAIL ADDRESS

Please send all mailings to agent

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 ( )
------------------------	-------------	-------------------	--------------------------	----------------------------	----------------------

**2. CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT if applicable - (REPRESENTATION IS OPTIONAL)**

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

Villaverde, Peter

EMAIL ADDRESS

PVillaverde@CTMI.com

COMPANY NAME

CTMI, LLC

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

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

PO Box 177

CITY Novato	STATE CA	ZIP CODE 94948	DAYTIME TELEPHONE ( 628 ) 222-3913	ALTERNATE TELEPHONE ( 510 ) 210-5081	FAX TELEPHONE ( 415 ) 901-4862
----------------	-------------	-------------------	---------------------------------------	---	-----------------------------------

**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 Hwy 20, Clearlake Oaks		DOING BUSINESS AS (DBA), if appropriate Dollar General # 15401

**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	1,114,268	300,000	
IMPROVEMENTS/STRUCTURES	1,489,803	1,350,000	
FIXTURES			
PERSONAL PROPERTY (see instructions)			
MINERAL RIGHTS			
TREES & VINES			
OTHER			
TOTAL	2,604,071	1,650,000	
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: \_\_\_\_\_

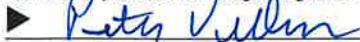
**\*Must attach copy of notice or bill, where applicable****\*\*Each roll year requires a separate application****6. REASON FOR FILING APPEAL (FACTS)****See instructions before completing this section.**

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 \_\_\_\_\_ 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)

Novato, CA

DATE

11/14/19

NAME (Please Print)

Peter Villaverde, Agent

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

# DOLLAR GENERAL

Dollar General Corporation  
100 Mission Ridge  
Goodlettsville, TN 37072  
U.S.A.

February 8, 2019

## LETTER OF AGENCY AND AUTHORIZATION

This letter will introduce the firm of CTMI, LLC, who is authorized to act as our agent concerning Ad Valorem Taxes.

CTMI, LLC is authorized to file returns, to review and receive copies of any prior-year tax returns, to investigate appraisals and assessments, to appeal property values and taxes, to receive copies of tax bills, to appear before administrative boards or agencies and where authorized, to appear as an agent or witness before courts of competent jurisdiction and to prepare to take such actions in its offices as necessary to effectuate same. CTMI, LLC, is authorized to act as agent, and/or attorney in fact, with those aforementioned rights, on properties owned or controlled by the undersigned entity.

The rights, powers, and authorization of CTMI, LLC herein granted shall commence upon the execution of this letter of authorization.

ACCEPTED:

  
Authorized Signature

2/8/19

Date

IN WITNESS WHEREOF:

The undersigned has hereunto set our hand

and affixed our seal this the 8<sup>th</sup> day  
of February, 2019.

Signed, sealed and delivered,  
in the presence of:



Notary Public



**Save time. Save money. Every day!®**

FS NNN

(July, 2013 Version)

**LEASE**

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

**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

1.5 **Demised Premises:** The Demised Premises shall consist of: (i) that certain parcel of land containing approximately 1.5 acres, located at East Highway 20, in the City of Clearlake Oaks, County of Lake, State of California 95423, being legally described on **Exhibit A-1** hereof, together with all easements, appurtenances, and improvements thereon (the "Land"), (ii) the 9,100 square foot building to be constructed thereon by Landlord pursuant to the terms of this Lease (the "Building"); and (iii) all landscaping, sidewalks (adjacent to the building and otherwise), entrance ways, curb cuts, parking areas, service drives, driveways, easements, storm drainage and utility facilities and all improvements related to the foregoing [said improvements (excluding the Building) being collectively referred to as "**Parking Areas**"]. Landlord hereby leases unto Tenant, upon the terms and conditions set forth herein, the Demised Premises for the exclusive use of Tenant for the term of this Lease.

Landlord represents and warrants that as of the date hereof, it has entered into a valid contract for the acquisition of the land (and all improvements thereon, if any) comprising the Demised Premises and preliminarily depicted on **Exhibit B-1** attached hereto as the "**Preliminary Site Plan**", and has provided a copy of such contract to Tenant prior to the execution of this Lease.

1.6 **Due Diligence Period; Final Site Plan; Landlord Termination Right.**

Landlord shall be provided with a period of time to evaluate the feasibility of purchasing, constructing and delivering the Demised Premises ("the **Due Diligence Period**"), during which period Landlord must deliver to Tenant for Tenant's review and approval:

- (i) the Final Site Plan (as hereinafter defined);
- (ii) the environmental and geotechnical surveys required in Section 3 of the **Scope of Work** attached hereto as **Exhibit C**;
- (iii) a copy of Landlord's title insurance commitment, along with copies of all title exceptions reflected; and
- (iv) a copy of Landlord's ALTA survey of the Demised Premises (and all improvements thereon) which survey, shall be attached hereto as **Exhibit A-2** (the "**Survey**");

The "**Due Diligence Period**" shall be **two hundred forty (240) days** and commence on the Effective Date. The earlier of: (a) the last day of the Due Diligence Period, or (b) the date that

1.13 **Rent:** The rental during the initial term shall be twelve thousand one hundred fifteen and 67/100 dollars (\$12,115.67) per calendar month payable in advance on or before the first day of each month without offset or demand, except as otherwise provided herein.

The rental during the first option period shall be thirteen thousand three hundred twenty seven and 23/100 dollars (\$13,327.23) per calendar month payable in advance on or before the first day of each month without offset or demand, except as otherwise provided herein.

The rental during the second option period shall be fourteen thousand six hundred fifty nine and 96/100 dollars (\$14,659.96) per calendar month payable in advance on or before the first day of each month without offset or demand, except as otherwise provided herein.

The rental during the third option period shall be sixteen thousand one hundred twenty five and 95/100 dollars (\$16,125.95) per calendar month payable in advance on or before the first day of each month without offset or demand, except as otherwise provided herein.

1.14 **Tenant's Tax Payment:** Landlord will cause the Demised Premises to be taxed as a separate tax parcel within the City or County/Parish in which it is located, as applicable. Tenant shall reimburse Landlord for the ad valorem taxes payable with respect to the Demised Premises within forty-five (45) days after receipt of Landlord's paid receipt or other definitive proof of payment for such taxes (excluding any late payment charges or penalties imposed on Landlord). In the event Landlord fails to submit a bill to Tenant within twelve (12) months after the date Landlord pays such taxes, Tenant shall not be obligated to reimburse Landlord. Taxes will be prorated for any partial Lease Year. Landlord is responsible for payment of all impact fees, special assessments and any other taxes or assessments levied or assessed in connection with or as a result of the development of the Demised Premises. Landlord is responsible for payment of all inheritance, estate, successor, transfer, gift, income or sales taxes imposed on Landlord or otherwise relating to the Demised Premises. Tenant shall also pay any taxes imposed upon the personal property of Tenant. In addition, Tenant agrees to pay any sales tax on rents paid by Tenant hereunder or other so-called "rent tax" (such as, by way of example, any sales tax on rent). Landlord agrees to permit Tenant to contest the validity or amount of any taxes by appropriate proceedings. In the event Landlord receives any refund of such taxes, Landlord shall credit such refund to Tenant against the next succeeding payments of taxes due from Tenant. If such refund occurs after the last year of the term, Landlord will refund such amount to Tenant within forty-five (45) days after Landlord's receipt thereof.



33861

**CTMI, LLC**  
 12221 Merit Dr Suite 1200  
 Dallas, Texas 75251  
 469-206-4210

**Ciera Bank**  
 www.CieraBank.com  
 Ft Worth, TX 75251  
 88-522/1119

11/12/2019

PAY TO THE  
ORDER OF

County of Lake

\$ \*\*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

MEMO

VAB Petition Filing Fee

⑈033861⑈ ⑆111905227⑆

⑈0004106170⑈

33861

CTMI, LLC

County of Lake

Date	Type	Reference
11/1/2019	Bill	110119

Original Amt.
100.00

Balance Due
100.00

11/12/2019

Discount

Payment

100.00

Check Amount

100.00

Ciera Bank - Corp

VAB Petition Filing Fee

100.00

County of Lake  
Lakeport, California

Receipt No. 1373384

Department: 1012

Date 11/11/19

Received of CTHI, LLC \$ 100-

one hundred dollars

Detail of Deposit Assessment Annual Application Fee (commercial)

CASH ☐ 33861  
CHECK ☒  
OTHER ☐

By [Signature]





November 14, 2019

Clerk of the Board  
Lake County  
255 N. Forbes Street  
Lakeport, CA 95453

RE: 2019 Appeal Application –  
APN 006-029-280-000, Dollar General Store #15401, Clearlake Oaks

Dear Clerk of the AAB:

Attached is the appeal application for the parcel noted above. CTMI, LLC is the authorized agent for Dollar General. Dolgen California, LLC (Dollar General) is the lessee at this location and has approval from the property owner to handle any assessment matters relating to this property.

The following attachments are included in this mailing:

- 2019 Assessment Appeal Application.
- \$100 filing fee in the form of a CTMII check
- Agent Authorization from Dollar General to CTMI.
- Excerpts from the lease that reflect Dollar General as the tenant, identify the property, and grants Dollar General approval to deal with assessment matters. If the entire lease (around 60 pages) is needed, please provide an email address, and I will send it to you upon request.
- Copy of signed appeal form and self-addressed envelope for your use in acknowledging receipt of the appeal and returning with an assessment number.

Please call me at 628-222-3913 or PVillaverde@ctmi.com if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Villaverde', is written over a light blue circular stamp.

Peter Villaverde  
Manager, Real Estate